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According to the Attorney General, interrupting a public meeting in Michigan with hate speech or profanity could result in criminal charges under several State statutes relating to Fraudulent Access to a Computer or Network (MCL 752.797) and/or Malicious Use of Electronics Communication (MCL 750.540).

According to the US Attorney for Eastern Michigan, Federal charges may include disrupting a public meeting, computer intrusion, using a computer to commit a crime, hate crimes, fraud, or transmitting threatening communications.

Public meetings are being monitored and violations of statutes will be prosecuted.

CITY COUNCIL

November 2, 2020

1. Call to Order - 7:00 P.M. – Virtual meeting from remote locations
2. Recitation - Pledge of Allegiance to the Flag of the United States of America
3. Roll Call
4. Consent Agenda – Adoption of a proposed resolution that would confirm approval of the following:
 - (a) October 19, 2020 regular session City Council meeting minutes
 - (b) Acknowledge receipt of a report concerning certain administrative transactions since October 19, 2020
5. Miscellaneous Public Comments
6. City Manager Updates
7. Appointments – Consideration of appointments to the Planning Commission
8. Old Business - Second reading and possible adoption of a proposed ordinance to conditionally rezone properties at 501 and 523 East Mitchell Street, 311 Division Street, and 502 and 508 East Lake Street from O-S Office Service B-2A Transitional Business

9. New Business

- (a) Presentation of the City's recommended 2021 Annual Budget and adoption of a resolution that would schedule a November 16 public hearing to receive comments concerning the proposed budget and property-tax-millage rates that have been recommended for fiscal year 2021
- (b) Adoption of a proposed resolution that would confirm acceptance of a recommended special-assessment roll that would spread costs of programs and services as requested by the City's Downtown Management Board and that would schedule a November 16 public hearing to receive comments concerning these proposed special assessments

10. Closed Session – Adoption of a proposed resolution that would authorize to adjourn to a closed session, pursuant to Section 8(c) of the Michigan Open Meetings Act, to consider strategy and negotiations of a collective bargaining agreement

11. City Council Comments

12. Adjournment



City of Petoskey

Agenda Memo

BOARD: City Council

MEETING DATE: November 2, 2020

PREPARED: October 29, 2020

AGENDA SUBJECT: Consent Agenda Resolution

RECOMMENDATION: That the City Council approve this proposed resolution

The City Council will be asked to adopt a resolution that would approve the following consent agenda items:

- (1) Draft minutes of the October 19, 2020 regular session City Council meeting; and
- (2) Acknowledge receipt of a report from the City Manager concerning all checks that have been issued since October 19, 2020 for contract and vendor claims at \$547,862.33, intergovernmental claims at \$0, and the October 15 and October 29 payrolls at \$401,169.12 for a total of \$949,031.45.

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Enclosures



CITY COUNCIL

October 19, 2020

A regular meeting of the City of Petoskey City Council was held from virtual locations on Monday, October 19, 2020. This meeting was called to order at 7:00 P.M.; then, after a recitation of the Pledge of Allegiance to the Flag of the United States of America, a roll call then determined that the following were

Present: John Murphy, Mayor
Kate Marshall, City Councilmember
Suzanne Shumway, City Councilmember
Brian Wagner, City Councilmember
Lindsey Walker, City Councilmember

Absent: None

Also in attendance were City Manager Rob Straebel, Clerk-Treasurer Alan Terry, Parks and Recreation Director Kendall Klingelsmith, City Planner Amy Tweeten and Executive Assistant Sarah Bek.

Hear Domestic Abuse Awareness Proclamation

Mayor Murphy read the following proclamation:

WHEREAS, all people deserve to be safe in their homes and communities; and

WHEREAS, domestic abuse remains a pervasive issue in Petoskey, the United States, and the world with implications for personal and community health; and

WHEREAS, domestic abuse does not discriminate and impacts all communities regardless of age, race, ability, gender identity, or socioeconomic status; and

WHEREAS, the current COVID-19 public health crisis has led to further isolation and increased risks of harm for survivors in all communities and particularly in rural Michigan; and

WHEREAS, research shows that by creating communities where people are connected, supportive and care for one another can reduce incidents of domestic abuse; and

WHEREAS, every day in the City of Petoskey individuals and organizations play a part in supporting people impacted by domestic abuse, providing services such as counseling, advocacy, legal, educational, housing, and medical services:

NOW, THEREFORE BE IT RESOLVED, that I, John Murphy, Mayor of the City of Petoskey, on behalf of all residents, do hereby proclaim October 2020 as:

Domestic Abuse Awareness Month

Conduct Public Hearing and Approve Special-Assessment Downtown Programs & Services – Resolution No. 19462

A public hearing was held to receive comments on the proposed programs and services. The City Manager reviewed process and that the DMB recommended an assessment formula at a 2% rate increase compared to the 2020 formula.

City Councilmembers inquired on 2019 capital outlay projects and future projects that are funded by the annual assessments.

The Mayor opened the public hearing at 7:10 P.M. and there were no comments.

The public hearing was closed at 7:11 P.M.

City Councilmember Marshall moved that, seconded by City Councilmember Wagner adoption of the following resolution:

WHEREAS, at its meeting of October 5, 2020, the City Council reviewed a report by the City Manager dated September 30, 2020, as required of City Code provisions, that listed proposed programs and services to be provided to property owners and tenants within the Downtown Management Board's territory during 2021 and a proposed roll of special assessments to be spread against properties within the Management Board's district at a 2% rate increase compared to the 2020 formula, as a means of financing such proposed programs and services; and

WHEREAS, following its review of that September 30 report, the City Council scheduled a public hearing for 7:00 P.M., Monday, October 19, 2020, as required of City Code provisions, to receive comments concerning proposed Downtown Management Board programs and services; and

WHEREAS, the City Council now has conducted this October 19 public hearing to receive comments concerning proposed programs and services as recommended by the Downtown Management Board:

NOW, THEREFORE, BE IT RESOLVED that the City Council does and hereby approves proposed programs and services as recommended by the Downtown Management Board and costs as estimated by the Management Board to be assessed eligible property owners within the boundaries of the proposed assessment district at a 2% rate increase compared to the 2020 formula that are coterminous to those of the Management Board's territory; and

BE IT FURTHER RESOLVED that the City staff be and is hereby directed to prepare a special-assessment roll in accordance with the City Council's determination and to provide such a roll with the recommended formula rate for the City Council's review at its regular meeting of November 2, 2020.

Said resolution was adopted by the following vote:

AYES: Marshall, Shumway, Wagner, Walker, Murphy (5)

NAYS: None (0)

Consent Agenda - Resolution No. 19463

Following introduction of the consent agenda for this meeting of October 19, 2020, City Councilmember Walker moved that, seconded by City Councilmember Shumway adoption of the following resolution:

BE IT RESOLVED that the City Council does and hereby confirms that the draft minutes of the October 5, 2020 regular session City Council meetings be and are hereby approved; and

BE IT RESOLVED that receipt by the City Council of a report concerning all checks that had been issued since October 5, 2020 for contract and vendor claims at \$850,644.64, intergovernmental claims at \$0, and the October 1 payroll at \$204,980.30, for a total of \$1,055,624.94 be and is hereby acknowledged.

Said resolution was adopted by the following vote:

AYES: Marshall, Shumway, Wagner, Walker, Murphy (5)

NAYS: None (0)

Hear Public Comment

Mayor Murphy asked for public comments and there were no comments.

Hear City Manager Updates

The City Manager reported on a ZBA appeals case and that the ZBA voted to affirm the determination by the City Planner that a roof structure and deck exceeds the setback allowance and must be brought into compliance; that staff met with Bay View regarding water and sewer service that the Association receives from the City and that Bay View may explore options for their own water system or possibly look at diverting sewer flows to the Harbor Springs Sewer Authority; that on October 16 Governor Whitmer signed Senate Bill 1108 amending the Open Meetings Act allowing public bodies to conduct virtual meetings for any reason through December 31, 2020 and are retroactive back to March 18, 2020, but starting January 1, 2021 through December 31, 2021, public bodies may meet virtually under certain circumstances including military duty, a medical condition, or a statewide or local state of emergency; that the October 15 Planning Commission was cancelled due to a lack of an in-person quorum and will be rescheduled now that members are allowed to participate virtually; that staff is currently recruiting for a Public Safety Officer and Receptionist-Clerk; reported on the City Hall solar project and staff is working with project engineers on a different panel design and/or ballasts since the Council Chambers will not support the weight of the proposed panels and ballasts, but the project is still expected to be completed this fall; that both Emmet County and Resort Township approved sharing preliminary engineering costs with the City for development of conceptual drawings for a potential non-motorized trail adjacent to US-31 from East Park to the City; that collective bargaining agreements for Lieutenants and Public Safety Officers are set to expire December 31, 2020 and union negotiations will begin next week for Public Safety Officers; that staff is finalizing the draft 2021 Budget and will be introduced at the November 2 City Council meeting; that there is a sharp increase in COVID-19 cases locally, statewide and throughout the United States and emphasized the community to continue to wear face coverings and adhere to social distancing regulations; and that Kalamazoo Avenue will be fully open to the public on Wednesday with a few checklist items to complete and thanked all residents for their patience during this extensive project.

First Reading of a Proposed Ordinance to Conditionally Rezone Properties at 501 and 523 East Mitchell Street, 311 Division Street and 502 and 508 East Lake Street from O-S Office Service B-2A Transitional Business

The City Planner reviewed that the property proposed for a conditional rezoning includes five parcels bounded by East Lake Street to the north, Division Street to the west and East Mitchell Street to the south and hold a mixed-use building at 523 East Mitchell Street, the First Presbyterian Church at 501 East Mitchell and two parcels with parking and a vacant lot owned by the Church; that the purpose of the conditional rezoning request is to maximize the ability to add residential units to the building at 523 East Mitchell Street; that the church would sell a portion of the 311 Division Street parcel to Sticks and Bricks to allow expansion of the existing mixed-use building to the north over the existing parking; reviewed Office Service District uses; that the Planning Commission evaluated the intent of the two zoning districts, the consistency of the request with the City Master Plan goals and the Future Land Use Map and Zoning Plan; and the Commission unanimously recommended that the conditional rezoning of the five parcels to B-2A be approved.

The City Manager also reviewed that a goal in the City Action Plan is to provide affordable housing.

City Councilmembers inquired on how the proposed project will work; discussed the opportunity to allow business and residential in this area; and inquired on how much the apartments would cost. The City Planner responded that apartment costs are undecided at this time.

City Council will conduct a second reading at their next regular meeting.

Authorize Bear River Iron Belle Bridge Contract – Resolution No. 19464

The Parks and Recreation Director reviewed that the City was recommended for a Natural Resources Trust Fund grant award for the construction of the Iron Belle Bridge which will connect the North Country Trail on the east side of the Bear River at North Central Michigan College and the west side at the River Road Sports Complex; that this was a several year process and due to original costs it was value engineered and project costs have been revised; that the bridge is proposed to be 80-feet long and 6-feet wide; that the City, the North Country Trail Association and Jordan Valley Chapter 45 raised over \$120,000 in funds to minimize the City's cost; and that two bids were received.

City Councilmembers inquired on who would perform maintenance and the life of the bridge. The Parks and Recreation Director responded that the City will maintain the bridge which has an estimated 25 year life.

Mayor Murphy asked for public comments and heard a comment thanking Council for approval and that the bridge construction helps get 3.5 miles of trail off of the road.

City Councilmember Marshall moved that, seconded by City Councilmember Walker, to authorize contracting with Gordon Construction Services, Lansing, for construction of the Bear River Iron Belle Bridge in the amount of \$188,020.

Said motion was adopted by the following vote:

AYES: Marshall, Shumway, Wagner, Walker, Murphy (5)
NAYS: None (0)

Council Comments

Mayor Murphy asked for Council comments and Councilmember Wagner commented that downtown businesses and service has been great throughout the pandemic and that the community continue kindness. Councilmember Walker commented that issuance of absentee ballots are professionally handled by Clerk staff. Councilmember Marshall commented that it has been a very good business season and inquired on how the City or community can help people in need with housing issues. Councilmember Shumway commented that Kalamazoo Avenue looks great. Mayor Murphy commented on how great Petoskey is and encouraged citizens to utilize all the resources offered.

There being no further business to come before the City Council, this October 19, 2020, meeting of the City Council adjourned at 8:10 P.M.

John Murphy, Mayor

Alan Terry, Clerk-Treasurer

GL Period	Check Issue Date	Check Number	Payee	Invoice GL Account	Check Amount
10/20	10/21/2020	90972	Aflac	701-000-230.180	728.62
10/20	10/21/2020	90973	Airgas USA LLC	661-598-785.000	56.91
10/20	10/21/2020	90973	Airgas USA LLC	661-598-785.000	26.63
10/20	10/21/2020	90974	American Waste	582-586-802.000	125.00
10/20	10/21/2020	90974	American Waste	582-593-775.000	125.00
10/20	10/21/2020	90974	American Waste	592-554-775.000	125.00
10/20	10/21/2020	90974	American Waste	101-528-775.000	128.50
10/20	10/21/2020	90975	AT&T	592-538-850.000	299.72
10/20	10/21/2020	90976	AT&T Long Distance	101-345-850.000	3.23
10/20	10/21/2020	90977	Beckett & Raeder Inc.	101-770-802.000	1,595.00
10/20	10/21/2020	90978	Bek, Sarah	101-101-751.000	20.13
10/20	10/21/2020	90979	Bill's Farm Market	248-540-882.600	680.00
10/20	10/21/2020	90980	Blue Care Network	101-172-724.000	364.12
10/20	10/21/2020	90980	Blue Care Network	101-201-724.000	3,422.78
10/20	10/21/2020	90980	Blue Care Network	101-215-724.000	364.12
10/20	10/21/2020	90980	Blue Care Network	101-265-724.000	502.49
10/20	10/21/2020	90980	Blue Care Network	101-268-724.000	1,081.45
10/20	10/21/2020	90980	Blue Care Network	101-345-724.000	10,341.18
10/20	10/21/2020	90980	Blue Care Network	101-789-724.000	757.38
10/20	10/21/2020	90980	Blue Care Network	271-790-724.000	4,151.02
10/20	10/21/2020	90980	Blue Care Network	514-587-724.000	364.12-
10/20	10/21/2020	90980	Blue Care Network	582-588-724.000	3,422.78
10/20	10/21/2020	90980	Blue Care Network	592-549-724.000	1,092.38
10/20	10/21/2020	90980	Blue Care Network	592-560-724.000	1,092.38
10/20	10/21/2020	90980	Blue Care Network	101-400-724.000	582.60
10/20	10/21/2020	90980	Blue Care Network	101-441-724.000	1,529.33
10/20	10/21/2020	90980	Blue Care Network	101-754-724.000	491.57
10/20	10/21/2020	90980	Blue Care Network	101-756-724.000	1,347.26
10/20	10/21/2020	90980	Blue Care Network	101-770-724.000	2,366.81
10/20	10/21/2020	90980	Blue Care Network	101-773-724.000	371.41
10/20	10/21/2020	90981	BLUE CROSS\BLUE SHIELD - MICH.	101-172-724.000	943.69
10/20	10/21/2020	90981	BLUE CROSS\BLUE SHIELD - MICH.	101-208-724.000	764.75
10/20	10/21/2020	90981	BLUE CROSS\BLUE SHIELD - MICH.	101-345-724.000	7,655.49
10/20	10/21/2020	90981	BLUE CROSS\BLUE SHIELD - MICH.	101-441-724.000	1,179.61
10/20	10/21/2020	90981	BLUE CROSS\BLUE SHIELD - MICH.	204-481-724.000	2,909.72
10/20	10/21/2020	90981	BLUE CROSS\BLUE SHIELD - MICH.	271-790-724.000	393.21
10/20	10/21/2020	90981	BLUE CROSS\BLUE SHIELD - MICH.	514-587-724.000	786.42
10/20	10/21/2020	90981	BLUE CROSS\BLUE SHIELD - MICH.	592-549-724.000	3,517.18
10/20	10/21/2020	90981	BLUE CROSS\BLUE SHIELD - MICH.	592-560-724.000	393.21
10/20	10/21/2020	90982	Consumers Energy	202-475-920.000	90.18
10/20	10/21/2020	90982	Consumers Energy	592-558-920.000	40.97
10/20	10/21/2020	90982	Consumers Energy	592-558-920.000	69.65
10/20	10/21/2020	90982	Consumers Energy	592-558-920.000	68.60
10/20	10/21/2020	90982	Consumers Energy	592-558-920.000	74.59
10/20	10/21/2020	90982	Consumers Energy	592-558-920.000	110.86
10/20	10/21/2020	90982	Consumers Energy	592-558-920.000	68.97
10/20	10/21/2020	90982	Consumers Energy	592-558-920.000	55.65
10/20	10/21/2020	90982	Consumers Energy	592-558-920.000	436.39
10/20	10/21/2020	90982	Consumers Energy	592-558-920.000	483.59
10/20	10/21/2020	90983	David L Hoffman Landscaping & Nursery	582-598-802.000	383.00
10/20	10/21/2020	90983	David L Hoffman Landscaping & Nursery	204-470-802.000	9,464.00
10/20	10/21/2020	90984	Delta Dental	101-172-724.000	49.97
10/20	10/21/2020	90984	Delta Dental	101-201-724.000	70.24
10/20	10/21/2020	90984	Delta Dental	101-208-724.000	15.87
10/20	10/21/2020	90984	Delta Dental	101-215-724.000	76.68-
10/20	10/21/2020	90984	Delta Dental	101-265-724.000	19.79

