



PLANNING COMMISSION ZONING COMMITTEE

Meeting Summary

September 17, 2024 @ 11PM

Parkside Conference Room

Planning Commission: Rick Neumann, Charles Wilmott, Cynthia Robson, and Carolyn Dettmer
Citizen Advisory: Ted Pall
Zoning Administrator: Lisa Denoyer
City Planner: John Iacoangeli

Cynthia Robson called the meeting to order.

1. Meeting Scope.

The purpose of the meeting was to continue review of selected articles of the proposed Zoning Ordinance. These articles included:

- Article 10: Land Development Options
- Article 4: Overlay Districts

2. Document Tracking

The Committee discussed how to present the proposed code and show which contents migrated from the existing code. Since the existing code is very fragmented the Committee decided that traditional tracking and redlining would not be feasible. Instead the Committee decided to highlight provisions in the new code that are also found in the existing code. This would convey what provisions are new and those that pulled over from the existing code.

3. Discussion Items

Article 10: Land Development Options

Before getting into the detailed review there was discussion on the overall Article and what was included. The most discussion focused on Section 10.2 Planned Development. The proposed Planned Development option is not a rezoning of the property but an overlay over the underlying zoning districts. Further, a detailed site plan is not required for PD approval. The site plan comes after the PD has been approved and allows the applicant, depending on the size and complexity of the project, to phase the development and submit site plan under Article 8 as the development evolves.

The Committee focused on Section 10.2.6 PD Application Review Procedures and recommended that a sixth step be added requiring the submission of as-built, to scale, drawings and final specifications. Under subsection B.2 it was recommended to include conceptual elevations of proposed buildings and a description of dimensional requirements, especially height.

Section 10.4, Manufactured Home Developments, was discussed conceptually, as was the likely need to identify a potential zoning district where these may be allowed either by right or as a special land use.

Section 105. Cottage Courts were discussed as a missing middle housing product.

Article 4: Overlay Districts

Section 4.1 Overlay Districts was modified to reorganize a sentence within the paragraph.

Section 4.2 Floodplain Overlay was reviewed, and several modifications were made to reflect terminology in the Michigan Residential Code and the Michigan Building Code. Specifically, the term "base flood level" was replaced with "design flood elevation."

Section 4.3 Downtown Overlay was discussed. This section comes from the existing B-2 zoning district which includes design guidelines. In the proposed code, this becomes an overlay that specifies additional supplemental requirements for buildings in the downtown.

Rick Neumann, who also serves on the Design Committee of the Downtown Management Board, showed the Committee a publication called the Downtown Petoskey Design Guidelines. These are used to evaluate and approve façade modifications for properties requesting downtown funding assistance. The Committee decided to take a detailed look at these guidelines to see if the same guidelines can be used in the overlay.

Section 4.4 Historic Overlay was deferred to the next meeting.

4. Next Meeting

The next meeting was scheduled for October 15 at 11 AM.

Meeting adjourned at 1:11 PM.

/s/ John Iacoangeli