

STUDY SESSION MINUTES TRAVERSE CITY PLANNING COMMISSION

WEDNESDAY, December 18, 2013

7:00 P.M.

Training Room

Governmental Center, 2nd Floor

400 Boardman Avenue

Traverse City, Michigan 49684

PRESENT: Commissioners Jody Bergman, Michael Dow, Jeanine Easterday, Janet Fleshman, Vice Chairperson Cecil McNally, Chairperson John Serratelli, Bill Twietmeyer, Janice Warren and Tim Werner

ABSENT: None.

STAFF PRESENT: Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant

1. **CALL MEETING TO ORDER-** The meeting was called to order by Chairperson Serratelli at 7:00 p.m.

2. **ROLL CALL**

3. **ANNOUNCEMENTS-** None.

4. **THEATERS IN OPEN SPACE (DISCUSSION)**

Mr. Soyring explained the details of his memo to the Commission.

Commission discussion.

Commission consensus was that the current ordinance language for theaters in Open Space is adequate.

5. **MASTER PLAN IMPLEMENTATION (DISCUSSION)**

Mrs. Luick updated the Commission on status of Master Plan Element implementation.

Commission discussion.

6. **MEASURING BUILDING HEIGHTS (DISCUSSION)**

Mr. Soyring mentioned that his topic comes up periodically. Presently, a flat top building is measured at the roof deck, while a pitched roof building is measured at the mid-point. The current measuring method may be disadvantageous to build a pitched roof building.

If pitched roof buildings were measured at the eave, instead of at the midpoint, it would allow pitched roof buildings to be taller than the height limit of the district.

Commission discussion.

The following made public comment on the topic:

- Mike Wills, 110 Fairway Hills Drive, made general comments

Commission discussion included the idea of looking at building heights by district and the possibility of adding the topic to the Commission's 2014 Goals.

Staff will work with Mr. Wills on researching building height ordinances in other communities and by speaking with local building architects.

7. PUBLIC COMMENT

- Mike Wills, 110 Fairway Hills Drive, discussed the Traverse City Light and Power coal dock proposal in Elmwood Township.
- Chairperson Serratelli wished all of the Commissioners and Staff a Merry Christmas and Happy New Year.

8. ADJOURNMENT- Meeting adjourned at 7:46 p.m.

Respectfully submitted,

Date:

January 7, 2014

Jan Warren

Jan Warren, Secretary