GL Period	Check Issue Date	Check Number	Payee	Invoice GL Account	Check Amount
10/20	10/21/2020	90984	Delta Dental	101-268-724.000	31.78
10/20	10/21/2020	90984	Delta Dental	592-549-724.000	147.37
10/20	10/21/2020	90984	Delta Dental	592-560-724.000	64.38
10/20	10/21/2020	90984	Delta Dental	701-000-230.110	2,192.92
10/20	10/21/2020	90984	Delta Dental	101-773-724.000	9.97
10/20	10/21/2020	90984	Delta Dental	101-789-724.000	17.96
10/20	10/21/2020	90984	Delta Dental	204-481-724.000	81.71
10/20	10/21/2020	90984	Delta Dental	271-790-724.000	170.80
10/20	10/21/2020	90984	Delta Dental	514-587-724.000	26.47
10/20	10/21/2020	90984	Delta Dental	582-588-724.000	87.24
10/20	10/21/2020	90984	Delta Dental	101-345-724.000	786.65
10/20	10/21/2020	90984	Delta Dental	101-400-724.000	13.40
10/20	10/21/2020	90984	Delta Dental	101-441-724.000	120.31
10/20	10/21/2020	90984	Delta Dental	101-754-724.000	24.88
10/20	10/21/2020	90984	Delta Dental	101-756-724.000	35.76
10/20	10/21/2020	90984	Delta Dental	101-770-724.000	96.04
10/20	10/21/2020	90985	Derrer Oil Co.	661-598-759.000	1,215.43
10/20	10/21/2020	90986	DIGITAL ALLY INC.	101-345-931.000	315.00
10/20	10/21/2020	90987	DTE Energy	592-538-920.000	35.47
10/20	10/21/2020	90987	DTE Energy	101-265-924.000	97.51
10/20	10/21/2020	90987	DTE Energy	582-593-924.000	182.00
10/20	10/21/2020	90987	DTE Energy	101-773-924.000	75.06
10/20	10/21/2020	90987	DTE Energy	101-265-924.000	63.18
10/20	10/21/2020	90987	DTE Energy	592-538-920.000	36.16
10/20	10/21/2020	90987	DTE Energy	592-551-920.000	290.87
10/20	10/21/2020	90987	DTE Energy	592-551-920.000	895.41
10/20	10/21/2020	90987	DTE Energy	271-790-924.000	67.80
10/20	10/21/2020	90987	DTE Energy	582-593-920.000	96.67
10/20	10/21/2020	90987	DTE Energy	592-555-920.000	36.05
10/20	10/21/2020	90987	DTE Energy	271-790-924.000	118.60
10/20	10/21/2020	90987	DTE Energy	101-268-924.000	265.82
10/20	10/21/2020	90987	DTE Energy	101-770-924.000	69.79
10/20	10/21/2020	90987	DTE Energy	514-587-802.100	50.63
10/20	10/21/2020	90987	DTE Energy	592-538-920.000	44.74
10/20	10/21/2020	90987	DTE Energy	101-345-920.000	109.39
10/20	10/21/2020	90988	Dunn's Business Solutions	101-172-751.000	9.84
10/20	10/21/2020	90988	Dunn's Business Solutions	101-201-751.000	9.84
10/20	10/21/2020	90988	Dunn's Business Solutions	101-208-751.000	6.89
10/20	10/21/2020	90988	Dunn's Business Solutions	101-257-751.000	4.92
10/20	10/21/2020	90988	Dunn's Business Solutions	101-215-751.000	5.90
10/20	10/21/2020	90988	Dunn's Business Solutions	101-345-751.000	27.54
10/20	10/21/2020	90988	Dunn's Business Solutions	101-400-751.000	4.92
10/20	10/21/2020	90988	Dunn's Business Solutions	101-441-751.000	14.76
10/20	10/21/2020	90988	Dunn's Business Solutions	101-770-751.000	.98
10/20	10/21/2020	90988	Dunn's Business Solutions	101-773-775.000	.98
10/20	10/21/2020	90988	Dunn's Business Solutions	101-756-751.000	9.84
10/20	10/21/2020	90988	Dunn's Business Solutions	101-789-751.000	1.96
10/20	10/21/2020	90989	Englebrecht, Robert	101-257-802.100	3,750.00
10/20	10/21/2020	90990	Envisionware Inc.	271-790-986.000	492.30
10/20	10/21/2020	90991	Great Lakes Energy	592-538-920.000	52.90
10/20	10/21/2020	90991	Great Lakes Energy	592-558-920.000	56.61
10/20	10/21/2020	90991	Great Lakes Energy	101-345-920.100	255.18
10/20	10/21/2020	90991	Great Lakes Energy	592-538-920.000	84.75
10/20	10/21/2020	90991	Great Lakes Energy	592-558-920.000	66.87
10/20	10/21/2020	90992	Great Lakes Pipe & Supply	101-770-775.000	147.03-
10/20	10/21/2020	90992	Great Lakes Pipe & Supply	101-268-775.000	30.87

GL Period	Check Issue Date	Check Number	Payee	Invoice GL Account	Check Amount
10/20	10/21/2020	90992	Great Lakes Pipe & Supply	101-345-775.000	145.56
10/20	10/21/2020	90993	Hyde Services LLC	661-598-931.000	44.01
10/20	10/21/2020	90994	ICMA	101-172-915.000	1,086.00
10/20	10/21/2020	90995	LERNER PUBLISHING GROUP	271-790-760.100	159.84
10/20	10/21/2020	90996	Lowery Underground Service	582-020-360.000	2,025.00
10/20	10/21/2020	90996	Lowery Underground Service	582-598-802.000	2,005.00
10/20	10/21/2020	90996	Lowery Underground Service	582-020-360.000	14,518.33
10/20	10/21/2020	90996	Lowery Underground Service	582-598-802.000	6,456.67
10/20	10/21/2020	90997	Lynn Auto Parts Inc.	661-598-785.000	42.41
10/20	10/21/2020	90997	Lynn Auto Parts Inc.	101-770-775.000	11.50
10/20	10/21/2020	90997	Lynn Auto Parts Inc.	582-584-775.000	35.00
10/20	10/21/2020	90998	Northern Michigan Review Inc.	248-739-880.200	35.00
10/20	10/21/2020	90998	Northern Michigan Review Inc.	248-739-880.200	35.00
10/20	10/21/2020	90999	Plunkett Cooney	101-266-802.000	8.82
10/20	10/21/2020	90999	Plunkett Cooney	204-481-802.000	8.82
10/20	10/21/2020	90999	Plunkett Cooney	582-588-802.000	8.82
10/20	10/21/2020	90999	Plunkett Cooney	592-549-802.000	8.82
10/20	10/21/2020	90999	Plunkett Cooney	592-560-802.000	8.82
10/20	10/21/2020	90999	Plunkett Cooney	101-266-802.000	95.90
10/20	10/21/2020	90999	Plunkett Cooney	101-266-802.000	2,850.00
10/20	10/21/2020	90999	Plunkett Cooney	101-266-802.000	750.00
10/20	10/21/2020	90999	Plunkett Cooney	101-266-802.000	5,679.00
10/20	10/21/2020	91000	Power Line Supply	582-586-775.000	495.72
10/20	10/21/2020	91001	Rieth-Riley Construction Co	101-773-802.000	298.96
10/20	10/21/2020	91001	Rieth-Riley Construction Co	202-464-775.000	217.56
10/20	10/21/2020	91001	Rieth-Riley Construction Co	202-464-775.000	357.42
10/20	10/21/2020	91002	Spectrum Business	101-345-850.000	69.63
10/20	10/21/2020	91002	Spectrum Business	101-172-850.000	97.78
10/20	10/21/2020	91002	Spectrum Business	101-201-850.000	52.15
10/20	10/21/2020	91002	Spectrum Business	101-208-850.000	32.59
10/20	10/21/2020	91002	Spectrum Business	101-257-850.000	32.59
10/20	10/21/2020	91002	Spectrum Business	101-215-850.000	26.07
10/20	10/21/2020	91002	Spectrum Business	101-345-850.000	71.70
10/20	10/21/2020	91002	Spectrum Business	582-593-850.000	26.07
10/20	10/21/2020	91002	Spectrum Business	592-549-850.000	39.11
10/20	10/21/2020	91002	Spectrum Business	592-560-850.000	39.11
10/20	10/21/2020	91002	Spectrum Business	101-400-850.000	32.59
10/20	10/21/2020	91002	Spectrum Business	101-441-850.000	58.67
10/20	10/21/2020	91002	Spectrum Business	101-756-850.000	39.11
10/20	10/21/2020	91002	Spectrum Business	204-481-850.000	19.56
10/20	10/21/2020	91002	Spectrum Business	204-481-850.000	19.56
10/20	10/21/2020	91002	Spectrum Business	582-588-850.000	65.19
10/20	10/21/2020	91002	Spectrum Business	582-593-850.000	37.93
10/20	10/21/2020	91003	Staples Advantage	101-172-751.000	41.39
10/20	10/21/2020	91003	Staples Advantage	101-201-751.000	41.39
10/20	10/21/2020	91003	Staples Advantage	101-208-751.000	28.98
10/20	10/21/2020	91003	Staples Advantage	101-257-751.000	20.70
10/20	10/21/2020	91003	Staples Advantage	101-215-751.000	24.84
10/20	10/21/2020	91003	Staples Advantage	101-345-751.000	115.90
10/20	10/21/2020	91003	Staples Advantage	101-345-751.000	7.40
10/20	10/21/2020	91003	Staples Advantage	101-172-751.000	98.88
10/20	10/21/2020	91003	Staples Advantage	101-201-751.000	4.54
10/20	10/21/2020	91003	Staples Advantage	101-101-751.000	70.87
10/20	10/21/2020	91003	Staples Advantage	101-400-751.000	20.70
10/20	10/21/2020	91003	Staples Advantage	101-441-751.000	62.09
10/20	10/21/2020	91003	Staples Advantage	101-770-751.000	4.14

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10/20	10/21/2020	91003	Staples Advantage	101-773-775.000	4.14
10/20	10/21/2020	91003	Staples Advantage	101-756-751.000	41.39
10/20	10/21/2020	91003	Staples Advantage	101-789-751.000	8.27
10/20	10/21/2020	91004	Tamlyn, Christopher James	271-790-958.100	300.00
10/20	10/21/2020	91005	Tetra Tech Inc	592-537-802.000	217.50
10/20	10/21/2020	91005	Tetra Tech Inc	592-555-802.000	507.50
10/20	10/21/2020	91006	Tredroc Tire Services	661-598-931.000	394.00
10/20	10/21/2020	91007	Trophy Case, The	101-770-802.000	144.00
10/20	10/21/2020	91008	Unique Management Services Inc.	271-790-802.000	50.00
10/20	10/21/2020	91008	Unique Management Services Inc.	271-790-802.000	152.15
10/20	10/21/2020	91009	W.W. Fairbairn & Sons	101-773-775.000	34.99
10/20	10/21/2020	91010	Willcomes Wood Products LLC	101-773-802.000	1,797.25
10/20	10/21/2020	91011	Zaremba Equipment Inc.	661-598-932.000	16.28
10/20	10/28/2020	91028	24/7 Sewer & Drain Cleaning	592-554-802.000	385.00
10/20	10/28/2020	91029	5H Irrigation & Maintenance	101-770-802.000	1,300.00
10/20	10/28/2020	91030	All Scapes LLC	101-345-802.100	100.00
10/20	10/28/2020	91030	All Scapes LLC	202-470-802.000	1,415.00
10/20	10/28/2020	91030	All Scapes LLC	592-537-802.000	240.00
10/20	10/28/2020	91030	All Scapes LLC	592-554-802.000	290.00
10/20	10/28/2020	91030	All Scapes LLC	592-543-802.000	80.00
10/20	10/28/2020	91030	All Scapes LLC	592-558-802.000	315.00
10/20	10/28/2020	91031	Alliance Entertainment	271-790-761.100	26.23
10/20	10/28/2020	91031	Alliance Entertainment	271-790-761.000	282.30
10/20	10/28/2020	91032	AT&T	271-790-850.000	353.94
10/20	10/28/2020	91033	Ballard's Plumbing & Heating	592-554-802.000	265.60
10/20	10/28/2020	91033	Ballard's Plumbing & Heating	592-545-802.000	100.00
10/20	10/28/2020	91034	Benchmark Engineering Inc.	582-588-802.000	1,538.00
10/20	10/28/2020	91034	Benchmark Engineering Inc.	204-481-802.000	220.00
10/20	10/28/2020	91035	Blarney Castle Oil Co.	101-789-772.000	3,272.68
10/20	10/28/2020	91035	Blarney Castle Oil Co.	101-789-772.000	1,969.39
10/20	10/28/2020	91035	Blarney Castle Oil Co.	101-789-772.000	3,111.87
10/20	10/28/2020	91036	Carter's Imagewear & Awards	101-756-880.000	320.00
10/20	10/28/2020	91037	Center Point Large Print	271-790-760.000	108.38
10/20	10/28/2020	91038	Char-Em United Way	701-000-230.800	75.00
10/20	10/28/2020	91039	Cintas Corp #729	582-593-930.000	9.07
10/20	10/28/2020	91039	Cintas Corp #729	204-481-767.000	59.27
10/20	10/28/2020	91039	Cintas Corp #729	582-588-767.000	50.23
10/20	10/28/2020	91039	Cintas Corp #729	592-560-767.000	30.51
10/20	10/28/2020	91039	Cintas Corp #729	592-549-767.000	30.51
10/20	10/28/2020	91039	Cintas Corp #729	582-593-930.000	33.72
10/20	10/28/2020	91039	Cintas Corp #729	204-481-767.000	59.27
10/20	10/28/2020	91039	Cintas Corp #729	582-588-767.000	50.23
10/20	10/28/2020	91039	Cintas Corp #729	592-560-767.000	30.51
10/20	10/28/2020	91039	Cintas Corp #729	592-549-767.000	30.51
10/20	10/28/2020	91039	Cintas Corp #729	101-268-802.000	15.54
10/20	10/28/2020	91039	Cintas Corp #729	592-554-802.000	41.25
10/20	10/28/2020	91039	Cintas Corp #729	582-593-930.000	9.07
10/20	10/28/2020	91039	Cintas Corp #729	204-481-767.000	59.27
10/20	10/28/2020	91039	Cintas Corp #729	582-588-767.000	50.23
10/20	10/28/2020	91039	Cintas Corp #729	592-560-767.000	30.51
10/20	10/28/2020	91039	Cintas Corp #729	592-549-767.000	30.51
10/20	10/28/2020	91040	David L Hoffman Landscaping & Nursery	101-754-775.000	84.00
10/20	10/28/2020	91040	David L Hoffman Landscaping & Nursery	204-470-802.000	3,074.00
10/20	10/28/2020	91040	David L Hoffman Landscaping & Nursery	204-444-802.000	320.00
10/20	10/28/2020	91040	David L Hoffman Landscaping & Nursery	592-020-342.000	1,601.00
10/20	10/28/2020	91040	David L Hoffman Landscaping & Nursery	592-025-343.000	1,089.00

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10/20	10/28/2020	91040	David L Hoffman Landscaping & Nursery	582-020-360.000	319.40
10/20	10/28/2020	91041	Dearborn Life Insurance Co	701-000-230.190	1,933.26
10/20	10/28/2020	91041	Dearborn Life Insurance Co	101-172-724.000	19.16
10/20	10/28/2020	91041	Dearborn Life Insurance Co	101-201-724.000	44.89
10/20	10/28/2020	91041	Dearborn Life Insurance Co	101-208-724.000	19.16
10/20	10/28/2020	91041	Dearborn Life Insurance Co	101-215-724.000	21.35
10/20	10/28/2020	91041	Dearborn Life Insurance Co	101-265-724.000	4.79
10/20	10/28/2020	91041	Dearborn Life Insurance Co	582-588-724.000	44.55
10/20	10/28/2020	91041	Dearborn Life Insurance Co	592-549-724.000	56.32
10/20	10/28/2020	91041	Dearborn Life Insurance Co	592-560-724.000	19.16
10/20	10/28/2020	91041	Dearborn Life Insurance Co	101-770-724.000	35.45
10/20	10/28/2020	91041	Dearborn Life Insurance Co	101-773-724.000	5.75
10/20	10/28/2020	91041	Dearborn Life Insurance Co	101-789-724.000	10.54
10/20	10/28/2020	91041	Dearborn Life Insurance Co	204-481-724.000	66.24
10/20	10/28/2020	91041	Dearborn Life Insurance Co	271-790-724.000	69.25
10/20	10/28/2020	91041	Dearborn Life Insurance Co	514-587-724.000	13.61
10/20	10/28/2020	91041	Dearborn Life Insurance Co	101-268-724.000	11.98
10/20	10/28/2020	91041	Dearborn Life Insurance Co	101-345-724.000	485.02
10/20	10/28/2020	91041	Dearborn Life Insurance Co	101-400-724.000	11.50
10/20	10/28/2020	91041	Dearborn Life Insurance Co	101-441-724.000	32.57
10/20	10/28/2020	91041	Dearborn Life Insurance Co	101-754-724.000	5.27
10/20	10/28/2020	91041	Dearborn Life Insurance Co	101-756-724.000	16.29
10/20	10/28/2020	91042	Derrer Oil Co.	661-598-759.000	1,452.92
10/20	10/28/2020	91043	Dornbos Sign Inc.	202-475-775.000	139.37
10/20	10/28/2020	91043	Dornbos Sign Inc.	203-475-775.000	139.37
10/20	10/28/2020	91044	DTE Energy	592-558-920.000	31.48
10/20	10/28/2020	91044	DTE Energy	592-538-920.000	35.47
10/20	10/28/2020	91044	DTE Energy	101-345-920.100	87.56
10/20	10/28/2020	91045	DuBois Chemicals Inc.	592-551-783.000	8,791.76
10/20	10/28/2020	91046	Dubois-Cooper Associates Inc.	592-551-775.000	192.00
10/20	10/28/2020	91047	Dunkel Excavating Services Inc.	203-464-802.000	6,069.00
10/20	10/28/2020	91048	Dunn's Business Solutions	101-172-751.000	6.04
10/20	10/28/2020	91048	Dunn's Business Solutions	101-201-751.000	6.04
10/20	10/28/2020	91048	Dunn's Business Solutions	101-208-751.000	4.23
10/20	10/28/2020	91048	Dunn's Business Solutions	101-257-751.000	3.02
10/20	10/28/2020	91048	Dunn's Business Solutions	101-215-751.000	3.63
10/20	10/28/2020	91048	Dunn's Business Solutions	101-345-751.000	16.92
10/20	10/28/2020	91048	Dunn's Business Solutions	101-400-751.000	3.02
10/20	10/28/2020	91048	Dunn's Business Solutions	101-441-751.000	9.06
10/20	10/28/2020	91048	Dunn's Business Solutions	101-770-751.000	.60
10/20	10/28/2020	91048	Dunn's Business Solutions	101-773-775.000	.60
10/20	10/28/2020	91048	Dunn's Business Solutions	101-756-751.000	6.04
10/20	10/28/2020	91048	Dunn's Business Solutions	101-789-751.000	1.23
10/20	10/28/2020	91049	Emmet Co. Dept of Public Works	101-528-802.000	6,596.46
10/20	10/28/2020	91049	Emmet Co. Dept of Public Works	101-265-802.000	176.00
10/20	10/28/2020	91050	Environmental Resource Assoc.	592-553-801.000	164.00
10/20	10/28/2020	91051	Fastenal Company	202-475-775.000	29.50
10/20	10/28/2020	91051	Fastenal Company	203-475-775.000	29.45
10/20	10/28/2020	91051	Fastenal Company	203-475-775.000	28.60
10/20	10/28/2020	91051	Fastenal Company	202-475-775.000	28.60
10/20	10/28/2020	91051	Fastenal Company	661-598-932.000	19.07
10/20	10/28/2020	91051	Fastenal Company	661-598-931.000	122.00
10/20	10/28/2020	91051	Fastenal Company	661-598-932.000	171.60
10/20	10/28/2020	91051	Fastenal Company	661-598-931.000	275.00
10/20	10/28/2020	91051	Fastenal Company	661-598-932.000	38.13
10/20	10/28/2020	91051	Fastenal Company	202-475-775.000	43.30

