

# TRAVERSE CITY PLANNING COMMISSION STUDY SESSION

WEDNESDAY, December 18, 2013

7:00 P.M.

Training Room

Governmental Center, 2nd Floor

400 Boardman Avenue

Traverse City, Michigan 49684

Posted: 12/13/13

## AGENDA

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Makayla Vitous, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan 49684, 922-4440, T.D.D., 922-4766, has been designated to coordinate compliance with the non-discrimination requirements. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

Planning Commission  
c/o Russell Soyring, Planning Director  
400 Boardman Avenue, Traverse City, MI 49684  
231-922-4778

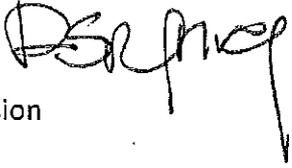
1. CALL MEETING TO ORDER
2. ROLL CALL
3. ANNOUNCEMENTS
4. THEATERS IN OPEN SPACE (DISCUSSION)
5. MASTER PLAN IMPLEMENTATION (DISCUSSION)
6. MEASURING BUILDING HEIGHTS (DISCUSSION)
7. PUBLIC COMMENT
8. ADJOURNMENT



## Communication to the Planning Commission

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FOR THE MEETING OF: December 18, 2013

FROM: Russ Soyring, Planning Director 

SUBJECT: Theaters in Open Space Discussion

DATE: December 12, 2013

The City currently allows theaters in municipally owned buildings located in the Open Space (OS) District by right. This amendment was enacted in June 2013. It allows, for example, the Con Foster Building or the Civic Center building to be used as a theater.

When the amendment was approved by the Planning Commission, there was discussion that the Commission would discuss allowing theaters in the Open Space by Special Land Use Permit (SLUP) after the summer event season had passed. The SLUP process allows for more public involvement and typically provides standards directly related to a particular use in a zoning district to ensure compatibility with other uses allowed in that district. For example, a condition could be that a movie theater can be limited in the number of seats, signage limitations, parking restrictions, trash removal management plan, hours of operation or the type of architecture and scale to ensure the use contributes to the overall quality of the park.

If a text amendment to allow theaters by right is later amended to only allow by SLUP, any existing theaters in this OS district would become a Class 3 Non-conforming Use. This means any existing theater in the OS would need to apply for a SLUP if for example the theater was to be expanded or rebuilt.

During a discussion among Planning Staff, the question about whether or not we would allow amphitheaters in the OS district came up. We currently allow "cultural facilities" and "theaters in municipality owned buildings built prior to 2013." Several planning documents include the addition of community amphitheaters in our parks, it should perhaps be a use by right in the OS district.

RAS



## Communication to the Planning Commission

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FOR THE MEETING OF:                   DECEMBER 18, 2013

FROM:                                   RUSS SOYRING, PLANNING DIRECTOR *Russ Soyring*

SUBJECT:                               MASTER PLAN ELEMENT IMPLEMENTATION DISCUSSION

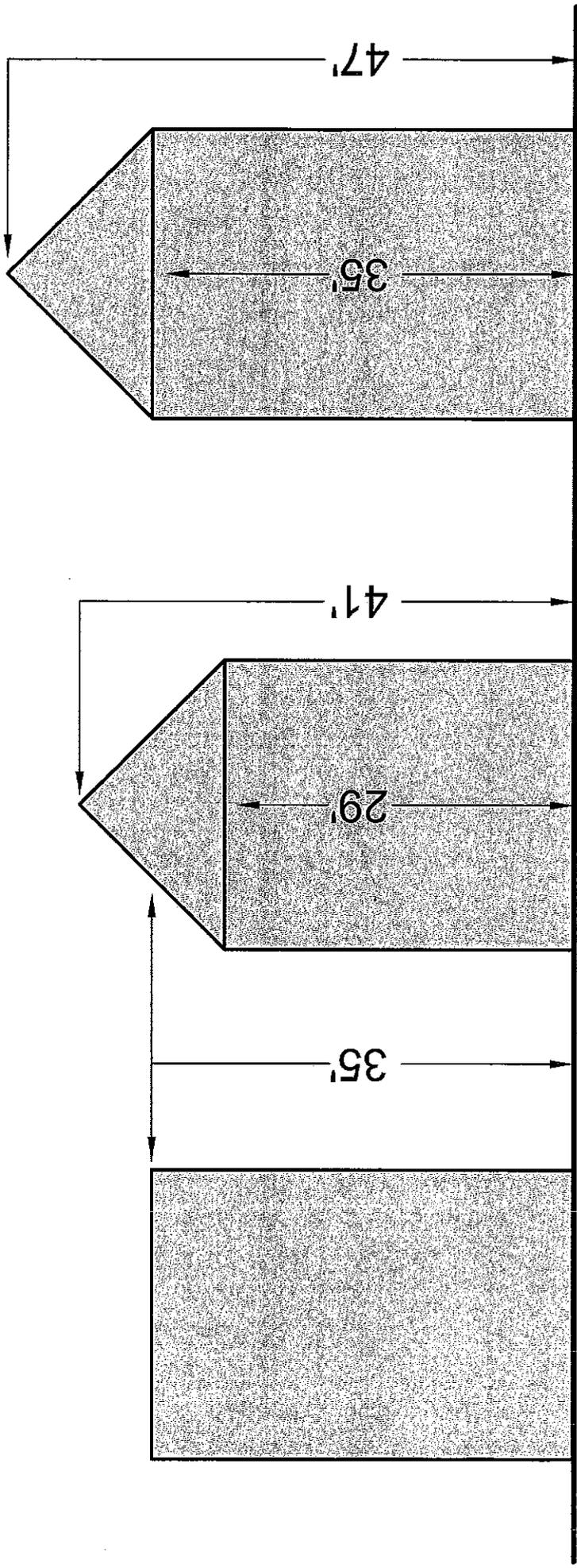
DATE:                                   DECEMBER 12, 2013

