



PLANNING COMMISSION

September 20, 2023

A regular Planning Commission meeting was held in the City Council Chambers, Petoskey, Michigan, on Wednesday, September 20, 2023. Roll was called at 6:00 P.M. and the following were:

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

Staff: John Iacoangeli, City Planning Consultant
Shane Horn, City Manager

Upon motion and support, the minutes of the August 8, 2023 joint meeting with City Council and August 16, 2023 regular meeting were approved. Motion carried 9-0. Upon motion and support, the minutes of the September 6, 2023 special meeting were approved with changes. Motion carried 9-0.

Rental Inspection Ordinance Language

John Iacoangeli, City Planning Consultant, informed the Commission that over the past three months, the Rental Inspection Committee prepared an ordinance for consideration by City Council. Information was gathered from several sources to determine the number of rental units in the Community. With the information obtained, it is likely there are over 800 rental properties within the City.

Rental inspection and similar inspection ordinances, such as point-of-sale ordinance, have been known to improve the housing stock quality over a period of time. With incentive programs, the housing quality can improve valuations and would allow property owners to make improvements to their homes without additional cost added to property taxes.

Commissioners discussed the importance of implementing a compliance code for current landlords. The Commission discussed a checklist for Public Safety to ensure each structure has fire alarms, carbon monoxide detectors, etc. Certain aspects of the International Property Maintenance Code (IPMC) can be established to ensure renters have a safe and healthy environment while keeping financial fees from becoming excessive for landlords.

Commissioner Buck commented that he is not comfortable with an implementation of a 90 day timeline that the International Property Maintenance Code would put on landlords. He expressed the importance of grandfathering in a grace period to allow property owners time to remedy violations.

Commissioner Pall made a motion, seconded by Commissioner Willmott, to send the draft Rental Inspection Ordinance language to City Council for consideration. Motion carried 9-0.

Housing Quality Presentation

John Iacoangeli, City Planning Consultant, informed the Commission of the housing quality assessment information that was recently collected from the American Census Survey (ACS), to determine which neighborhoods in town require improvements. Several attributes were used to obtain information regarding current housing quality.

Variables for block groups (A-G) used to gather information included homes built before 1939 with high rental rates, homes valued at less than \$99,000 with a high school diploma only, and lower income homes with a female-head of household.

Mr. Iacoangeli informed the Commission that areas (B) and (F), which fall on either side of the Bear River, south of Sheridan Street and Jennings Avenue, may meet qualifications for the Neighborhood Enterprise Zoning Act (NEZ), which would allow a tax incentive for homeowners to improve their properties.

There are housing incentive programs that have been approved by the State of Michigan that the Planning Commission could use towards redevelopment sites in block groups (E) and (F). Mr. Iacoangeli then informed Commissioners that Clarion and Standish Avenue both have several vacant parcels that could result in additional housing.

Mr. Iacoangeli discussed with the Commission that block areas (A, B, F, and G) are areas to begin the rental inspection program and to begin monitoring areas (C, D, and E) for future changes in long term housing quality.

Overall, no areas showed significant signs of decline from information gathered from the ACS.

Commissioners asked if the ACS eliminated Bay Harbor and Harbor Watch from data group (A), if data would be more precise. Mr. Iacoangeli responded that the Census Bureau sets the boundaries.

Election of Officers

Chairperson Robson reviewed the candidate selection rules with the Commission prior to nominations.

Commissioner Neumann nominated Cynthia Linn Robson to continue as Chairperson and Commissioner Willmott nominated Ted Pall to continue as Vice Chair/Secretary.

Both Commissioners accepted their nominations and will continue in their roles for another year. Motion carried 9-0.

Public Comment

No public comments were received.

Commissioner Comments

Commissioner Pall asked about obtaining sediment testing results from the river, along the Maple Block site from EGLE and requested that the Planning Commission be informed of any testing and results by EGLE.

Commissioner Willmott asked about the cost for the additional testing by EGLE, the Sign Committee's progress of draft sign ordinance language, when the Commission would have an opportunity to begin to address recommendations, and the status of the short-term rental ordinance from City Council.

Commissioner Neumann asked what the status was for the project on the former Family Video parcel.

Mr. Iacoangeli responded that he will discuss the request for test results with the City Manager and that the short-term rental ordinance is currently in a 6 month moratorium. The plans for the former Family Video parcel are currently at a standstill due to lack of construction workers.

Staff Updates

Mr. Iacoangeli informed the Commission that the Zoning Administrator is currently working on code enforcement regulations and the Sign Committee will meet again on Tuesday, October 17, 2023.

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:16 P.M.