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10/20	10/28/2020	91051	Fastenal Company	203-475-775.000	43.31
10/20	10/28/2020	91051	Fastenal Company	202-475-775.000	46.00
10/20	10/28/2020	91051	Fastenal Company	203-475-775.000	47.34
10/20	10/28/2020	91051	Fastenal Company	582-586-775.000	145.00
10/20	10/28/2020	91052	Gale/Cengage Learning	271-790-760.000	56.78
10/20	10/28/2020	91053	Goedge, Megan	271-790-958.000	18.80
10/20	10/28/2020	91054	Goldsmith Services LLC	101-770-802.000	2,990.00
10/20	10/28/2020	91055	Gordon Food Service	101-268-775.000	265.00
10/20	10/28/2020	91055	Gordon Food Service	592-542-775.000	59.64
10/20	10/28/2020	91055	Gordon Food Service	101-756-880.000	42.95
10/20	10/28/2020	91055	Gordon Food Service	101-756-880.000	3.79
10/20	10/28/2020	91056	GRP Engineering Inc.	582-588-802.000	685.00
10/20	10/28/2020	91056	GRP Engineering Inc.	582-588-802.000	1,200.00
10/20	10/28/2020	91057	Gruler's Farm Supply Inc.	101-754-775.000	9.00
10/20	10/28/2020	91058	Integrity Business Solutions	101-172-751.000	22.04
10/20	10/28/2020	91058	Integrity Business Solutions	101-201-751.000	5.75
10/20	10/28/2020	91058	Integrity Business Solutions	101-208-751.000	26.99
10/20	10/28/2020	91058	Integrity Business Solutions	101-215-751.000	9.26
10/20	10/28/2020	91058	Integrity Business Solutions	101-345-751.000	35.14
10/20	10/28/2020	91058	Integrity Business Solutions	101-441-751.000	73.02
10/20	10/28/2020	91058	Integrity Business Solutions	101-268-775.000	7.10
10/20	10/28/2020	91058	Integrity Business Solutions	592-560-751.000	25.10
10/20	10/28/2020	91058	Integrity Business Solutions	101-770-751.000	56.83
10/20	10/28/2020	91058	Integrity Business Solutions	592-560-751.000	33.15
10/20	10/28/2020	91058	Integrity Business Solutions	592-549-751.000	33.14
10/20	10/28/2020	91058	Integrity Business Solutions	592-560-751.000	20.60-
10/20	10/28/2020	91058	Integrity Business Solutions	592-549-751.000	20.59-
10/20	10/28/2020	91059	Jerry's Garage	661-598-932.000	249.93
10/20	10/28/2020	91060	Kiesler's Police Supply Inc.	101-345-775.000	376.22
10/20	10/28/2020	91061	Kring Chevrolet Cadillac, Dave	661-598-932.000	52.85
10/20	10/28/2020	91061	Kring Chevrolet Cadillac, Dave	661-598-932.000	460.70
10/20	10/28/2020	91061	Kring Chevrolet Cadillac, Dave	661-598-932.000	52.85
10/20	10/28/2020	91062	KSS Enterprises	271-790-752.000	320.47
10/20	10/28/2020	91063	Lee Roofing Inc.	271-790-930.000	433.00
10/20	10/28/2020	91064	Library Network, The	271-790-802.000	137.75
10/20	10/28/2020	91065	Lynn Auto Parts Inc.	204-481-767.000	30.29
10/20	10/28/2020	91065	Lynn Auto Parts Inc.	661-598-932.000	13.60
10/20	10/28/2020	91065	Lynn Auto Parts Inc.	661-598-932.000	11.68
10/20	10/28/2020	91065	Lynn Auto Parts Inc.	661-010-111.000	5.10
10/20	10/28/2020	91065	Lynn Auto Parts Inc.	661-598-931.000	19.99
10/20	10/28/2020	91065	Lynn Auto Parts Inc.	661-598-932.000	11.68
10/20	10/28/2020	91065	Lynn Auto Parts Inc.	661-010-111.000	24.08
10/20	10/28/2020	91065	Lynn Auto Parts Inc.	661-010-111.000	45.77
10/20	10/28/2020	91065	Lynn Auto Parts Inc.	661-598-932.000	23.72
10/20	10/28/2020	91065	Lynn Auto Parts Inc.	661-598-932.000	23.74
10/20	10/28/2020	91065	Lynn Auto Parts Inc.	101-345-775.000	23.42
10/20	10/28/2020	91066	MDC Contracting LLC	203-451-802.000	154,028.98
10/20	10/28/2020	91066	MDC Contracting LLC	592-020-342.000	15,409.04
10/20	10/28/2020	91066	MDC Contracting LLC	592-025-343.000	6,374.73
10/20	10/28/2020	91066	MDC Contracting LLC	204-444-802.000	24,091.48
10/20	10/28/2020	91066	MDC Contracting LLC	582-020-360.000	23,601.75
10/20	10/28/2020	91067	Mead & Hunt	592-556-802.000	1,210.00
10/20	10/28/2020	91068	Michigan AgriBusiness Solutions	592-551-806.000	753.02
10/20	10/28/2020	91069	Michigan Officeways Inc.	271-790-751.000	48.64
10/20	10/28/2020	91070	MIDWEST COLLABORATIVE	271-790-912.000	15.00
10/20	10/28/2020	91071	Midwest Tape	271-790-760.000	119.97

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10/20	10/28/2020	91071	Midwest Tape	271-790-760.000	79.99
10/20	10/28/2020	91072	Mitchell Graphics Inc.	271-790-905.000	1,170.00
10/20	10/28/2020	91072	Mitchell Graphics Inc.	271-790-905.000	70.00
10/20	10/28/2020	91073	North American Rescue	101-345-775.000	127.02
10/20	10/28/2020	91074	Northern A-1 Environmental Services	592-556-802.000	875.00
10/20	10/28/2020	91097	OHM Advisors	202-473-802.000	1,539.50
10/20	10/28/2020	91098	OLSTROM EXCAVATING & PAVING	592-544-802.000	8,000.00
10/20	10/28/2020	91099	OMG National	101-345-781.000	579.00
10/20	10/28/2020	91100	Otis Elevator Co.	271-790-930.000	3,051.00
10/20	10/28/2020	91100	Otis Elevator Co.	271-790-930.000	1,281.00
10/20	10/28/2020	91101	Pauls Meter Testing LLC	582-592-802.000	4,794.95
10/20	10/28/2020	91102	Pendo	271-790-752.000	183.00
10/20	10/28/2020	91102	Pendo	271-790-752.000	150.00
10/20	10/28/2020	91103	Petoskey Parts Plus	661-598-932.000	13.18
10/20	10/28/2020	91103	Petoskey Parts Plus	661-598-931.000	81.29
10/20	10/28/2020	91104	Plunkett Cooney	101-257-802.000	455.00
10/20	10/28/2020	91105	Power Line Supply	582-590-775.000	257.31
10/20	10/28/2020	91105	Power Line Supply	582-010-111.000	2,148.60
10/20	10/28/2020	91105	Power Line Supply	582-586-775.000	514.00
10/20	10/28/2020	91106	Proclean North	592-554-802.000	786.50
10/20	10/28/2020	91106	Proclean North	582-593-930.000	1,463.00
10/20	10/28/2020	91107	Quality First Aid & Safety Inc.	582-593-930.000	38.97
10/20	10/28/2020	91108	Range Telecommunications	101-756-850.000	50.00
10/20	10/28/2020	91108	Range Telecommunications	204-481-850.000	30.00
10/20	10/28/2020	91108	Range Telecommunications	582-593-850.000	100.00
10/20	10/28/2020	91108	Range Telecommunications	592-549-850.000	46.98
10/20	10/28/2020	91108	Range Telecommunications	592-560-850.000	46.98
10/20	10/28/2020	91109	Root Mechanical LLC	592-558-802.000	24,507.00
10/20	10/28/2020	91110	RS TECHNICAL SERVICES INC.	592-551-783.000	932.29
10/20	10/28/2020	91111	Scholastic Inc.	271-790-760.100	150.14
10/20	10/28/2020	91112	SiteOne Landscape Supply	101-770-775.000	.84
10/20	10/28/2020	91112	SiteOne Landscape Supply	101-770-775.000	6.70
10/20	10/28/2020	91112	SiteOne Landscape Supply	204-010-111.000	975.00
10/20	10/28/2020	91112	SiteOne Landscape Supply	204-010-111.000	975.00
10/20	10/28/2020	91112	SiteOne Landscape Supply	582-020-360.000	13.27
10/20	10/28/2020	91113	Spectrum Business	582-588-850.000	94.99
10/20	10/28/2020	91113	Spectrum Business	101-345-850.100	181.55
10/20	10/28/2020	91113	Spectrum Business	514-587-802.100	122.89
10/20	10/28/2020	91113	Spectrum Business	101-770-850.000	104.98
10/20	10/28/2020	91114	Standard Electric Company	582-010-111.000	241.73
10/20	10/28/2020	91114	Standard Electric Company	582-586-775.000	388.06
10/20	10/28/2020	91115	State of Michigan-Dept of Environment	101-773-850.000	158.00
10/20	10/28/2020	91116	SUPERIOR ASPHALT PAVING INC.	203-464-802.000	8,424.00
10/20	10/28/2020	91117	Truck & Trailer Specialties	661-598-931.000	425.57
10/20	10/28/2020	91118	USA Blue Book	592-545-775.000	5.19
10/20	10/28/2020	91118	USA Blue Book	592-545-775.000	35.69
10/20	10/28/2020	91118	USA Blue Book	592-551-775.000	226.25
10/20	10/28/2020	91118	USA Blue Book	592-545-775.000	557.76
10/20	10/28/2020	91119	VARNUM LLP	204-481-802.000	100.00
10/20	10/28/2020	91120	VSP	101-172-724.000	26.88
10/20	10/28/2020	91120	VSP	101-201-724.000	85.12
10/20	10/28/2020	91120	VSP	101-208-724.000	19.88
10/20	10/28/2020	91120	VSP	101-215-724.000	39.76
10/20	10/28/2020	91120	VSP	101-265-724.000	11.98
10/20	10/28/2020	91120	VSP	101-268-724.000	23.32
10/20	10/28/2020	91120	VSP	592-549-724.000	117.88

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10/20	10/28/2020	91120	VSP	592-560-724.000	39.76
10/20	10/28/2020	91120	VSP	101-773-724.000	8.06
10/20	10/28/2020	91120	VSP	101-789-724.000	15.62
10/20	10/28/2020	91120	VSP	204-481-724.000	66.64
10/20	10/28/2020	91120	VSP	271-790-724.000	117.04
10/20	10/28/2020	91120	VSP	514-587-724.000	10.64
10/20	10/28/2020	91120	VSP	582-588-724.000	85.12
10/20	10/28/2020	91120	VSP	101-345-724.000	448.58
10/20	10/28/2020	91120	VSP	101-400-724.000	16.46
10/20	10/28/2020	91120	VSP	101-441-724.000	69.89
10/20	10/28/2020	91120	VSP	101-754-724.000	13.24
10/20	10/28/2020	91120	VSP	101-756-724.000	36.57
10/20	10/28/2020	91120	VSP	101-770-724.000	65.24
10/20	10/28/2020	91121	Walters Sharpening Service Inc.	661-598-931.000	18.00
10/20	10/28/2020	91122	Westin Technology Solutions LLC	592-549-802.000	1,250.00
10/20	10/28/2020	91123	Gibby's Garage	101-770-802.000	510.00
10/20	10/28/2020	91123	Gibby's Garage	661-598-931.000	578.00
10/20	10/28/2020	91123	Gibby's Garage	661-598-932.000	884.00
10/20	10/28/2020	91123	Gibby's Garage	582-593-930.000	68.00
10/20	10/28/2020	91123	Gibby's Garage	661-598-931.000	680.00
10/20	10/28/2020	91123	Gibby's Garage	661-598-932.000	850.00
10/20	10/28/2020	91124	Tetra Tech Inc	101-526-801.000	39.25
10/20	10/21/2020	999093	ACH-EFTPS	701-000-230.200	1,674.00
10/20	10/21/2020	999093	ACH-EFTPS	701-000-230.200	1,674.00
10/20	10/21/2020	999093	ACH-EFTPS	701-000-230.200	391.50
10/20	10/21/2020	999093	ACH-EFTPS	701-000-230.200	391.50
10/20	10/21/2020	999093	ACH-EFTPS	701-000-230.100	1,897.43
10/20	10/28/2020	999094	ACH-CHILD SUPPORT	701-000-230.160	160.23
10/20	10/28/2020	999095	ACH-EFTPS	701-000-230.100	20,146.29
10/20	10/28/2020	999095	ACH-EFTPS	701-000-230.200	12,042.57
10/20	10/28/2020	999095	ACH-EFTPS	701-000-230.200	12,042.57
10/20	10/28/2020	999095	ACH-EFTPS	701-000-230.200	2,816.40
10/20	10/28/2020	999095	ACH-EFTPS	701-000-230.200	2,816.40
10/20	10/28/2020	999096	ACH-ICMA 457	701-000-230.700	2,165.52
10/20	10/28/2020	999096	ACH-ICMA 457	701-000-230.700	5,060.00
10/20	10/28/2020	999097	ICMA 401	701-000-230.700	641.21
10/20	10/28/2020	999098	ICMA-ROTH	701-000-230.900	595.00
10/20	10/28/2020	999099	Mers DC 45	001-000-001.001	302.91
10/20	10/28/2020	999099	Mers DC 45	001-000-001.001	310.62
10/20	10/28/2020	999099	Mers DC 45	001-000-001.001	299.03
10/20	10/28/2020	999099	Mers DC 45	701-000-230.120	747.55
10/20	10/28/2020	999099	Mers DC 45	701-000-230.120	757.23
10/20	10/28/2020	999099	Mers DC 45	701-000-230.120	776.49
Grand Totals:					546,724.44

Report Criteria:

Check.Check issue date = 10/15/2020-10/28/2020

Check Number	Check Issue Date	Name	GL Account	Amount
90971	10/21/2020	Rosinski, Allen	582040285000	16.09
91012	10/28/2020	Anderson, Kendrick	582081642300	92.44
91013	10/28/2020	Baker, David	582588803000	300.00
91014	10/28/2020	Boven, James	582040285000	24.45
91015	10/28/2020	Craig, Chloe	582040285000	42.36
91016	10/28/2020	Dobies, David	582081642300	59.91
91017	10/28/2020	Gardziella, Scott	582588803000	62.87
91018	10/28/2020	Groen, Paul & Linda	582081642300	59.91
91019	10/28/2020	McDermott, John	582081642300	82.44
91020	10/28/2020	McFarlene, Barton	582081642300	127.65
91021	10/28/2020	Oelke, John	582588803000	88.88
91022	10/28/2020	Sloboda, Phillip	582040285000	53.80
91023	10/28/2020	Teichman, Diana	582081642300	32.57
91024	10/28/2020	Thompson, Steve	582040285000	16.42
91025	10/28/2020	Trautman, & Knapp	582040285000	50.68
91026	10/28/2020	Umber, Greg	582081642300	7.25
91027	10/28/2020	Wiley, Michael	582081642300	20.17
Grand Totals:				1,137.89



City of Petoskey

Agenda Memo

BOARD: City Council

MEETING DATE: November 3, 2020

PREPARED: October 29, 2020

AGENDA SUBJECT: Appointment Recommendations

RECOMMENDATION: That the City Council consider these appointments

The City Council will be asked to consider the following appointments:

- **PLANNING COMMISSION** – Appointment of Rose Fitzgerald, 514 Elizabeth Street, to fill a vacated term ending August 2022; and appointment of Kent Warner, 701 Kalamazoo Avenue, for a three-year term ending August 2023.

sb
Enclosures



City of Petoskey

101 East Lake Street, Petoskey, Michigan 49770 • 231 347-2500 • Fax 231 348-0350

RECEIVED

OCT 01 2020

CITY OF PETOSKEY
CITY MANAGER

43

Application to Serve on a Board or Commission

Please **print**. Answer each question accurately and completely. If you require any accommodation to complete the application process, please notify a City staff member.

■ Name	Fitzgerald			Rose			C			■ Date	9			30			20								
	Last			First			Initial																		
■ Residence Address	514			Elizabeth			Petoskey			MI			49770			■ Home Phone	313			204			5264		
	Number			Street			City			State			Zip												
■ Email Address	rosefitzgerald183@gmail.com															■ Work Phone									

Please answer the following questions using the space provided.

1. What Board or Commission interests you and why are you applying? I am interested in the Planning Commission. I believe this Commission and its decisions are critical for Petoskey's future and that I can be an effective contributor.
2. How do you believe your appointment would benefit the City? I am a thoughtful person who believes in fact-based decision making and am committed to helping ensure the best possible future for Petoskey.
3. Describe any involvement in the community on a Board or Commission or in another volunteer capacity. Char Em United Way Board member + Chair of Personnel Committee; 2 years Chair, South of the Straits Sierra Club, currently Vice-Chair; Volunteer Trails Council Kids Biking & Marathon; member League of Women Voters
4. How many continuous years have you lived in Petoskey? past 3 years full-time (previous 7 years part time)
5. Any other helpful information relevant to your application. _____

While it is not required, a resume is helpful in the recruitment process for City Boards and Commissions.

- ☒ YES ☐ NO Are you a City of Petoskey registered voter?
- ☐ YES ☒ NO Do you or immediate family members currently serve on a City Board or Commission? If yes, which Board or Commission? _____
- ☐ YES ☒ NO Are you applying to the Downtown Management Board? If yes, do you have an interest in property located in the downtown district or are you a resident of the downtown district? Please explain. _____

The applicant acknowledges that the City may be required from time to time to release records in its possession. The applicant hereby gives permission to the City to release any records or materials received by the City from the applicant as it may be requested to do so as permitted by the Freedom of Information Act, MCL 15.231 et seq.

Applicant Signature: Rose C Fitzgerald Date: 9-30-2020



City of Petoskey

101 East Lake Street, Petoskey, Michigan 49770 • 231 347-2500 • Fax 231 348-0350

RECEIVED

JUL 29 2020

CITY OF PETOSKEY
CITY MANAGER

SB

Application to Serve on a Board or Commission

Please print. Answer each question accurately and completely. If you require any accommodation to complete the application process, please notify a City staff member.

