



## PLANNING COMMISSION ZONING COMMITTEE

### Meeting Summary

November 19, 2024 @ 10AM

Community Room

**Planning Commission:** Rick Neumann, Charles Wilmott, and Cynthia Robson  
Carolyn Dettmer (Absent)

**Citizen Advisory:** Ted Pall

**Zoning Administrator:** Lisa Denoyer

**City Planner:** John Iacoangeli

**Residents** 1 resident in attendance  
Albert Moss (Planning Commission Member)

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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. Review of Zoning Committee Revisions

Article 10: Land Development Options

Ted Pall went through the revised article based on several conversations that he and John had about the content. Significant revisions were added to the steps that helped clarify the sequence of reviews and the respective content needed at each step. In addition, a detailed outline of information needed for the Application Submission was inserted.

Article 4: Overlay Districts

The focus of this Article was on the Downtown Overlay. The content of the downtown overlay was taken from the current ordinance and consolidated into this article. After extensive discussion, it was decided to remove these standards and replace them with standards contained in the Downtown Petoskey Design Guidelines that the Downtown Management Board had prepared in collaboration with the Downtown Design Committee and a historic preservation consultant. Lisa was going to reformat the publication from its current landscape format to a standard portrait format, and Rick Neumann was going to review to determine if the guidelines needed revision.

#### 4. Next Meeting

The next meeting was scheduled for December 5 at 10 AM in the Community Room. Focus of the meeting will be Article 5: General Provisions.

The meeting adjourned at 12:25 PM.

/s/ John Iacoangeli