Master Plan Element Implementation plans have been created for the Natural Resources, Economic, Zoning, Transportation, and Parks and Recreation Elements.

Urban Design, Historic Resource and Public Utility Elements do not have Implementation Plans, but do not necessarily need to.

Staff still plans on publishing all of the approved elements as one document and will review Element Implementation Plans on a regular basis. Several implementation items from the Element Implementation Plans have been added to the Capital Improvement Program for consideration.

RAS:mll



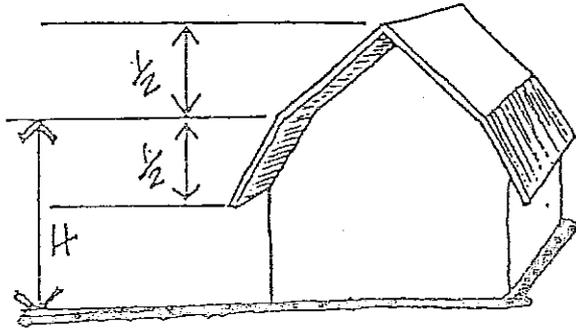
CHANGE

CURRENT

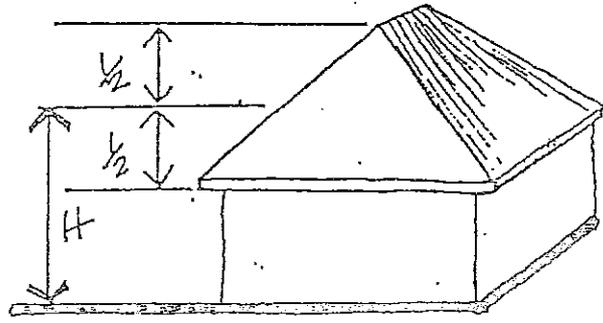
CURRENT

FIGURE 1-3

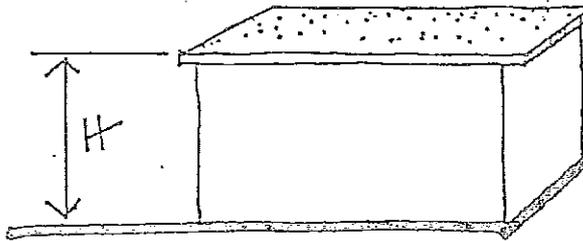
BUILDING HEIGHTS



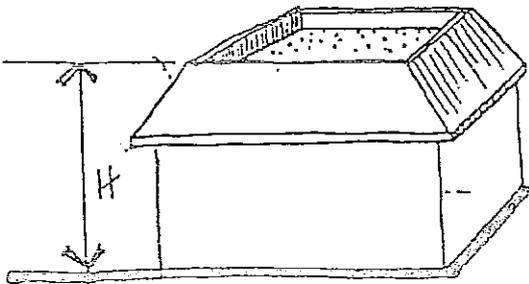
Gambrel roof



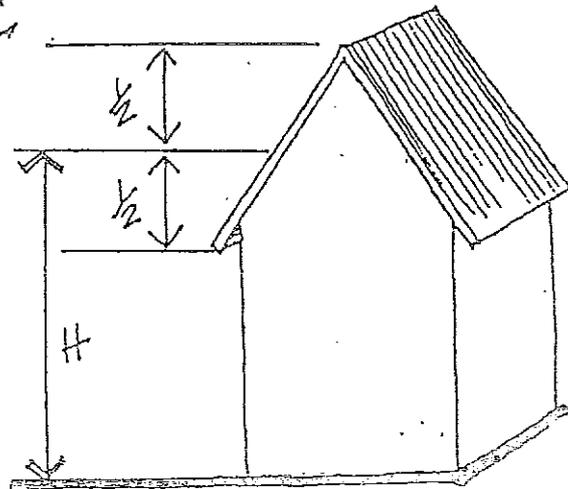
Hip roof



Flat roof



Mansard roof



Gable roof

FIGURE 1-2

AVERAGE GRADE