■ Name	WARNER			KENT			C			■ Date	7			28			2020								
	Last First Initial																								
■ Residence Address	701			KALAMAZOO AVE			PETOSKEY			MI			49770			■ Home Phone	231			838			1819		
	Number			Street			City			State			Zip												
■ Email Address	kentcwarner@gmail.com															■ Work Phone	231			348			5566		

Please answer the following questions using the space provided.

1. What Board or Commission interests you and why are you applying? Planning Commission. I feel I would be able to provide a professional, positive and progressive addition to the planning commission. I would like to provide my experience as a business professional to the planning commission.
2. How do you believe your appointment would benefit the City? I feel my experience as a business professional in our community as well being a lifelong citizen in our area would be beneficial to the City Of Petoskey and it's visions for future developements.
3. Describe any involvement in the community on a Board or Commission or in another volunteer capacity. I am a charter member of the Little Traverse Bay Rotary Club. I have served as the Club Service Director, President Elect as well as Club President. I have aslo served as President of several non profit organizations in our area. I also volunteer at the Petoskey High School as the announcer of all of the local football games from Pop Warner thru Varsity level.
4. How many continuous years have you lived in Petoskey? 40 Years -Prior to that I lived in Charlevoix.
5. Any other helpful information relevant to your application. I am a local contractor and business owner.

While it is not required, a resume is helpful in the recruitment process for City Boards and Commissions.

- ☒ YES ☐ NO Are you a City of Petoskey registered voter?
- ☐ YES ☒ NO Do you or immediate family members currently serve on a City Board or Commission? If yes, which Board or Commission? _____
- ☐ YES ☒ NO Are you applying to the Downtown Management Board? If yes, do you have an interest in property located in the downtown district or are you a resident of the downtown district? Please explain. _____

The applicant acknowledges that the City may be required from time to time to release records in its possession. The applicant hereby gives permission to the City to release any records or materials received by the City from the applicant as it may be requested to do so as permitted by the Freedom of Information Act, MCL 15.231 et seq.

Applicant Signature: _____

Date: 7/28/2020



BOARD: City Council

MEETING DATE: November 2, 2020

DATE PREPARED: October 27, 2020

AGENDA SUBJECT: Second reading of an ordinance to conditionally rezone properties at 501 and 523 E. Mitchell Street, 311 Division Street; and 502, 508 E. Lake Street from O-S Office Service B-2A Transitional Business

RECOMMENDATION: That City Council conduct a second reading and possible adoption of the proposed ordinance

Background The property proposed for a conditional rezoning includes five (5) parcels bounded by East Lake Street to the north, Division Street to the west and East Mitchell Street to the south and hold a mixed use building at 523 East Mitchell, the First Presbyterian Church at 501 East Mitchell, two parcels with parking and a vacant lot owned by the Church.

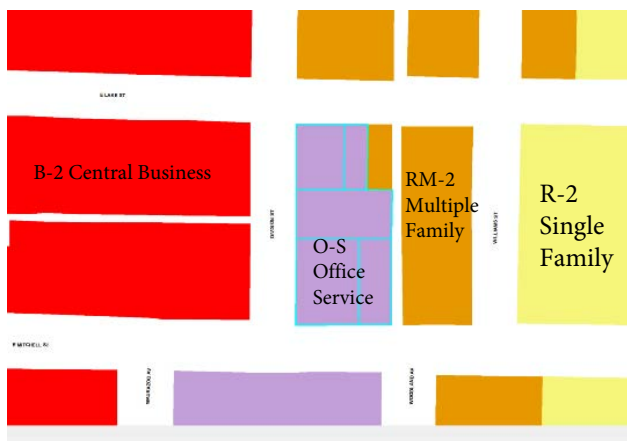
The property at 523 East Mitchell holds the offices of Fresh Baby and an upper story residential unit. The building was originally constructed as a funeral home/mortuary, likely with a caretakers unit. There are three parking spaces for the entire building, which is outside of the parking exempt district.

The remainder of the parcels are owned by First Presbyterian Church. The existing parking lots have 33 parking spaces, 15 of which are rented to Chase Bank for use Monday-Saturday.



Source: Emmet County GIS
Spring 2017 Ortho photo

Adjacent Zoning



The purpose of the conditional rezoning request is to maximize the ability to add residential units to the building at 523 East Mitchell Street. The church would sell a portion of the 311 Division Street parcel (approximately 50'x 67') to Sticks and Bricks to allow expansion of the existing mixed-use building to the north over the existing parking. The applicant has put conditions on the rezoning request that would limit the potential uses of the property and has further included a condition that the residential units be for year-round use and not allowed for short-term rentals.



Approximate area of building addition.

Source: Google Maps Street View 2015

Discussion The Office Service District is designed for daytime and residential uses, while the B-2A District is designed to have more intensive, day and evening uses, allowing restaurants, breweries, bakeries, and retail. Some of these uses have been eliminated with the conditional rezoning request.

District Regulations*

	O-S Office Service	B-2A Transitional Business
Setbacks- Commercial uses		
Front	20	0 Min, 15 feet max
Side	0	5
Rear	20	0
Setbacks- Residential uses		
Front	25	0 Min, 15 feet max
Side	10	5
Rear	35	0
Building height maximum	3 Stories, 30 Feet	3 stories, 33 feet
Maximum Lot Coverage	NR for commercial uses 30% for residential uses	NR
Residential Density (Section 1600 (e))	Based on size of combined lots (9,500 SQ FT) 3-4 units, depending on number of bedrooms	NR

* Zoning Ordinance Section 1600 Schedule of Regulations

NR= No Requirement

In review of the rezoning request, the Commission evaluated the intent of the two zoning districts, the consistency of the request with the City Master Plan goals, and the Future Land Use Map and Zoning Plan.

Recommendation A public hearing was held on the conditional request by the Planning Commission on September 17, 2020. Based on the finding that the request was consistent with the City Master Plan, the Commission unanimously recommended to City Council that the conditional rezoning of the five parcels to B-2A be approved. The Commission meeting minutes are enclosed.

Staff recommends that City Council hold a second reading on the conditional rezoning ordinance and consider possible adoption.

at
Enclosures



First Presbyterian Church of Petoskey

501 East Mitchell Street

Petoskey, MI 49770

Tel: (231) 347-4792

E-mail: office@petoskeypres.org

Website: www.petoskeypres.org

Rev. Ryan Donahoe

E-mail: pastor@petoskeypres.org

October 26, 2020

To: John Murphy, Mayor
Kate Marshall, City Council
Suzanne Shumway, City Council
Brian Wagner, City Council
Lindsay Walker, City Council

I am writing on behalf of the First Presbyterian Church of Petoskey to clear up some information that has been reported to you, along with being printed in the October 17 edition of the Petoskey News-Review.

The First Presbyterian Church of Petoskey has not agreed to sell any of our property to Roger Tallman. We have agreed to begin discussions regarding the possibility of selling a small portion of our property to him, with the understanding that the change to the Zoning is step 1 in a long process. The church is unopposed to the Zoning change as we, too, are a non-compliant property. In order for the sale of any church property to take place there is a three-step process within our church polity. The sale would need to be approved by our board, by our congregation, and then by our regional entity. None of these votes have taken place, nor are any scheduled.

We were also informed that some incorrect verbal information was provided at a recent City Council meeting surrounding the usage of our parking lot. While the church parking lot is busiest on a Sunday, our church parking lot is used every day of the week, and on Wednesday and Thursday our entire lot is full of vehicles throughout much of the day. Also, every evening of the week we host multiple AA meetings which utilize our entire parking lot as well.

I wish to reiterate that we are not opposed to the Zoning change, but as of this time, have not agreed to sell any property to Roger Tallman.

If you have any questions please feel free to contact me at my email: pastor@petoskeypres.org, or cell: 509-554-6058

Thank you.

Sincerely,
Rev. Ryan Donahoe

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING DISTRICT MAP OF THE CITY OF PETOSKEY AS SET FORTH IN ORDINANCE NO. 451, THE ZONING ORDINANCE OF THE CITY OF PETOSKEY TO CONDITIONALLY RE-ZONE SPECIFIC PROPERTIES FROM THE O-S OFFICE SERVICE DISTRICT TO THE B-2A TRANSITIONAL BUSINESS DISTRICT.

WHEREAS, a request to rezone 501 and 523 East Mitchell Street, 311 Division Street; and 502, 508 East Lake Street from O-S Office Service B-2A Transitional Business was made on August 7, 2020 by the owners of the subject properties, pursuant to MCL 125.3405; and

WHEREAS, the subject properties are located on the periphery of the Central Business District and hold a mixed-use building, a church and parking lots; and

WHEREAS, the owners' request was made to conditionally rezone the properties to B-2A Transitional Business to enable the creation of housing units at 523 East Mitchell Street; and

WHEREAS, the voluntarily-submitted conditions offered by the owners for the rezoning included removal of the following uses from the subject rezoned properties: brewpub, microbrewery, winery, food service with or without alcohol service, open air businesses, and short-term rentals; and

WHEREAS, the Petoskey Planning Commission held a public hearing on the rezoning request at its September 17, 2020 meeting; and

WHEREAS, the Planning Commission made the determination that the conditional rezoning of the subject properties to B-2A Transitional Business is consistent with the City Master Plan, Future Land Use Map and Zoning Plan, that the uses and development standards are compatible with surrounding uses, that the site is of sufficient size to accommodate the conditional uses proposed, and that the rezoning will not adversely affect surrounding properties; and

WHEREAS, after the public hearing, the Petoskey Planning Commission voted 6-0 to recommend that the Zoning District Map be amended to add the subject properties to the B-2A Transitional Business District subject to the submitted conditions and guarantee that any new units created on the 523 East Mitchell Street property would be year-round housing; and

WHEREAS, the Petoskey City Council has considered the voluntary conditions and determined that the conditions further the above goals of enhancing existing residential areas and the community and are additionally consistent with anticipated future land uses:

NOW THEREFORE, the City of Petoskey ordains:

1. City Council accepts the conditions offered by the property owners with respect to FRANCIS PETOSKEY'S ADDITION, BLK 1, W 88 FT OF LOTS 1 & 2 & S 20 FT OF W 88 FT OF LOT 3, SECTION 5, T34N, R5W; FRANCIS PETOSKEY'S ADDITION LOT 4 & N 20 FT OF LOT 3 BLK 1 SECTION 5, T34N, R5W; FRANCIS PETOSKEY'S ADDITION W 1/2 OF LOTS 5 & 6 BLK 1 SECTION 5, T34N, R5W; FRANCIS PETOSKEY'S ADDITION W 32 FT OF E 1/2 OF LOTS 5 & 6 BLK 1 SECTION 5, T34N, R5W; FRANCIS PETOSKEY'S ADDITION, PT OF LOTS 1, 2 & 3, BLK 1; COM AT PT 88 FT E & 20 FT S OF NW COR OF LOT 3, BLK 1 OF SD PLAT, TH E 50 FT, M/L TO E LN OF SD LOT 3, TH S TO SW COR OF LOT 1 OF SD BLK, TH W ON S LN OF SD LOT 1, A DISTANCE OF 50 FT M/L, TO PT 88 FT E OF SW COR OF SD LOTS, TH N TO POC. SECTION 5, T34N, R5W, Emmet County Records.
2. The properties described as: FRANCIS PETOSKEY'S ADDITION, BLK 1, W 88 FT OF LOTS 1 & 2 & S 20 FT OF W 88 FT OF LOT 3, SECTION 5, T34N, R5W; FRANCIS PETOSKEY'S ADDITION LOT 4 & N 20 FT OF LOT 3 BLK 1 SECTION 5, T34N, R5W; FRANCIS PETOSKEY'S ADDITION W 1/2 OF LOTS 5 & 6 BLK 1 SECTION 5, T34N, R5W; FRANCIS PETOSKEY'S ADDITION W 32 FT OF E 1/2 OF LOTS 5 & 6 BLK 1 SECTION 5, T34N, R5W; FRANCIS PETOSKEY'S ADDITION, PT OF LOTS 1, 2 & 3, BLK 1; COM AT PT 88 FT E & 20 FT S OF NW COR OF LOT 3, BLK 1 OF SD PLAT, TH E 50 FT, M/L TO E LN OF SD LOT 3, TH S TO SW COR OF LOT 1 OF SD BLK, TH W ON S LN OF SD LOT 1, A DISTANCE OF 50 FT M/L, TO PT 88 FT E OF SW COR OF SD LOTS, TH N TO POC. SECTION 5, T34N, R5W, Emmet County Records are hereby rezoned to B-2A Transitional Business District, pursuant to MCL 125.3405, subject to all applicable zoning usages, standards, regulations, requirements, and conditions of that district, except as modified herein.
3. In addition to the zoning provisions applicable to B-2A Transitional Business District properties, the above properties shall be subject to the following additional conditions:
 - a. The following commercial uses listed in Table 2901.1 shall not be allowed: brewpub, microbrewery, winery, food service with or without alcohol service, open air businesses, and short-term rentals, also known as hotels.
4. The conditional rezoning is subject to the following considerations:
 - a. The condition not to allow brewpub, microbrewery, winery, food service with or without alcohol service, open air businesses, and hotels shall exist until such time that the City determines to rezone said properties to remove or modify this restriction in light of a change in conditions rendering a change to the zoning ordinance appropriate.
 - b. Any residential units created on the 523 East Mitchell Street property will be year-round housing.

5. The Zoning District Map of the City of Petoskey shall be, and the same hereby is, amended in order that the following described property be shown as located in the B-2A Transitional Business District and the Zoning classification hereafter for said property shall be B-2A Transitional Business. The property hereby re-zoned, subject to the above conditions, is described as follows:

FRANCIS PETOSKEY'S ADDITION, BLK 1, W 88 FT OF LOTS 1 & 2 & S 20 FT OF W 88 FT OF LOT 3, SECTION 5, T34N, R5W; FRANCIS PETOSKEY'S ADDITION LOT 4 & N 20 FT OF LOT 3 BLK 1 SECTION 5, T34N, R5W; FRANCIS PETOSKEY'S ADDITION W 1/2 OF LOTS 5 & 6 BLK 1 SECTION 5, T34N, R5W; FRANCIS PETOSKEY'S ADDITION W 32 FT OF E 1/2 OF LOTS 5 & 6 BLK 1 SECTION 5, T34N, R5W; FRANCIS PETOSKEY'S ADDITION, PT OF LOTS 1, 2 & 3, BLK 1; COM AT PT 88 FT E & 20 FT S OF NW COR OF LOT 3, BLK 1 OF SD PLAT, TH E 50 FT, M/L TO E LN OF SD LOT 3, TH S TO SW COR OF LOT 1 OF SD BLK, TH W ON S LN OF SD LOT 1, A DISTANCE OF 50 FT M/L, TO PT 88 FT E OF SW COR OF SD LOTS, TH N TO POC. SECTION 5, T34N, R5W, Emmet County Records.

6. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.
7. This Ordinance shall take effect fifteen (15) days following its enactment and shall be published once within seven (7) days after its enactment as provided by Charter.

Adopted, enacted and ordained by the City of Petoskey City Council this _____ day of _____ 2020.

John Murphy
Its Mayor

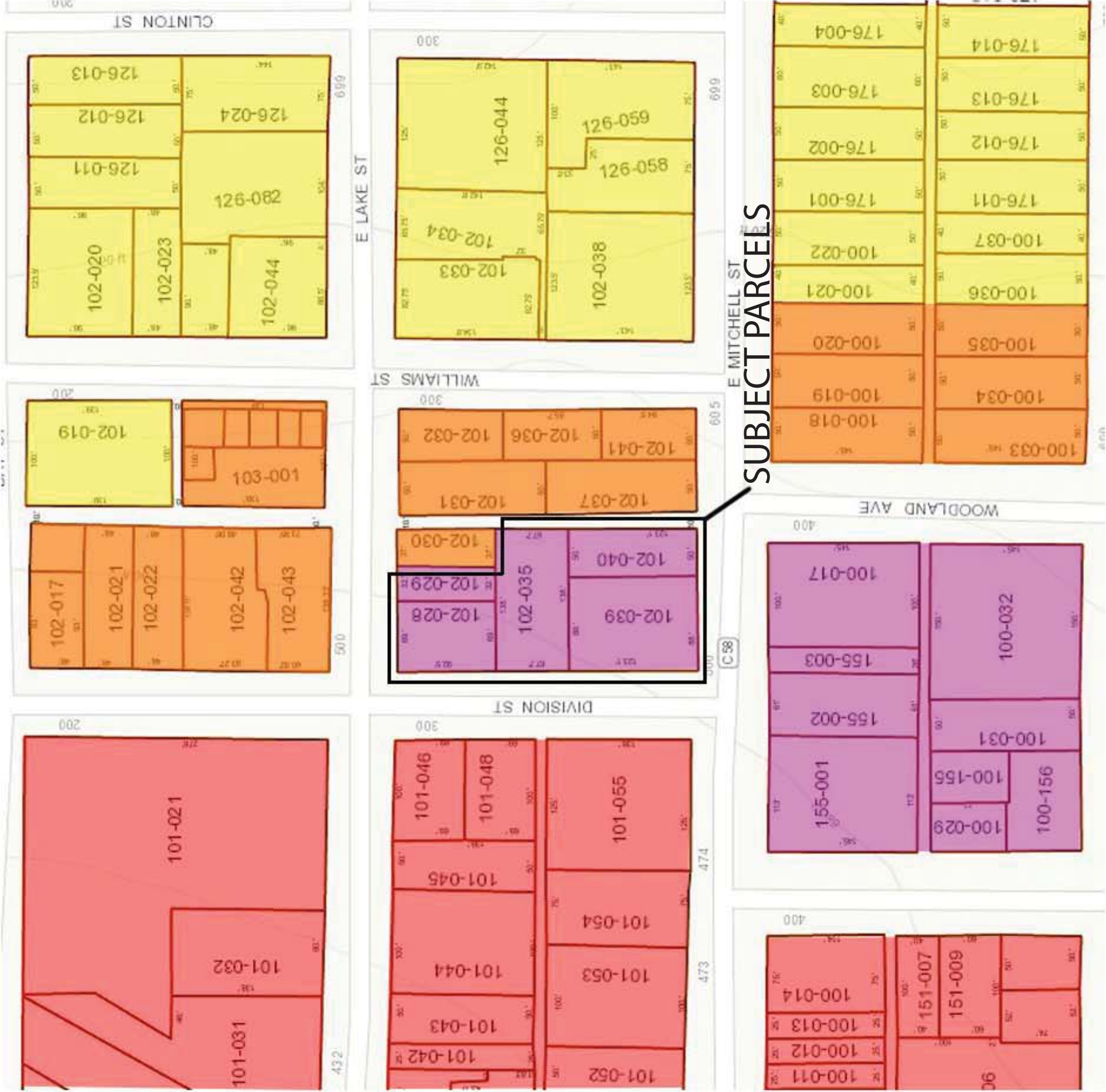
Alan Terry
Its Clerk



FIRST PRESBYTERIAN CHURCH

Sticks & Bricks

Parcel Identification



Current Zoning

-  O-S Office Service District
-  RM-2 Multiple Family Residential
-  B-2 Central Business District
-  R-2 Single Family Residential District



- FIRST PRESBYTERIAN CHURCH

Sticks & Bricks

Sticks & Bricks proposed acquisition property

Future Acquisition property



August 7, 2020

Amy Tweeten
City Planner
City of Petoskey
101 East Lake Street
Petoskey, MI 49770

Re: Proposed Site Use Conditions for 501 E. Mitchell Street & 523 E. Mitchell

Amy,

In addition to the rezoning request, we would like to add deeded conditional zoning restrictions on behalf of The First Presbyterian Church of Petoskey and Sticks & Bricks (Owners) in seeking rezoning of 501, 523 E Mitchell St., 311 Division St., 502 E. Lake St., 508 E. Lake St. to B-2A Transitional Business District. The proposed amendment shall impose limitations regarding the permitted use(s) of the property and a commitment by the Owners to provide continued use of church parking and a small multi-family housing element with off street parking.

