



PLANNING COMMISSION

December 15, 2022

A regular Planning Commission meeting was held in the City Council Chambers, Petoskey, Michigan, on Thursday, December 15, 2022. Roll was called at 6:00 P.M. and the following were:

Present: Cynthia Linn Robson, Chairperson
Betony Braddock
Doug Buck
Carolyn Dettmer
Matt McSweeney
Richard Mooradian
Rick Neumann
Ted Pall
Charles Willmott

Others: Amanda Conklin, 1304 Highland Court
Sam DeJonge, 403 Lawrence Street
Judith Hills, 575 Hillcrest Avenue
Rochelle Martinez, 1105 Priebe Avenue
David McIntosh, 512 Morgan Street
Albert Moss, 510 Hillcrest Street
Mary Olmsted, 308 Sunset Road
Tom Olsen, 915 Regent Court
Carl Redder, 1108 Priebe Avenue
Don Verkerke, 1101 Priebe Avenue
Karen Verkerke, 1104 Priebe Avenue

Staff: Zach Sompels, City Planner
Shane Horn, City Manager

Upon motion and support, the minutes of the October 6, 2022 special meeting were approved with changes. Motion carried 9-0. Upon motion and support, the minutes of the October 20, 2022 regular meeting were approved with changes. Motion carried 9-0

Zoning Ordinance Amendments for Height Allowance in the B-3a Zoning District

Action Taken: Commissioner Willmott made a motion, seconded by Commissioner McSweeney, to reconsider the height changes at a future meeting in order to consider all aspects of the entire district before they make a recommendation to City Council.

Motion passed 7-2 with Commissioners Buck and Braddock voting nay.

Discussion: Commissioner Pall went through his list of reasons why he was opposed to the height change.

Commissioner Willmott saw Council's point of view to ask for more information.

Commissioner Buck had concerns about the credibility of the Commission but also wanted to respond to Council.

Commissioner Dettmer stated she would not change her opinion and that the public changed her mind. She also stated that based on her calculations, much of the district could not allow for the increase anyway.

Commissioner McSweeney was open to having further discussion as he was not present at previous meetings.

Commissioner Neumann stood by his decision and believes it is too soon to reconsider.

Commissioner Willmott explained a PUD to the public and the reasoning behind it.

The Commission believes that clear reasons should be explained to City Council, whether they bring it back or not.

Discussion was had about minimizing/consolidating the number of zones as part of this height discussion.

If the height discussion were brought back to the Planning Commission, more than just height would be examined.

Chair Robson asked for public comment and all of the public spoke in favor of keeping the height restrictions where they are.

Zoning Amendments to Condense Zoning Districts

Action Taken: Further discussion will be had at future meetings.

Discussion: The Commission discussed the vast amount of information in the packet and tried to break it down into just working with the Multi-Family Residential Districts first.

Concerns arose over height, parking, and buffering single family residential neighborhoods.

Public Comments

No comments were received.

Commissioner Comments

Commissioners went around the room and introduced themselves to new Commissioner McSweeney.

Commissioner Pall asked about the status of the Maple Block property. Staff informed the Commission that preliminary talks were being had but nothing had been submitted.

Updates

Staff informed the Commission of a likely joint meeting/training with City Council at the end of January, with other trainings coming later in the year.

Staff will send out permit log soon.

Staff received AICP certification.

The meeting was then adjourned at 8:20 P.M.