

BCT & Planning Commission Joint Meeting

June 26, 2019

Called to order at 6:05 p.m.

Roll Call: Planning Commission: Urman , Brown, Olliffe , Coveyou, Haven, Mays, Stringer

BCT: Stringer, Nowland, Golding, Keiser, Hoffman

Visitors from: Emmet County, Networks Northwest, Little Traverse Bay Housing Partnership
Tammy Doernenburg introduced Carlin Smith, Little Traverse Bay Housing and Petoskey Chamber, along with Stephanie Baldwin with PRCC Board / Edgewater Design Group.

Carlin states that the cost of living has risen greatly, and affordable housing is hard to find. He is asking that we all work together to come up with affordable housing, it's going to take a lot of people all giving a little to make this work. He went through a power point stating that we need work force, but we need places for them to live. Statics show growth is slower, highly educated area, poverty is 11%, 45% of workers are in the service sector. About 30% of income should be for housing but right now in Emmet County a 1000 square foot home costs about \$250.00 per square foot. For this to be more affordable the price needs to be around \$136.00 to \$170.00 per square foot. This is targeting young professionals & service industry.

In March of 2018 a study showed that there was no housing available. Builders are busy but they don't have enough work force which means higher wages and higher land prices, and this raise prices. The movement of long-term rentals becoming short term vacation rentals to attract tourists has also added to the shortage.

Carlin has asked the board to be aware of zoning to better fit higher density housing as we are working on our Master Plan. He says the Little Traverse Bay Housing Partnership would be glad to work with us to help with this housing crisis.

We may need to look into Deed Restrictions to stop developers from Flipping properties.

Tammy Doernenburg showed us a possible development, but the density is 1 unit per acre, and they would like to get that changed for higher density. To do this we would have to rezone this property and would need to bring in sewer.

Jonathan Sheel asked about what this would do to traffic in that area because it is a bad area already and doesn't need the increase.

Tammy Doernenburg says that to develop this area that intersection would have to be addressed.

Karla Buckmaster states that she doesn't agree with the higher density in the area because it is way too bad.

Keiser states this would be smaller houses for first time buyers or retirees, and it would be more like a 10-year project done in stages.

Heather will bring maps to the next meeting so that we can look at areas and see where higher density house would be feasible.

Next Meeting: July 31st, 2019 at 6:00 pm.

Adjournment: 7:10 p.m.

Respectfully submitted:

Anita Stringer Clerk