As such, it is proposed that the following uses be excluded from the Permitted and Special Condition Uses identified in Table 2901.1 of the City of Petoskey Code of Ordinances:

- Brewpub, microbrewery, winery
- Food service with or without alcohol service
- Open-air business
- Short term rentals

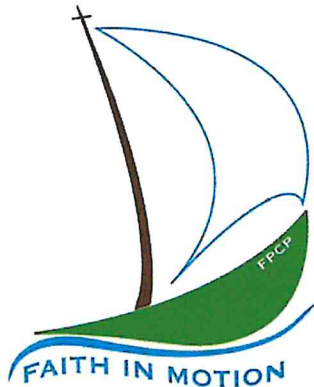
Furthermore, The Owner Stick & Bricks commits to provide year-round, non-seasonal, multi-family housing on the newly acquired parcel. However, should future market conditions or a subsequent building owner determine that a change of use is warranted, this change of use shall be permitted subject to a) applicable zoning restrictions imposed at the time of the potential change and b) the excluded uses identified above.

As the Applicant, we request that these proposed conditions be placed on the rezoning request.

Feel free to contact me if you have any questions or need additional information.

Regards,

Michael H. Pattullo, AIA
President



First Presbyterian Church of Petoskey

501 East Mitchell Street

Petoskey, MI 49770

Tel: (231) 347-4792

E-mail: office@petoskeypres.org

Website: www.petoskeypres.org

Rev. Ryan Donahoe

E-mail: pastor@petoskeypres.org

August 5, 2020

To Petoskey City Planners:

The corner of Mitchell and Division St has been a cornerstone of Petoskey since 1888 when 523 E Mitchell and First Presbyterian Church of Petoskey (501 E Mitchell) were built. Since it's construction the building at 523 E Mitchell has held multiple businesses that have been key to the life of Petoskey. Housing for the original pastors of FPCP, a medical center, coroner's facility, and now Sticks and Bricks ~ a tallman company.

For over 100 years the Church has shared part of our parking lot to allow access to the north side of 523 E Mitchell. In the last year the Church has begun discussions of selling a small section of our property, due north of 523 E Mitchell to Roger Tallman.

Tallman has proposed expanding the parking lot to accommodate an additional 7 to 8 parking places that will be used by both the Church and business at 523 E Mitchell.

We are in support of a change in zoning for both properties which will benefit both parties. We understand that there are restrictions in B2A zoning, but believe this change will be beneficial to the City of Petoskey. We ask for your approval in rezoning the Church lots and 523 E Mitchell from OS to B2A.

Thank you for your consideration.

Respectfully submitted,

Rev. Ryan Donahoe, pastor

and

Session of First Presbyterian Church of Petoskey

Section III Text Amendment

The undersigned hereby requests that the City of Petoskey approve the following change in the zoning ordinance text:

Article: _____ Section: _____

Section IV Statement of Justification for Requested Action

The proposed amendment is needed for the following reasons:

See Attached

Applicant B seeks to purchase a small portion (50' x 67.7) of the back of parcel 52-19-05-102-035 from applicant A, see attached drawing. Applicant B would join that new portion to their existing parcel with a desire for expansion of their existing apartment units and parking both for the units and the lower portion for the church.

The proposed amendment would achieve the following purpose:

See Attached

It would give both property owners greater flexibility to develop on the parcels with decreased set backs and greater density . With the agreed deed restrictions, the use of the properties would essentially remain the same as its current O-S zoning designation, but with the density and setback relief.

The proposed amendment would provide the following community benefits:

See Attached

Benifits would be the addition of much needed downtown walkable rental housing with off street parking. The New B2-A zoning would act as an appropriate buffer from the downtown business district to the RM-2 district. If approved with the deed restricitons, the new B2-A Zoning would be consistant with the "Neighborhood Mixed Use" as planned in the City Of Petoskey Master plan Future Use Map.

Section V Affidavit

The undersigned affirms that he/she has a legal interest in the property for which this application is submitted that the answers and statements herein contained and the information submitted is in all respects true and correct to the best of the applicant's knowledge and belief. The applicant further authorizes City of Petoskey staff and Planning Commissioners to enter upon the property for purposes of information gathering on this request.

Applicant Signature(s) _____

Date: _____

Owner Signature _____

Date: _____

(If legal interest is other than ownership)



PLANNING COMMISSION

September 17, 2020

A regular Planning Commission meeting was conducted virtually from remote locations, with staff at City Hall Council Chambers, Petoskey, Michigan, on Thursday September 17, 2020. Roll was called at 7:00 P.M. and the following were:

Present: Cynthia Linn Robson, Chairperson
Betony Braddock
Carolyn Dettmer
Bob Kronberg
Rick Neumann
Ted Pall

Absent: Richard Mooradian
Eric Yetter

Others: Cindy Alexander, 221 West Mitchell Street
Bill DeLyon, 201 West Mitchell Street
James Dittmar, 914 East Lake Street
Joey Kejbou, Law Office of Joey Kejbou, Bloomfield Hills
Mike Pattullo, Shoreline Architecture, 8 Pennsylvania Plaza
Greg Potter, McLaren Northern Michigan
Steve Werner, Shoreline Architecture, 8 Pennsylvania Plaza

Staff: Amy Tweeten, City Planner
Rob Straebel, City Manager
Lisa Denoyer, Administrative Assistant

Upon motion and support, the minutes of the August 20, 2020 regular meeting were approved with corrections.

Case No. 2-17 – Review and Action on a Master Site Facilities Plan Campus Signage in the H-2 District for McLaren Northern Michigan

Commissioner Kronberg expressed that he had a conflict of interest, as he is an employee of McLaren Northern Michigan and asked to recuse himself from the discussion. At this time, Commissioner Kronberg's audio and video were turned off.

Staff explained that the request was for an amendment to the approved Master Site Facilities Plan for the H-2 District Campus Sign Plan. The proposed plan includes three different freestanding, directional sign types:

- DIR-1 and DIR-2 are freestanding directional signs;
- PID are parking identification signs; and
- EID are entrance identification signs

The plan also includes a wall-mounted sign on the new south tower and freestanding Offield Family Pavilion sign.

Greg Potter, McLaren Northern Michigan, gave an overview of the presentation from the previous meeting for those Commissioners that were not in attendance and noted changes that were made based on comments and concerns from the Commission. One of the changes included the reduction of the main entrance signs to the same size or slightly smaller than existing entrance signs. He then reviewed sign locations, the color-coded wayfinding system and wall mounted signage.

Commissioner Dettmer asked what the size comparison was between the new wall mounted sign (#24) and the existing wall mounted sign (#2), if there were sign dimensions for the freestanding pavilion sign in the planter bed and if it would be illuminated.

Staff responded that the freestanding pavilion sign would be 29 square feet.

Mr. Potter responded that the new sign (#24) had been reduced to the same size as the existing sign (#2) based on the Commission's comments at a previous meeting and the letters of the pavilion sign would be individually illuminated.

Commissioner Pall thanked Mr. Potter for the presentation and stated that he was happy with the main directional signs being smaller but was disappointed with the south tower wall sign. He read aloud Standard 3(a) in the standards for approval and stated that this standard specifically names Little Traverse Bay and he believes the proposed sign affects the view of the bay. When entering town from the south at the top of the hill, the sign would be very prominent and would frame the view of the bay. He does not believe it is a sign that is necessary as there are only a few peaks possible to see the sign from Charlevoix Avenue, it is not a wayfinding or directional sign and there are two other logo signs on the building. He stated that while staff believes it is a reasonably sized sign on a very large wall, the discussion for this standard should be whether or not the sign has an impact on the City's view of Little Traverse Bay. He believes the answer to that question is a resounding yes and cannot think of a way that the sign is necessary or how the removal of it would be detrimental to the business.

Commissioner Neumann stated that the colored wayfinding system is great and a nice improvement to help people find their way into the building. He commended McLaren Northern Michigan and Mr. Potter for hearing the concerns of the Commission and reducing the size of the signs to the existing size. He stated that he is happy that the wall-mounted sign is being reduced to the size of the existing sign and does not feel as strongly as Commissioner Pall does on the impact of the sign as he feels the building itself has more of an impact on the view of the bay than the sign does.

Commissioner Dettmer stated that she agreed with Commissioner Neumann and appreciated the presentation and materials presented. She heard the concerns of Commissioner Pall but also believes the building itself is obstructing the view of the bay, not the wall-mounted sign. She believes one reason to keep the sign would be for patients coming to the hospital from the west.

Commissioner Braddock stated that her main issue or concern with the previously proposed signage was the size of the directional signs and she believes the hospital and Mr. Potter have done a great job listening to the Commission's concerns and reducing the size of the signs. She likes the color-coded wayfinding signage and believes it will be a great help to patients and visitors. While she would prefer the south tower wall-mounted sign not be there, it is not a deal breaker for her.

Chairperson Robson stated that she too appreciates all of the work that has been put into the revised signage and presentation and she agrees with Commissioner Pall. She has traveled the Charlevoix Avenue route to see when the new tower sign would be visible and believes there are very few opportunities to see it. While the signage may only be seen for a brief moment while traveling down the hill on Spring Street, she reminded the Commission that photos are often taken from that area and those

images are permanent. She feels strongly that the view of Little Traverse Bay needs to be protected and allowing the McLaren logo sign would not do that. She also feels the Offield Family Pavilion sign is small enough and would not be as prominent as the McLaren logo and would be agreeable to approving it on the south tower.

Commissioner Pall stated that he would prefer no signs on the south tower as there is already signage below for the Offield Family Pavilion but Chairperson Robson's proposal would be a better compromise than the current proposal.

Mr. Potter stated that he believes there was an expectation from the donor that their family would be represented in this way given the substantial amount of their gift to the hospital. He stated that they could present the proposal to the Offield family and asked to comment on Commissioner Pall's perception of the signage and the view of the bay. He stated that he has spent an extensive amount of time driving up and down US-131 starting at Sheridan Street and also has an extensive photo library of photos taken every 100 feet or so. He commented that as you approach Sheridan Street, the McLaren building rightfully does outline the bay, however the new south addition is not anywhere in your visual as it is completely blocked by trees, buildings and other signage. The only time the new south tower comes into full view is when you are at the intersection of Jackson Street and Mitchell Street. He also commented that there are very few opportunities to view all three of the wall mounted signs at one time and asked the Commission to take this into consideration.

Commissioner Pall shared a photo that he took from the top of the hill on Spring Street a while back when the addition was going up. He stated that there are some trees in the view but the proposed sign would most definitely be seen from this location. He stated that he believes the sign would be very visible from this view and while he respects McLaren's goals there are many hospitals that do not frame the bay in this manner and what might work in other places may not work here.

Commissioner Neumann commented that to him it seems appropriate that the owner of the building be allowed to have a sign on the addition given the amount of money that McLaren is spending on this facility and the medical benefits it will provide to the community. He believes it is a reasonable request given the horizontal separation and feels it meets the standards.

Chairperson Robson stated that she does not disagree that the sign meets the standards with the exception that it is within the Little Traverse Bay view shed. If the sign request were for any other location other than within the Little Traverse Bay view shed there would be no controversy.

Commissioner Pall stated that he would have no issue if it were in another location without a view scape.

Commissioner Neumann commented that it is the building itself that has the greater impact on the view.

Commissioner Pall responded that the Standard 3(a) of the sign ordinance is directing the Commission to evaluate with respect to the view shed, specific to Little Traverse Bay.

Commissioner Braddock stated that she agreed with Commissioner Neumann and believes they all agree on how important the Little Traverse Bay view is, however, the building itself is already taking that view and an additional sign does not change that for her.

Commissioner Pall wanted to make it clear that his issue is that the sign ordinance has a standard for review of signs, so the Commission is reviewing signs, not buildings and he believes this sign impacts the view of the bay.

Commissioner Neumann stated that he does not feel it impacts the bay because the building is behind it and larger than the sign.

Chairperson Robson stated that she disagrees and that Commissioner Pall's interpretation is accurate in terms of the sign ordinance. In order for the proposed plan to pass, a 4-1 vote would be required and it appears that there would be a 3-2 vote.

Staff asked to clarify because the bylaws state that a quorum of a Commission shall consist of at least five members. A majority of the quorum present shall be required to pass a particular motion. If Commissioner Kronberg is not in the meeting because he has a conflict, she believes a majority would be three members. If Commissioner Kronberg cannot vote, it is as though he is not part of the quorum.

Commissioner Pall stated that he believed it could be passed with a 3-2 vote.

At this time, a motion was made by Commissioner Pall, seconded by Commissioner Robson, to approve the sign plan amendment to the McLaren Northern Michigan Master Site Facilities Plan dated September 4, 2020 based on the findings in the staff agenda memo and comments from the applicant, that the Sign Ordinance standards of Section 10.1(g) could be met with the condition that the McLaren logo portion of sign #24 be removed.

At this time, the meeting was opened for public comment.

Mr. Potter asked if the Commission could make a motion to approve the plan as written.

James Dittmar, 914 East Lake Street, stated that he believes in Robert's Rules of Order the reason for a quorum is because that is the minimum requirement to pass something. He is not familiar with the Planning Commission's bylaws but if they state something other than that, he believes it is wrong and should be checked in accordance with state law and Robert's Rules of Order as a quorum is necessary to pass a motion.

Commissioner Pall stated that he is quite sure that is how City Council handles it.

Staff responded that if someone abstains due to a conflict of interest, they are removed from the meeting and cannot vote.

Chairperson Robson asked if the Commission were to have five members present and one member had to abstain, would they not be allowed to vote, as they no longer have a quorum.

Staff responded that if there were a quorum of five and one member had to abstain, she believes the quorum would then be four and the vote would have to be 3-1 to pass.

Commissioner Pall stated that he could see the conflict and Mr. Dittmar may be correct. The bylaws may be something different from Robert's Rules of Order and the Commission would be passing something on a nine-member commission with only three votes. He believes this may be at odds with Robert's Rules of Order.

Mr. Dittmar stated that he believes illumination of the wall-mounted sign is part of the problem, as a big illuminated sign would definitely impact the view more than the building.

Commissioner Braddock stated that in a previous discussion it was asked if the illuminated sign would be turned off at night and the answer was that it would not be turned off.

Mr. Potter responded that he did not recall that discussion but it is something that could be taken into consideration with leadership.

Commissioner Robson stated that she would prefer the sign not be lit during the day to which Mr. Potter responded that it would not be.

Commissioner Braddock made a motion, seconded by Commissioner Pall, to amend the motion to include the McLaren sign without nighttime illumination.

Chairperson Robson made a motion to amend the amended motion, seconded by Commissioner Pall, to state that the McLaren sign would not be lit.

Commissioner Neumann stated that it did not make sense to him to have the wall-mounted sign unlit. One of the purposes of the sign is to be lit and it does not make sense to have two signs just like it that are lit and one that is not.

Commissioner Pall stated that the reason he seconded the motion was that he feels a non-illuminated sign would have less impact on the view of the bay.

Mr. Potter stated that if one particular sign would jeopardize the whole plan from being approved, he would like to ask that the one sign be removed for further discussion and a vote be taken on the rest of the signs. Postponement of action on the entire plan would put them in jeopardy of not being able to submit plans in time for completion by the opening of the building next year.

Commissioner Braddock withdrew her amendment to the motion and Commissioner Pall withdrew his second.

Commissioner Braddock made a motion, seconded by Commissioner Neumann, to amend the motion to exclude sign #24 from consideration of the overall sign plan at this time.

Chairperson Robson asked if sign #24 included both the McLaren sign and the Offield Family Pavilion sign.

Mr. Potter responded that it did and he would like to have further discussion about this sign at a future meeting.

A roll call vote was taken and the motion carried 5-0.

At this time, Commissioner Kronberg was welcomed back to the meeting.

**Case No. 51-20 – Special Condition Use Request for a
Medical Marihuana Provisioning Center at 215 West Mitchell Street**

Staff informed the Commission that this is the first of three medical marihuana provision centers that will be approved. The proposed location is at 215 West Mitchell Street and the property 6,000 square feet (50' x120') with vehicular access from the alley to the south. The entire 2,395 square-foot structure would be used for the provisioning center operations.

The Commission received written comments opposing the special condition use citing parking issues from Bill DeLyon, owner of 201 West Mitchell Street; Kyle Denholm, tenant of 301 and 311 West Mitchell Street; and Harold and Thea Baird, owners of 305 and 311 West Mitchell Street.

Staff informed the Commission that she received revised drawings today that address the majority of the conditions of approval as related to utility and lighting comments but staff has not yet reviewed them entirely.

Staff commented that based on review of the Site and Landscape Plan for 215 West Mitchell Street dated 8/6/2020, she believes the zoning ordinance site plan standards (1716), special condition use

standards (1717), and special condition standards for medical marihuana facilities in the B-3 District (1002(10)) could be met with the following conditions:

1. Planning Commission approval of the on-street parking space within 300 feet;
2. Elimination of the first five-feet of hedge along the east property line;
3. Additional information provided to staff on the lighting fixtures to ensure they are fully cut-off, particularly adjacent to US-31;
4. Additional information provided to staff on the window lighting to ensure it is not an illuminated frame around window signage;
5. Submittal of a sign permit application for review and approval by staff;
6. Revised storm water management plan that incorporates the following changes submitted to the Department of Public Works for review and approval:
 - a. Install 4' diameter manhole in the alley in place of the cleanout indicated. See City Construction Standards for storm sewer specs and details;
 - b. Remove and replace pavement the full width of alley for storm sewer installation. See City Standard Street Cross Section for pavement structure;
 - c. Provide 15" storm and catch basin with perforations and applicable trench detail to allow for infiltration. The 6" and 8" in the alley is to be solid pipe;
 - d. A right-of-way permit is obtained before any work commences; and
 - e. As-built drawings of utility systems are provided to the Department of Public Works.
7. Utility plan identifying location of re-located electric facilities submitted to the Department of Public Works for review and approval that identifies the electric hand-hole and relocated transformer. All utility relocations will be at the applicant's expense.

Michael Pattullo, Shoreline Architecture, stated that updated drawings had been submitted based on comments in the staff report and they addressed as many issues as possible. He shared a couple of renderings of the proposed mixed use building and explained that the new use would change this to retail space on the first floor with the upper floor being utilized for storage and office space. The outside of the building would remain largely intact. A small portion of the building on the south side would be removed, along with an existing deck. The outdoor stairs would be replaced with a walkway and ramp covered by a pergola and a new parking area and sidewalk would be installed, as well as a fenced area for roll out trash bins. The site would be barrier free from both the parking area and Mitchell Street. He addressed concerns about parking and stated that they comply with the ordinance based on gross square footage of six parking spaces. Five of the spaces are on site and they are requesting, as allowed per the ordinance, for a sixth space within 300-feet of the property. Because the proposed use is strictly for medical use, patients would be required to show a State of Michigan issued medical marijuana card and this would reduce the number of people entering the facility. It is estimated that there will be four to six patients per hour and the owner feels there is enough space to accommodate these needs. In addition, the owner is arranging for off-site parking spaces for employees to make more space available for patients. There is a trend towards delivery and curbside pick-up, which would also minimize the number of parking spaces needed. Another issue that was brought up was traffic in the alley. They do not believe four to six vehicles per hour is excessive for this alley and that perhaps public safety and public works may want to change it to one-way in the future. Mr. Pattullo stated that they plan to return at a future date to review signage and exterior lighting and that revised lighting specifications had been submitted showing the change from up lighting to down lighting, as well as utility concerns mentioned by the Department of Public Works. He also added that the hedge along the east side of the property will be pulled back to reduce any visual issues.

Commissioner Pall thanked Mr. Pattullo for the presentation and asked if he could explain more on the proposed window lighting and voiced concerns with marginally adequate parking with the hopes of employees being able to park off site and hoping that the numbers are on the lower end as calculated.

Mr. Pattullo responded that the window lighting had been eliminated and they are meeting all but one parking space that is required. He stated that it is not a hope that employees will be parking off site, they will be parking off site. He believes that if it were a condition of approval that employees park off site that the owners would be happy with that. The barrier free space is a requirement of the ordinance and the building code. He believes they have provided what is required and understands the concern with the amount of parking on site, however, based on calculated numbers the owner is confident that there will be no issue with the parking that would be provided on site.

Joey Kejbou, Attorney, Bloomfield Hills, stated that he hears the concerns regarding traffic and parking at this facility and they have determined an alternate site for employees to park. The applicant has verbal agreements for off-site parking and hopes to have written agreements once the site is approved. He informed the Commission that the number of medical marihuana users is trending down and currently there are only 227 active medical marihuana cardholders in Emmet County. The number of patients is limited by law because this facility would be for medical marihuana only. The current trend in the industry is 30% to 40% of purchases being made via curbside pick-up and delivery. It is anticipated that traffic through this facility would be 10 to 12 patients per hour, on the high end, and traffic would be moderate.

Mr. Pattullo stated that because this facility would strictly be a medical marihuana facility the patients would not be making an impulse purchase and he believes that the only time there would be confusion would be a first time visit. After that, patients would know where to park and enter the facility.

Chairperson Robson asked how long the turn-around time would be for someone coming in to pick up his or her medical marihuana.

Mr. Kejbou responded that the typical turn-around time, if they know exactly what they want would be approximately four to six minutes. If they do not know what they want and have questions it would be approximately 10 to 12 minutes for an uneducated patient.

Commissioner Braddock stated that most of her questions had already been addressed and that parking was a main concern, although it seems they are meeting the ordinance. She commented that a letter received by the Commission mentioned that the applicant had contacted them about purchasing parking spaces from them and she asked if this parking was for the employees and stated she was confused as to why they would be looking to purchase parking spaces.

Mr. Kejbou stated that due to expressed concerns with parking at the last meeting they were trying to be proactive and explore alternative options for parking. They want to reserve onsite spaces for patients and although they do not feel it is necessary, in an effort to be proactive and to be a good neighbor they explored the option of purchasing additional spaces from other nearby property owners.

Commissioner Kronberg stated that he is familiar with area and has concerns with the congestion in this area as the alley has limited site distance on both ends and vehicles would be crossing public sidewalks to access alley. He also has concerns with the number of patients that may be at the facility at one time. He stated that it seems they are presuming that patients will self-pace over an eight-hour period and suggested scheduling appointments as an option to limit the number of patients at the facility at one time.

Commissioner Dettmer stated that she feels the project is an improvement to the property and the building. She voiced concerns with not meeting the parking requirements and asked if the tree in the rear side yard could be removed to create an additional parking space.

Mr. Kejbou stated that parking requirements have been met. In an effort to be a good neighbor they have gone above and beyond to make sure that the combination of employees and patients onsite does

not exceed parking. If they find they have peak hours or patterns inconsistent with what they anticipate, they will have parking offsite to accommodate.

Chairperson Robson asked Mr. Pattullo if he could answer Commissioner Dettmer's question regarding the removal of the tree to create an additional parking space.

Mr. Pattullo responded that the space is not wide enough to meet the legal requirements for a parking space and it was therefore decided that this would be a good location to plant a tree in order to meet the landscape requirements.

Chairperson Robson asked if the lot, from east to west, was paved parking to which Mr. Pattullo responded that it was, with landscaping on the east side.

Commissioner Dettmer asked if more of the first floor of the building could be removed to create additional parking.

Mr. Pattullo responded that the width of the property was the issue in terms of parking spaces. The other alternative would be to create parking spaces to the north and south but it would require removal of too much of the building.

Commissioner Neumann asked how curbside pickup would work and if the customer would call ahead with their order, state their arrival time, pull into a parking space in the back and an employee would deliver it to them.

Mr. Kejbou responded that he was correct and that some apps have been developed and are in operation and more are being developed for this purpose. He also stated that an app not yet been selected for this facility.

Bill DeLyon, 201 West Mitchell Street, stated that he owns neighboring properties at 201 West Mitchell Street and 301 West Mitchell Street and that he sent notes to the Commission with a few points that he would like to review. He commented that no one has talked about snow removal and how snow will accumulate and parking spaces will be lost. He stated that in the drone picture provided by the applicant, you can see that his lot is almost full. While he is not opposed to the applicant as a neighbor, he is opposed to the parking situation. He voiced concerns with patients parking in his parking lots to access the proposed site and while he appreciated being contacted by the potential owner regarding the purchase of some of his parking spaces he cannot afford to give any up spaces due to the need for his businesses. He stated that the UPS Store has people coming and going all the time and believes the actual time that patients will be inside will be significantly longer than what is projected. He found it interesting that someone would spend such a large amount of money on property and a business that is declining in numbers. He stated that he went to Lume to do a traffic count, the minimum number of cars on site at one time was 15 to 20, and they were constantly coming and going. The count was done during daytime hours and he believes that parking will be a problem and patients will be parking on his properties to access this facility.

Cindy Alexander, 221 West Mitchell Street, stated that she owns the business due west of this property and is very familiar with the traffic flow. She voiced concerns with parking and stated that in the winter, they will lose 40% of parking to snow accumulation and that she experiences the same issue. She stated that there are already employees from surrounding businesses parking on the street and is concerned with the impact it will have on her business. She also voiced concerns with the sidewalk along Mitchell Street, as it is very narrow and treacherous in the winter and stated that on average there are four accidents near this location each year from patrons looking for the smoke shop or UPS who stop abruptly to turn into the parking lot. She asked if armed guards would be present at this facility as they generally are at facilities like this. She stated that her business is also service oriented and at times it is dead and at other times there will be four or five people coming in at once. Typically,

customers are in the store much longer than two to three minutes and she believes the same will be true for the proposed business. She believes there are many other locations available within the city that would meet the requirements and would be a better fit for this facility.

James Dittmar, 914 East Lake Street, stated that he heard reference to letters that were submitted to the Commission but there were none in the packet and asked if the letters could read aloud. He commented that Mr. DeLyon made a good point regarding the reduction of parking in the winter, in which case, they would not meet the parking requirement in the winter.

Chairperson Robson stated that the letters were received after the packet was sent out and that is why they were not included in the packet.

Staff read aloud the letters that were submitted from Blackthorne, LLC, Kyle Denholm, and Harold and Thea Baird but did not read Mr. DeLyon's letter as he addressed his issues earlier.

Mr. DeLyon commented that he believes a facility could be found to perform a parking study on and he believes they would find the need for parking would be much greater than what is being proposed or suggested.

Mr. Kejbou responded that they do not view Petoskey as a particularly dangerous area and have no reason to believe that there would be a need for an armed guard. If they find it is necessary or if the Commission requires it as a condition of approval, they would be happy to have one.

Chairperson Robson commented that the State of Michigan has security protocols that have to be followed that are more than adequate for Petoskey.

Commissioner Neumann voiced concern with the ability to meet Standard C of the Special Condition Use Standards of Section 1717. His son lives on Wachtel Street and as a former patron of Petoskey Printing and Duplicating, that once occupied this facility, he is very familiar with the access from the alley. It is not an easy location to get in and out of, especially on the east end as the building is very close to the alley. Site visibility is an issue and he is concerned with traffic and access issues. Congestion and circulation are also issues in the area of the UPS Store and Mancino's and added traffic from the alley will only add to these issues.

Commissioner Kronberg stated that he is not against the retail proposal but is against the location due to congestion and traffic patterns for both traffic and pedestrians. He stated that it seems as though they are trying to shoehorn a business that barely has room for itself.

Commissioner Braddock stated that she shares many of these concerns and parking continues to be a concern as it is tight for this property. Everything sounds good in regards to the proposed numbers of customers per hour but it has the potential to be a very difficult area to navigate. She is in favor of the dispensary but does have concerns with parking.

Commissioner Pall asked staff if her recommendations for conditions of approval for items one through three would change based on tonight's discussion.

Staff responded that she would not change item number two but would likely eliminate items three and four as they have been addressed in the newly submitted documents.

Commissioner Pall stated that this is a relatively quick in and out operation but if people are going to park illegally, it will be an issue for other businesses. He stated that he might be inclined to postpone action due to the amount of public comment received tonight.

Commissioner Dettmer commented that some places remove the snow from the site rather than piling it up. She is still concerned with parking although there is room where someone could sit and wait for a parking space. She likes the idea of looking at the traffic patterns and possibly making the alley one-way only.

At this time, a motion was made by Commissioner Kronberg, seconded by Commissioner Pall, to postpone action until the next regular meeting.

Commissioner Neumann asked what the purpose was for postponing action.

Commissioner Pall stated that it was to allow the Commission time to review and consider the comments received from the public.

Mr. Pattullo stated that he believed the parking concerns were a bit arbitrary as they are meeting the parking requirement per the ordinance and if more were required based on the type of business then the ordinance should state so. He believes circulation concern is legitimate and is something that needs to be discussed and thought about. The alley is tight and he would like to see it changed to one-way to help with the flow of traffic and visibility. The alley itself as a point of access is a good thing rather than an additional curb cut from Mitchell Street and he believes that traffic flow is something the City should look at. He believes off-site parking will only be an issue for a first time customer after that they will know where to park and how to access the building. He stated that it is their intention to remove snow from the site, not stockpile, as there is not enough room and a heated sidewalk and barrier free ramp would be installed as suggested at the previous meeting. He reminded the Commission that Lume is a recreational facility and is completely different from the proposed facility. Lume customers are making a retail purchase and this facility would be more like a pharmacy and would have a much faster process.

Mr. Kajbou commented that Lume is an adult use facility and there are a total of 227 patients in all of Emmet County that are eligible to visit the proposed facility. If every patient visited the facility, that would be eight patients per day. The traffic count would not be an issue, nor would parking, especially with the option of curbside and delivery service and this facility would offer delivery service. He commented that one facility in Traverse City, where the patient count is four times as much as Emmet County, had 1,045 visits in one month. That is the equivalent of 30 to 35 patients per day.

Mr. Pattullo stated that Mr. Kajbou has a large amount of data and references that he can provide the Commission on parking that may address Mr. DeLyon's suggestion of a parking study.

Commissioner Pall asked staff for clarification on the parking. His understanding is that the applicant needs six parking spaces and Commission may allow one to be off-site if they deem it appropriate and he believes the issue for Commission is how critical they view the parking in that area and if it will work well. The owners need to know that they need six spaces and only have five. The Commission can allow one off-site parking space within 300 feet but they have to determine the parking situation in that area. He then asked staff if she felt it would be helpful for the Commission to review information on similar facilities in Traverse City.

Staff responded that he was correct and that it would not hurt to review the information. If the motion to postpone passed, additional information could be provided to the Commission for review.

Chairperson Robson stated that she believes the issue of whether to allow one parking space on street needs to be decided in order for the project to move forward. If the Commission is favorable to postponing action in order to acquire more information on parking requirements at other facilities they can do so. She believes that if there were six onsite parking spaces this would not be a discussion.

Mr. Pattullo asked if one additional on street parking space approval was part of the basic ordinance or if it is required as part of the special condition use request.

Staff responded that it is allowed through the ordinance that the Commission may approve up to 20% of required spaces to be on the street.

Commissioner Dettmer asked for clarification as the site plan states up to five parking spaces but she only counts four. She stated that she believes the main public concern is what the business is doing, not necessarily the issues that have been discussed and that it should be looked at as a retail business and move forward with a possible approval.

Staff commented that the fifth parking space is parallel to the east property line.

Mr. Pattullo stated that there is not enough space available for a van accessible space, as the isle way is required to have an eight-foot alley.

Commissioner Dettmer asked if an amendment to the motion to not postpone action was an option to which Commissioner Pall responded that in the order of motions, a motion to postpone is a higher order motion. If the majority of the Commission voted no on the motion, discussion would continue at that point.

At this time, a roll call vote was taken and the motion carried 4-2.

Chairperson Robson asked staff to compile parking requirement information for review prior to the next regular meeting.

Mr. Pattullo asked for clarification on the purpose of the postponement and asked if there was anything they should address.

Commissioner Kronberg read aloud the Special Condition Use Standards of Approval, Section 1717 (c) and stated that he believes this is where he is hung up on this request. He has no issues with the type of business but has concerns with the area being extremely tight and already congested by existing businesses and is concerned with adding additional usage and traffic into this area.

Commissioner Pall stated that he believes the issues are parking and traffic circulation and it is never a bad idea to take time to put information all together.

Commissioner Neumann stated that he voted yes to postpone action to accommodate the requests for more information and time to think about the comments made.

**Case #1-20 Rezoning Request of 501 and 503 East Mitchell Street
from O-S Office Service to B-2A Transitional Business**

Staff reviewed resulting impacts of rezoning to B-2A with the identified conditions as:

1. No density limit on number of new dwellings based on lot area;
2. Reduced building setbacks;
3. No maximum lot coverage of structures; and
4. Reduced parking requirement for new residential units.

Staff noted that her concerns with the use of conditional rezoning to achieve the objective of additional housing units were listed in the agenda memo.

She reminded the Commission that in review of a rezoning request, they must evaluate whether it is consistent with the City Master Plan. The properties are identified as Neighborhood Mixed Use on the Master Plan Future Land Use Map. The O-S District is included in this land use category, as is the B-2B Mixed Use Corridor. The B-2A District is very similar to the B-2B District and the conditional rezoning

request is to remove some of the commercial uses. And, after receiving public comment, the Commission may make a recommendation on the rezoning request to City Council.

Steve Werner, Shoreline Architecture, stated that the main goal of this request was so that the Tallman's could develop the property for residential housing. He informed the Commission that staff had offered an alternate option but he was unsure how long the alternate option would take for approval and questioned the parking requirements as he felt the number was high. Additional parking would be added with the church using it on the weekends.

At this time, the meeting was opened for public comment. No public comment was received.

Chairperson Robson stated that she believes the Commission is in favor of more housing and asked Commissioners how they wanted to proceed, if they would like to approve rezoning of these properties with conditions or look at Office Service zoning as a whole see if it is workable to avoid these requests in the future.

Commissioner Braddock asked to clarify that the change of zoning for Family Video was spot zoning and that it should be avoided, if possible. She asked how long the process would be to change the zoning of Office Service and if it would push the process back for the applicant. She asked if the owners would be ready to move forward with the project once approval is given and stated that she loves the project, more housing would be great for the community and she would love to see it come to fruition.

Staff responded that she was correct and the process would be longer to change Office Service zoning as the Commission would have to give direction on language, language would have to be drafted and brought back to the Commission for discussion, a public hearing would have to be scheduled and then held and once approved it would move on to City Council for review and approval. Staff stated that while this would be a longer process it would address the larger issue that will fall on other parcels rather than create conditions on one area that no one will know about in the future.

Mr. Werner responded that the thought process for this project would begin once approval is given but actual construction would take some time.

Commissioner Kronberg stated that he does not see an issue with changing the zoning to B-2A Transitional Business.

Commissioner Neumann asked that in order for it to be considered spot zoning, wouldn't just one parcel be changed and stated that he does not consider it to be spot zoning. He believes they would be creating a ring around the edge of downtown as it transitions to residential.

Staff responded that this B-2A zoning would be different from any other B-2A zoning because it would have conditions on it and would be a unique zoning district for that reason.

Chairperson Robson stated that there could be an issue because there would be no notation in zoning that shows the conditions exist. A potential buyer would not necessarily know that there are conditions with this property, as it would only be noted in the deed. She believes it would be better to go through the process of changing O-S Office Service zoning. She also stated that she has no issue with the zoning being changed to B-2A but without conditions.

Mr. Werner stated that he does not feel that the conditional uses apply but they want to appease the Commission knowing that these types of uses are a bit riskier and it would be preferred not to have them along the edge of the community.

Commissioner Pall stated that he is not as bothered by the conditional zoning, however, changing to B-2A zoning without conditions is a huge concern, as it is hard to say what may or may not happen with

these properties in the future. He likes the conditions as it allows them to do the housing but protects the interest of the neighborhood. He believes the discussion of changing O-S Office Service is a big discussion and much more complicated and would be a much longer process.

Chairperson Robson stated that she was not opposed to moving forward and approving the request with conditions.

At this time, the meeting was opened for public comment. No public comment was received.

Commissioner Neumann stated that he agrees with Commissioner Pall on approving with conditions.

At this time, a motion was made by Commissioner Neumann, seconded by Commissioner Pall, that the request to conditionally rezone the properties at 501 and 523 East Mitchell Street, 311 Division Street and 502 and 508 East Lake Street from O-S Office Service to B-2A Transitional Business District with the conditions that would eliminate brewpub, microbrewery, winery, food service with or without alcohol service, open-air business and hotel from Table 2901.1 and further guaranteeing that any new units created on the 523 East Mitchell Street property would be year-round housing be recommended to City Council for approval based on the facts presented in the staff agenda memo, Commissioner comments and the finding of fact that the request is consistent with the City Master Plan, Future Land Use Map and Zoning Plan, that the uses and development standards are compatible with surrounding uses, that the site is of sufficient size to accommodate the conditional uses proposed and that the rezoning will not adversely affect surrounding properties.

A roll call vote was taken and the motion carried 6-0.

Public Comment

The meeting was opened for public comment. No public comment was received.

Updates

Staff reminded the Commission that at their October special meeting they will be reviewing the final two chapters of the Master Plan and then will review any other sections that the Commission would like to review.

The meeting was then adjourned at 10:10 P.M.

Minutes reviewed and approved by Ted Pall, Vice Chairperson/Secretary



City of Petoskey

Agenda Memo

BOARD: City Council

MEETING DATE: November 3, 2020 **DATE PREPARED:** October 29, 2020

AGENDA SUBJECT: Proposed 2021 Annual Budget Presentation and Scheduling of a Budget and Property-Tax-Rate Public Hearing

RECOMMENDATION: That City Council receive the City Manager's recommended 2021 Annual Budget and adopt a proposed resolution that would schedule a November 16 public hearing

Presentation As required by City Charter provisions, and as part of the City's routine, yearly process, enclosed with City Council meeting agenda materials is the City's recommended 2021 Annual Budget that totals \$31,470,800 in proposed operating and capital expenditures. No action concerning the proposed budget is required of the City Council on November 3; however, in addition to the City Manager's summary of the proposal, the City Council should begin discussions on the proposed budget. Specific and constructive feedback is appreciated and will assist in the timely adoption of the 2021 Budget.

Hearing As the first step in the budget-preparation process, the City Council will be asked at its November 3 meeting to adopt the enclosed proposed resolution that would schedule a November 16 public hearing, as required by City Charter provisions and State law, to receive comments concerning the proposed budget and property-tax-millage rates that will be recommended as part of the proposed budget. The City Council may schedule the public hearing for any date that it chooses, but November 16 has been suggested.

rs
Enclosure



City of Petoskey

Resolution

WHEREAS, as required by City Charter provisions, the City Manager has presented for the City Council's consideration the City's recommended budget for fiscal 2021; and

WHEREAS, City Charter provisions also require that a public hearing be conducted to receive comments concerning the proposed annual budget; and

WHEREAS, this proposed budget includes certain recommendations by the City Manager concerning the amounts of property-tax millage to be levied to partially finance City operations, programs, services, and projects during 2021; and

WHEREAS, the Michigan Truth-in-Taxation Act requires that public hearings be conducted to receive comments concerning proposed property-tax-millage rates, if such rates result in increased tax revenues, when compared with those of the previous year:

NOW, THEREFORE, BE IT RESOLVED that the City of Petoskey City Council does and hereby schedules a public hearing for 7:00 P.M., Monday, November 16, 2020, at the City Hall, to receive comments concerning the City's proposed 2021 Annual Budget and property-tax-millage rates that will be recommended to be levied during 2021 as part of the proposed budget.



City of Petoskey

Agenda Memo

BOARD: City Council

MEETING DATE: November 3, 2020

DATE PREPARED: October 29, 2020

AGENDA SUBJECT: Downtown-Area Special-Assessment Resolution

RECOMMENDATION: That the City Council adopt this proposed resolution

Background Following City Code provisions that regulate the City's special-assessment procedure, the City Council on October 19 conducted a public hearing and received comments concerning the September 30 report by the City Manager that recommended the levy of special assessments against eligible, non-residential properties within the Downtown Management Board's territory to offset costs of programs and services that would be provided by the Downtown Management Board during 2021. Such revenues and expenditures have been included within the City's proposed 2021 Annual Budget. Following the October 19 public hearing, the City Council, again in accordance with City Code special-assessment procedures, conditionally approved the proposed programs and services and their costs as they had been presented, established boundaries of the special-assessment district, and requested that an assessment roll be prepared by the City staff and presented to the City Council for its review at the November 3 City Council meeting.

Procedure Enclosed is a proposed special-assessment roll that is based upon the Downtown Management Board's September 18 recommendation that a 2% increase special-assessment formula be used for financing downtown-area programs and services, with \$0.1836 being the amount that would be assessed per square foot of useable, first-floor, non-residential building area; \$0.0459 being charged useable, non-residential area on floors other than the first floor; and vacant, unimproved lots being charged \$0.0561 per square foot for lot area. To meet City Code requirements, the City Council will be asked on November 3 to adopt the enclosed proposed resolution that would confirm the City Council's acceptance of the roll, order that the roll be placed on file at the City Hall for inspection, and schedule a public hearing for 7:00 P.M., Monday, November 16, to receive comments concerning this proposed special assessment.

sb
Enclosures



WHEREAS, at its regular meeting of October 5, 2020, the City Council reviewed a report by the City Manager dated September 30, 2020, as required of City Code provisions, that listed programs and services that had been proposed to be provided to property owners and tenants within the Downtown Management Board's territory along with a proposed assessment formula that could be implemented to finance such programs and services during 2021; and

WHEREAS, following that review, the City Council on October 5, 2020, scheduled a public hearing for October 19, 2020, to receive comments concerning proposed programs and services as intended to be provided by the Downtown Management Board, as well as costs that had been estimated by the Downtown Management Board for providing such programs and services; and

WHEREAS, City Council, on October 19, 2020, approved proposed programs and services as recommended by the Downtown Management Board at their September 18, 2020 meeting and costs as estimated by the Management Board to be assessed eligible property owners within the boundaries of the proposed assessment district at a 2% increased rate compared to last year that are coterminous to those of the Management Board's territory; and

WHEREAS, in addition to approving proposed downtown-area programs and services and costs of such programs and services, the City Council directed the City staff to prepare a special-assessment roll in accordance with the City Council's approval of recommended programs and services and costs of such programs and services for presentation to the City Council at its meeting of November 3, 2020; and

WHEREAS, in response to the City Council's direction, and in accordance with City Code provisions that regulate special-assessment procedures, the City staff has provided a proposed special-assessment roll:

NOW, THEREFORE, BE IT RESOLVED that the City of Petoskey City Council does and hereby accepts the assessment roll as prepared by the City staff and as presented to the City Council; and

BE IT FURTHER RESOLVED that the City Council does and hereby orders that said special-assessment roll be placed on file with the City staff and made available for inspection by the public; and

BE IT FURTHER RESOLVED that the City Council does and hereby schedules a public hearing for 7:00 P.M., Monday, November 16, 2020, to receive comments concerning this proposed special-assessment roll; and

BE IT FURTHER RESOLVED that the City Council does and hereby directs the City staff to publish a notice of the November 16, 2020, public hearing and notify potentially-affected property owners of said public hearing as required by City Code provisions that regulate the City's special-assessment procedures.



City of Petoskey

Memo

TO: City Clerk-Treasurer

FROM: City Assessor

DATE: October 29, 2020

**RE: TRANSMITTAL AND CERTIFICATION OF PROPOSED DOWNTOWN
MANAGEMENT BOARD 2021 PROGRAMS AND SERVICES SPECIAL-
ASSESSMENT ROLL**

I hereby certify that the attached special assessment roll has been made by me pursuant to a resolution of the City Council of October 19, 2020, and that, in making the assessments herein, I have, as near as may be, according to my best judgment, conformed in all respects to the directions contained in said resolution and to Chapter 17 of the Petoskey Code, and to the State law and to the provisions of Section 17-8 of the Petoskey Code.

A handwritten signature in blue ink, appearing to read "Robert Englebrecht", written over a horizontal line.

Robert Englebrecht, City Assessor

sb
Enclosure

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2020 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT**

STREET	AREA AND COST PER FLOOR												TOTAL COST
	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		VACANT LAND		
	AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
Bay Street	26,305	\$ 4,829.60	12,774	\$ 586.33	5,417	\$ 248.64	-	\$ -	3,240	\$ 148.72	-	\$ -	\$ 5,813.28
Division Street	-	-	-	-	-	-	-	-	-	-	-	-	-
Howard Street	70,662	12,973.54	20,309	932.18	-	-	-	-	20,554	943.43	-	-	14,849.15
Lake Street	93,147	17,101.79	51,771	2,376.29	8,273	379.73	-	-	45,481	2,087.58	-	-	21,945.39
Lewis Street	15,360	2,820.10	12,590	577.88	12,590	577.88	3,922	180.02	8,711	399.83	-	-	4,555.71
Michigan Street	21,766	3,996.24	300	13.77	-	-	-	-	-	-	6,324	354.78	4,364.78
Mitchell Street	173,384	31,833.30	55,064	2,527.44	14,375	659.81	-	-	88,526	4,063.34	87,528	4,910.32	43,994.22
Park Avenue	5,756	1,056.80	860	39.47	-	-	-	-	4,939	226.70	-	-	1,322.98
Petoskey Street	22,309	4,095.93	4,692	215.36	3,672	168.54	-	-	3,314	152.11	-	-	4,631.95
Rose Street	4,428	812.98	3,608	165.61	-	-	-	-	-	-	-	-	978.59
Waukazoo Street	5,028	923.14	-	-	-	-	-	-	-	-	-	-	923.14
TOTALS	438,145	\$ 80,443.42	161,968	\$ 7,434.33	44,327	\$ 2,034.61	3,922	\$ 180.02	174,765	\$ 8,021.71	93,852	\$ 5,265.10	\$ 103,379.19

Description	Rate
First Floor	\$0.1836
Non-First floor	\$0.0459
Unimproved	\$0.0561

10/1/2020

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2020 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
BAY STREET**

PROPERTY NUMBER PROPERTY OWNER		PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
			FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
06-226-001	CITY OF PETOSKEY	BAY STREET		\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
06-226-002	CITY OF PETOSKEY	BAY STREET											-
06-226-003	PETOSKEY LAND & CATTLE	322 BAY STREET	5,893	1,081.95	3,086	141.65							1,223.60
06-200-011	MCGRAW, VAUGHN TRUST	319 BAY STREET	1,476	270.99									270.99
06-200-006	WINE GUYS HOLDINGS, LLC	321 BAY STREET	1,763	323.69	1,433	65.77							389.46
06-200-007	KONDZIELA, PAUL TRUST	327 BAY STREET	821	150.74									150.74
06-200-008	LANDIS CONNIE - residential	329 BAY STREET	0	-	-	-							-
06-200-009	BAY STREET REAL ESTATE HOLDI	331 BAY STREET (HOWARD STREET)	1,228	225.46	888	40.76							266.22
05-101-017	NATIONAL CITY BANK MI/ IL	401 BAY STREET (HOWARD STREET)	3,436	630.85	930	42.69					1,209	55.49	729.03
05-101-062	TIP OF MIT WATERSHED	426 BAY STREET (PARK AVENUE)	2,590	475.52	1,020	46.82							522.34
05-104-101	BANK OF NORTHERN MICHIGAN	406 BAY STREET	5,190	952.88	5,417	248.64	5,417	248.64					1,450.16
05-105-101	HOWARD PROPERTY PARTNERS	400 BAY STREET, UNIT 1	802	147.25									147.25
05-105-102	HOWARD PROPERTY PARTNERS	400 BAY STREET, UNIT 2	1,354	248.59							744	34.15	282.74
05-105-103	HOWARD PROPERTY PARTNERS	400 BAY STREET, UNIT 3	1,752	321.67							1,287	59.07	380.74
TOTALS			26,305	\$ 4,829.60	12,774	\$ 586.33	5,417	\$ 248.64	-	\$ -	3,240	\$ 148.72	\$ 5,813.28

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2020 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
DIVISION STREET**

PROPERTY NUMBER		PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST			
				FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT					
				AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST				
05-101-021	EMMET COUNTY	200 DIVISION STREET		\$	-		\$	-		\$	-		\$	-	\$	-	
05-101-046	EMMET COUNTY	DIVISION STREET														-	
05-101-048	EMMET COUNTY	DIVISION STREET														-	
			TOTALS	-	\$	-	-	\$	-	-	\$	-	-	\$	-	\$	-

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2020 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
HOWARD STREET**

PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
			FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
05-101-067	CRC HOLDINGS LLC	107 HOWARD STREET	3,780	\$ 694.01		\$ -		\$ -		\$ -		\$ -	\$ 694.01
05-101-011	SELDEN CARS, LLC	113 HOWARD STREET	1,306	239.78	852	39.11							278.89
05-101-015	117 HOWARD STREET, LLC	117 HOWARD STREET	2,280	418.61	788	36.17							454.78
05-101-022	ORAHAM, WALT/GENEVA TRUST	203 HOWARD STREET	4,786	878.71									878.71
05-101-024	HOWARD PROPERTY PARTNERS	209 HOWARD STREET	1,630	299.27	756	34.70							333.97
05-101-025	PHILLIPS, JUDY L. TRUST	215 HOWARD STREET	1,500	275.40	1,500	68.85							344.25
05-101-059	SYMONS, CHANDLER/LYNN TRUS	217 HOWARD STREET	900	165.24									165.24
05-101-036	SECOND EDITION INVEST. CO.	303 HOWARD STREET (EAST LAKE STREET)	1,425	261.63	1,425	65.41							327.04
05-101-047	SUMMIT POINT II LLC	307 HOWARD STREET	2,057	377.67									377.67
05-101-049	LAKE HOWARD LLC	309 HOWARD STREET (PARK AVENUE)	1,114	204.53	1,114	51.13							255.66
05-101-050	VIGNEAU, PAUL	311 HOWARD STREET (PARK AVENUE)	1,857	340.95	897	41.17							382.12
05-151-001	SEL WAYS, LLC	411 HOWARD STREET	2,886	529.87									529.87
05-151-008	MUNSON, THOMAS	415 HOWARD STREET	1,560	286.42									286.42
05-151-010	PERKINS, JONATHON & SONJA	417 HOWARD STREET	3,666	673.08									673.08
05-151-012	PERKINS, JONATHON & SONJA	421 HOWARD STREET	1,881	345.35									345.35
06-226-041	PETOSKEY LAND & CATTLE	200 HOWARD STREET	5,247	963.35									963.35
06-226-042	SECOND-HALF PRODUCTIONS	206 HOWARD STREET	1,903	349.39							1,903	87.35	436.74

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2020 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
HOWARD STREET**

PROPERTY NUMBER		PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
				FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
				AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
06-226-006	T.J.B. PROPERTY HOLDINGS LLC	208 HOWARD STREET	1,755	\$ 322.22		\$ -		\$ -		\$ -		\$ -		\$ 322.22
06-226-007	HOWARD PROPERTY PARTNERS	210 HOWARD STREET	2,888	530.24								2,888	132.56	662.80
06-226-019	WJ & C, LLC	216 HOWARD STREET	2,400	440.64										440.64
06-226-027	HOWARD & LAKE LLC	300 HOWARD STREET (LAKE STREET)	1,975	362.61								1,964	90.15	452.76
06-226-028	ANDREWS PROPERTIES LLC	306 HOWARD STREET	1,250	229.50	877	\$ 40.25								269.75
06-226-030	HOWARD PROPERTY PARTNERS	308 HOWARD STREET	1,165	213.89	-	-								213.89
06-226-031	HOWARD PROPERTY PARTNERS	310 HOWARD STREET	2,500	459.00	-	-								459.00
06-226-037	MANTHEI, CORA TRUST	314 HOWARD STREET	5,000	918.00	5,000	229.50						4,832	221.79	1,369.29
06-226-040	BANK ONE	324 HOWARD STREET (MITCHELL STREET)	7,100	1,303.56	7,100	325.89						7,100	325.89	1,955.34
06-277-054	PROSPECT GROUP PROPERTIES	410 HOWARD STREET	1,867	342.78								1,867	85.70	428.48
06-277-021	MSKS LLC	418 HOWARD STREET (MICHIGAN STREET)	2,984	547.86										547.86
PROPERTY NUMBER		PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	VACANT LAND										
				AREA	COST									
05-151-015	PERKINS, JONATHON & SONJA	425 HOWARD STREET	PARKING LOT											
TOTALS				70,662	\$ 12,973.54	20,309	\$ 932.18	-	\$ -	-	\$ -	20,554	\$ 943.43	\$ 14,849.15

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2020 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
LAKE STREET**

PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
			FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
06-227-015	MDC JACKSON LLC	215 EAST LAKE STREET	5,212	\$ 956.92	686	\$ 31.49		\$ -		\$ -	4,176	\$ 191.68	\$ 1,180.09
06-226-008	SHORTER, MARIETTA TRUST	301 EAST LAKE STREET (PETOSKEY STREET)	3,325	610.47	3,325	152.62					1,325	60.82	823.91
06-226-009	M.E.M. PROPERTIES	305 EAST LAKE STREET	1,750	321.30							1,750	80.33	401.63
06-225-101	LONGFIELD FARM LTD PARTNERS	307 EAST LAKE ST, UNIT 1	2,030	372.71							2,346	107.68	480.39
06-225-102	MAGER PETOSKEY LTD PARTNER	307 EAST LAKE ST, UNIT 2	2,084	382.62							1,681	77.16	459.78
06-226-012	SHORTER PROPERTIES, LLC	311 EAST LAKE STREET	1,238	227.30	1,238	56.82					1,238	56.82	340.95
06-226-013	TESKA, MICHAEL & LINDA	313 EAST LAKE STREET	675	123.93									123.93
06-226-014	WARD, DONALD & JENNIFER TRU	315 EAST LAKE STREET	1,225	224.91									224.91
06-226-015	SUMMERHILL ESTATES, LLC	317 EAST LAKE STREET	2,075	380.97	1,775	81.47					2,045	93.87	556.31
06-226-016	NORWOOD GROUP, LLC	319 EAST LAKE STREET	2,000	367.20							1,976	90.70	457.90
06-226-017	WOLF INVESTMENT OF MICHIGAN	321 EAST LAKE STREET	4,050	743.58	4,050	185.90							929.48
06-226-018	SPLASH PROPERTIES, LLC	325 EAST LAKE STREET	4,000	734.40	4,000	183.60					4,000	183.60	1,101.60
06-226-020	WJ & C, LLC	329-331 EAST LAKE ST. (HOWARD STREET)	4,065	746.33	4,065	186.58	4,065	186.58			3,911	179.51	1,299.02
06-226-021	SCOTT FAMILY TRUST	306 EAST LAKE STREET (PETOSKEY STREET)	5,323	977.30	625	28.69							1,005.99
06-226-022	HAAS, THERESA	312 EAST LAKE STREET	2,295	421.36	1,275	58.52							479.88
06-226-023	ROBINSON, GEORGE & BARBARA	314 EAST LAKE STREET	2,015	369.95									369.95
06-226-024	HOWARD PROPERTY PARTNERS	316 EAST LAKE ST.	4,603	845.11	-	-							845.11
06-226-025	HOWARD PROPERTY PARTNERS	320 EAST LAKE STREET	3,344	613.96	1,500	68.85							682.81

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2020 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
LAKE STREET**

PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
			FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
06-226-026	PHILLIPS, JUDY L. TRUST	322-340 EAST LAKE ST.	12,002	\$ 2,203.57	10,355	\$ 475.29		\$ -		\$ -	2,550	\$ 117.05	\$ 2,795.91
05-101-035	SYMONS, CHANDLER T JR TRUST	401 EAST LAKE STREET (HOWARD STREET)	1,590	291.92	1,590	72.98					1,590	72.98	437.89
05-101-058	CIPIO LLC	403 EAST LAKE STREET	1,500	275.40	1,500	68.85					1,500	68.85	413.10
05-101-027	MASONIC ASSOCIATION	405 EAST LAKE STREET	4,208	772.59	4,208	193.15	4,208	193.15			2,800	128.52	1,287.40
05-101-028	NORTH HARBOR GROUP, LLC	409 EAST LAKE STREET	1,945	357.10	975	44.75					1,945	89.28	491.13
05-101-070	AMERICAN SPOON FOODS INC	411 EAST LAKE ST. (PARK AVENUE)	3,568	655.08									655.08
05-101-031	EMMET COUNTY	321 ELK AVENUE											-
05-101-037	SECOND EDITION INVEST. CO.	406 EAST LAKE STREET	3,611	662.98	3,611	165.74							828.72
05-101-040	WINE GUYS HOLDINGS LLC	432 EAST LAKE STREET	7,434	1,364.88	3,175	145.73					7,411	340.16	1,850.78
05-101-041	SASS INVESTMENT CO	434 EAST LAKE STREET	1,475	270.81									270.81
05-101-042	PETOSKEY LAND & CATTLE	438 EAST LAKE STREET	3,237	594.31	2,550	117.05					3,237	148.58	859.94
05-101-043	CITY OF PETOSKEY	EAST LAKE STREET											-
05-101-044	CITY OF PETOSKEY	EAST LAKE STREET											-
05-101-045	EMMET COUNTY	454-456 EAST LAKE ST.											-
05-101-038	APPLE PIE PROPERTIES, LLC	410 E. LAKE ST. (formerly 300 Park Ave.)	1,268	232.80	1,268	58.20							291.01
TOTALS			93,147	\$ 17,101.79	51,771	\$ 2,376.29	8,273	\$ 379.73	-	\$ -	45,481	\$ 2,087.58	\$ 21,945.39

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2020 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
LEWIS STREET**

PROPERTY NUMBER		PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
				FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
				AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
05-101-060	MS LODGING LLC	100 LEWIS STREET (ROSE & BAY STREETS)	15,360	\$ 2,820.10	12,590	\$ 577.88	12,590	\$ 577.88	3,922	\$ 180.02	8,711	\$ 399.83	\$ 4,555.71	

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2020 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
MICHIGAN STREET**

PROPERTY NUMBER PROPERTY OWNER		PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
			FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
06-277-022	CITY OF PETOSKEY	MICHIGAN STREET (PETOSKEY STREET)		\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
06-277-019	CITY OF PETOSKEY	MICHIGAN STREET											-
06-277-020	CITY OF PETOSKEY	MICHIGAN STREET											-
05-151-011	CLARK, DENNIS & ANGELA	411 MICHIGAN STREET	2,400	\$ 440.64									440.64
05-151-002	PERKINS JONATHON & SONJA	407 MICHIGAN STREET	10,428	1,914.58									1,914.58
05-151-003	BURRELL, JACKLYN	413 MICHIGAN STREET	4,318	792.78									792.78
05-151-004	BLDG AUTH CITY OF PETOSKEY	417 MICHIGAN STREET											-
05-151-006	CITY OF PETOSKEY	MICHIGAN STREET											-
05-151-013	445 MICHJIGAN LLC	445 MICHIGAN	1,531	281.09	300	13.77						-	294.86
05-156-001	425 MITCHELL ST CONDO ASSOC	406 PENNY'S ALLEY	-	-		Condo property assessed to units - Penny's Alley							-
05-156-101	484 BENNAVILLE LLC	406 PENNY'S ALLEY #1	-	-		Residential garage							-
05-156-102	OFFIELD SUSAN MARION TRUST	406 PENNY'S ALLEY #2	-	-		Residential garage							-
05-156-103	484 BENNAVILLE LLC	406 PENNY'S ALLEY #3	175	32.13									32.13
05-156-104	484 BENNAVILLE LLC	406 PENNY'S ALLEY #4	682	125.22		restaurant storage?							125.22
05-156-105	484 BENNAVILLE LLC - restaurant food court portion below	406 PENNY'S ALLEY #5	2,232	409.80									409.80
PROPERTY NUMBER PROPERTY OWNER		PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	LAND										
			AREA	COST									
05-156-105	484 BENNAVILLE LLC - food court Restaurant portion above	406 PENNY'S ALLEY #5	6,324	\$ 354.78									
TOTALS			21,766	\$ 3,996.24	300	\$ 13.77	-	\$ -	-	\$ -	-	\$ -	\$ 4,364.78

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2020 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
MITCHELL STREET**

PROPERTY NUMBER PROPERTY OWNER		PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
			FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
06-226-038	FRANKHOUSER JOHN & MARY LOI	301 EAST MITCHELL ST. (PETOSKEY STREET)	3,120	\$ 572.83		\$ -		\$ -		\$ -		\$ -	\$ 572.83
06-226-039	REID, JAMES III	307 EAST MITCHELL	6,141	1,127.49	5,808	266.59					5,696	261.45	1,655.52
06-226-033	HOWARD PROPERTIES PARTNER	311 EAST MITCHELL	6,308	1,158.15	5,390	247.40					5,390	247.40	1,652.95
06-226-034	PAUL KRECKE	317 EAST MITCHELL ST.	5,050	927.18	-	-							927.18
06-226-043	HOWARD PROPERTIES PARTNER	319 EAST MITCHELL ST.	5,050	927.18									927.18
06-226-044	DUSE, MARNIE	323 EAST MITCHELL ST.	1,700	312.12							1,625	74.59	386.71
06-277-001	BETTY SMITH FARLEY	202 EAST MITCHELL ST. (EMMET STREET)	2,640	484.70									484.70
06-277-003	GRAIN TRAIN NATURAL FOOD CO	220 EAST MITCHELL ST.	6,571	1,206.44									1,206.44
06-277-050	MIGHTY FINE PIZZA & DELI	222 EAST MITCHELL ST.	480	88.13									88.13
06-277-004	C4 HOLDINGS, LLC	224 EAST MITCHELL (PETOSKEY STREET)	3,388	622.04	3,482	159.82							781.86
06-277-052	HOWARD PROPERTIES PARTNER	300 EAST MITCHELL ST. (PETOSKEY STREET)	10,181	1,869.23	5,529	253.78					10,181	467.31	2,590.32
06-277-007	HOWARD PROPERTIES PARTNER	316 EAST MITCHELL ST.	6,640	1,219.10	4,410	202.42	4,410	202.42			4,410	202.42	1,826.36
06-277-008	PHILLIPS, JUDY L TRUST	320 EAST MITCHELL ST.	1,750	321.30									321.30
06-277-009	PETOSKEY LAND & CATTLE CO	322 EAST MITCHELL ST.	3,375	619.65	1,890	86.75							706.40
06-277-010	SAM'S GRACES CAFÉ LLC	324 EAST MITCHELL ST.	1,684	309.18									309.18
06-277-053	JORGENSEN FAMILY TRUST	326 EAST MITCHELL ST.	2,935	538.87							2,625	120.49	659.35
06-277-013	PETOSKEY COMMUNITY CORP.	330 EAST MITCHELL ST. (HOWARD STREET)	2,734	501.96	2,734	125.49							627.45

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2020 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
MITCHELL STREET**

PROPERTY NUMBER PROPERTY OWNER		PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
			FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
05-101-039	GEMINI LAND CO.	421 EAST MITCHELL ST. (EAST LAKE STREET)	8,250	\$ 1,514.70		\$ -		\$ -		\$ -	8,250	\$ 378.68	\$ 1,893.38
05-101-051	REUSCH JOHN TRUST	427 EAST MITCHELL	2,839	521.24									521.24
05-101-057	PETOSKEY LAND & CATTLE CO LL	435 EAST MITCHELL ST.	6,495	1,192.48	4,623	212.20							1,404.68
05-101-052	PETOSKEY LAND & CATTLE CO	441 EAST MITCHELL ST.	6,892	1,265.37									1,265.37
05-101-053	PETOSKEY LAND & CATTLE CO	443 EAST MITCHELL	13,800	2,533.68							9,660	443.39	2,977.07
05-101-054	CITY OF PETOSKEY	451 EAST MITCHELL ST.											-
05-101-055	CROOKED TREE ART COUNCIL	461 EAST MITCHELL ST. (DIVISION STREET)	9,432	1,731.72	700	32.13	-	-	-		9,952	456.80	2,220.64
05-100-001	HOWARD PROPERTY PARTNERS	408 EAST MITCHELL ST. (HOWARD STREET)	10,108	1,855.83	10,108	463.96					10,108	463.96	2,783.74
05-100-151	DRSKOPLAND LLC	416-A EAST MITCHELL ST.	1,656	304.04							1,632	74.91	378.95
05-100-152	HOWARD PROPERTY PARTNERS	416-B EAST MITCHELL ST.	5,610	1,030.00							5,556	255.02	1,285.02
05-100-004	PETOSKEY LAND & CATTLE CO	418 EAST MITCHELL ST.	5,390	989.60	5,390	247.40	5,390	247.40			5,390	247.40	1,731.81
05-100-006	SYMON CHANDLER JT TRUST	426 EAST MITCHELL ST.	2,500	459.00							2,350	107.87	566.87
05-100-007	ROCHON ELAINE TRUST	430 EAST MITCHELL ST.	2,500	459.00							2,500	114.75	573.75
05-100-008	FIVE WILDERS INC	434 EAST MITCHELL ST.	5,000	918.00	5,000	229.50							1,147.50
05-100-009	PETOSKEY LAND & CATTLE CO	436 EAST MITCHELL ST.	2,500	459.00									459.00
05-100-010	PETOSKEY LAND & CATTLE CO	438 EAST MITCHELL ST.	2,375	436.05									436.05

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2020 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
MITCHELL STREET**

			AREA AND COST PER FLOOR										TOTAL COST	
PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT			
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST		
05-100-011	PETOSKEY LAND & CATTLE CO	440 EAST MITCHELL ST.	2,825	\$ 518.67		\$ -		\$ -		\$ -		\$ -	\$ 518.67	
05-100-012	ERIC & LORRAINE KASPER	442 EAST MITCHELL ST.	2,650	486.54									486.54	
05-100-013	AMBITIOUS BEE PROPERTIES LLC	444 EAST MITCHELL ST.	1,625	298.35									298.35	
05-100-014	PETOSKEY LAND & CATTLE CO	446 EAST MITCHELL ST. (WAUKAZOO AVENUE)	4,380	804.17									804.17	
05-154-101	DAVID & MELISSA MEIKLE	422 EAST MITCHELL ST #1	Third floor unit - residential										-	
05-154-102	SUSAN OFFIELD TRUST	422 EAST MITCHELL ST #2	Third floor unit - residential										-	
05-154-103	484 BENNAVILLE LLC	422 EAST MITCHELL ST #3	Second floor unit - commercial				2,279	104.61					104.61	
05-154-104	484 BENNAVILLE LLC	422 EAST MITCHELL ST #4	Second floor unit - commercial				2,296	105.39					105.39	
05-154-105	484 BENNAVILLE LLC	422 EAST MITCHELL ST #5	1,875	344.25	First floor unit - commercial - includes basement						697	31.99	376.24	
05-154-106	484 BENNAVILLE LLC	422 EAST MITCHELL ST #6	2,318	425.58	First floor unit - commercial - includes basement						2,108	96.76	522.34	
05-101-064	CHAMBER OF COMMERCE	401 EAST MITCHELL ST.	2,617	480.48							396	18.18	498.66	
PROPERTY NUMBER	PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	VACANT LAND											
			AREA	COST										
06-227-016	PETOSKEY GRAND LLC	MITCH/ PETOSKEY/ LAKE	87,528	\$ 4,910.32	Replaces 8 previous parcels @ 10,941 sq ft									4,910.32
			87,528	\$ 4,910.32										
TOTALS			173,384	\$ 31,833.30	55,064	\$ 2,527.44	14,375	\$ 659.81	-	\$ -	88,526	\$ 4,063.34	\$ 43,994.22	

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2020 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
PARK AVENUE**

PROPERTY NUMBER PROPERTY OWNER		PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
			FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
05-101-030	WILLIAM & TAMMY THOMPSON	216 PARK AVENUE	2,901	\$ 532.62		\$ -		\$ -		\$ -	2,861	\$ 131.32	\$ 663.94
05-101-033	PETOSKEY LAND & CATTLE LLC.	222 PARK AVENUE	1,188	218.12							1,188	54.53	272.65
05-101-034	PETOSKEY LAND & CATTLE, LLC	224 PARK AVENUE	807	148.17							890	40.85	189.02
05-101-038	APPLE PIE PROPERTIES, LLC	300 PARK AVENUE moved to 410 E Lake St											-
05-101-063	CIPIO LLC	214 PARK AVE	860	157.90	860	39.47							197.37
TOTALS			5,756	\$ 1,056.80	860	\$ 39.47	-	\$ -	-	\$ -	4,939	\$ 226.70	\$ 1,322.98

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2020 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
PETOSKEY STREET**

PROPERTY NUMBER PROPERTY OWNER		PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
			FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
			AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
06-226-032	REID, JAMES III	313 PETOSKEY STREET	676	\$ 124.11		\$ -		\$ -		\$ -		\$ -	\$ 124.11
06-277-018	CITY OF PETOSKEY	PETOSKEY STREET											-
06-277-022	CITY OF PETOSKEY	PETOSKEY STREET (MICHIGAN STREET)											-
06-226-045	BEAR RIVER REALTY LLC	1 PETOSKEY STREET	3,672	674.18	3,672	168.54	3,672	168.54					1,011.27
06-277-015	HARRIS, DANIEL & AMY	410 PETOSKEY STREET	2,262	415.30									415.30
06-227-001	LAMBERT, MICHAEL T & HELEN T	202 PETOSKEY STREET	4,024	738.81									738.81
06-227-004	MOLCOR LLC	214 PETOSKEY STREET (EAST LAKE STREET)	3,285	603.13							3,314	152.11	755.24
06-277-017	REED, PAUL W & KATHLEEN A	414 PETOSKEY STREET	2,010	369.04									369.04
06-278-005	ALM, MARIE C TRUST	418 PETOSKEY STREET	1,128	207.10									207.10
06-278-008	HARRIS PROFESSIONAL PROPER	1424 PETOSKEY STREET (MICHIGAN STREET)	1,820	334.15	1,020	46.82							380.97
06-226-029	BEIER FAMILY REAL ESTATE CO.,	309 PETOSKEY STREET	3,432	630.12									630.12
TOTALS			22,309	\$ 4,095.93	4,692	\$ 215.36	3,672	\$ 168.54	-	\$ -	3,314	\$ 152.11	\$ 4,631.95

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2020 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
ROSE STREET**

PROPERTY NUMBER		PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
				FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
				AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
05-101-002	MS LODGING LLC	410 ROSE STREET	4,428	\$ 812.98	3,608	\$ 165.61	-	\$ -	-	\$ -	-	\$ -	\$ 978.59	

**CITY OF PETOSKEY DOWNTOWN MANAGEMENT BOARD
2020 DOWNTOWN PROGRAMS AND SERVICES ASSESSMENT
WAUKAZOO STREET**

PROPERTY NUMBER		PROPERTY OWNER	PROPERTY ADDRESS (ADDITIONAL FRONTAGE)	AREA AND COST PER FLOOR										TOTAL COST
				FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		BASEMENT		
				AREA	COST	AREA	COST	AREA	COST	AREA	COST	AREA	COST	
05-151-007	CRESS ENTERPRISES INC.	414 WAUKAZOO STREET	0	\$ -	-	\$ -	Residential begin Dec 2016		\$ -		\$ -		\$ -	
05-151-009	CRESS ENTERPRISES INC.	418 WAUKAZOO STREET	1,932	\$ 354.72	-	-						-	354.72	
05-151-014	1ST CHURCH CHRIST SCIENTIST	420 WAUKAZOO STREET	3,096	\$ 568.43	-	-						-	568.43	
TOTALS			5,028	\$ 923.14	-	\$ -	-	\$ -	-	\$ -	-	\$ -	\$ 923.14	



City of Petoskey

Agenda Memo

BOARD: City Council

MEETING DATE: November 2, 2020

PREPARED: October 29, 2020

AGENDA SUBJECT: Consideration to Approve a Resolution Authorizing a Closed Session Pursuant to Section 8(c) of the Michigan Open Meetings Act

RECOMMENDATION: That the City Council adopt the proposed resolution

City Council will be asked to adopt the enclosed proposed resolution that would authorize to adjourn to a closed session pursuant to Section 8(c) of the Michigan Open Meetings Act, consider strategy and negotiations of a collective bargaining agreement.

Closed session will be conducted in-person at City Hall in the Community Room.

sb
Enclosure



City of Petoskey

Resolution

WHEREAS, the City Manager has requested that the City Council adjourn to a closed session, pursuant to Section 8(c) of the Michigan Open Meetings Act, to consider the strategy and negotiations of a collective bargaining agreement, at the City Council's regular meeting of November 2, 2020:

NOW, THEREFORE, BE IT RESOLVED that the City Council does and hereby authorizes to adjourn to a closed session, to consider strategy and negotiations of a collective bargaining agreement.