

**TRAVERSE CITY PLANNING COMMISSION
2014
ANNUAL REPORT**

ATTENDANCE

COMMISSIONER

MEETINGS ATTENDED

Jody Bergman	21 of 22 meetings
Michael Dow	20 of 22 meetings
Jeanine Easterday	19 of 22 meetings
Janet Fleshman	20 of 22 meetings
Cecil McNally	17 of 20 meetings (term expired 11/10/14)
John Serratelli	21 of 22 meetings
Bill Twietmeyer	20 of 22 meetings
Jan Warren	18 of 22 meetings
Tim Werner	21 of 22 meetings

#	TYPE OF REQUEST	RECOMMEND APPROVAL	RECOMMEND DENIAL
	ORDINANCE AMENDMENTS		
1	An amendment to the Traverse City Code of Ordinances, Section 1324.04, <i>Rules of Procedure</i> , regarding removing the Rules of Procedure section from the zoning code and establishing a separate Rules of Procedure document adopted by the Board of Zoning Appeals.	1/7/14	
2	An amendment to Size and Area Requirements , Section 1368.01, <i>Building Height</i> ; Hotel Resort (HR) District, Section 1338.06, <i>Building Height</i> , and Section 1338.09, <i>Special Requirements</i> ; Office Service (C-1) District, Section 1340.06, <i>Building Height</i> , and Section 1340.09, <i>Special Requirements</i> ; Neighborhood Center (C-2) District, Section 1342.06, <i>Building Height</i> , and Section 1342.09, <i>Special Requirements</i> ; Community Center (C-3) District, Section 1344.09, <i>Special Requirements</i> ; Regional Center (C-4) Districts, Section 1346.09, <i>Special Requirements</i> ; and Development (D) Districts, Section 1347.09, <i>Special Requirements</i> , regarding increasing the building height in HR to 45-feet, increasing the residential bonus height in C-1 and C-2 to 45-feet and requiring a 15-foot first floor height in HR, C-1, C-2, C-3, C-4, and D Districts	5/6/14	
3	An amendment to General Provisions and Definitions Section 1320.07, <i>Definitions</i> ; Special Land Use Regulations Section 1364.01, <i>Types of Special Land Use Review</i> and Section 1364.08, <i>Special Land Use Permits Granted by the City Commission</i> , regarding allowing Emergency shelters and establishing regulations for Emergency shelters and modifying the regulations for Transitional housing.	6/3/14	
4	An amendment to the Traverse City Code of Ordinances Sections 1320.07, <i>Definitions</i> ; 1328.01 Open Space (OS) District <i>Uses Allowed</i> ; 1338.01 Hotel Resort (HR) District <i>Uses Allowed</i> ; 1340.01 Office Service (C-1) District <i>Uses Allowed</i> ; 1344.01 Community Center (C-3) District <i>Uses Allowed</i> ; 1350.01 Government/Public (GP) District <i>Uses Allowed</i> ; and 1358.01 Hospital (H) Districts <i>Uses Allowed</i> ; regarding recreational facilities.	8/5/14	

1	CONDITIONAL REZONING Conditional rezoning request initiated by John Kerridge, Kerridge Architecture + Construction, Inc. of 400 West Front Street, to rezone the property located at 101 N. Madison Street from R1-b (Single Family Dwelling District) to C-1 (Office Service District) with conditions.		4/1/14
1	REZONING A rezoning request initiated by the Planning Department to rezone the property located 10597 East Traverse Highway from R-9 (A) (Multiple Family Dwelling Districts) to MU (Mixed Use PUD Morgan Farm)	3/4/14	
1	SPECIAL LAND USE PERMIT Request by Sandy Oliver, 1012 Centre Street, for a Group Daycare Home at the property mentioned	7/1/14	
2	Request by W. Keith Owen of Owen Architects Collaborative, LLC on behalf of Federated Properties, LLC to allow for a taller building at 124 W. Front Street	10/7/14	
3	Request by Peter Starkel on behalf of Safe Harbor of Grand Traverse, Inc. to allow for an Emergency Shelter at 517 Wellington Street, a property owned by the City of Traverse City	10/7/14	
1	SITE PLAN REVIEW Request by W. Keith Owen of Owen Architects Collaborative, LLC on behalf of Federated Properties, LLC for a building at 124 W. Front Street	10/7/14	

MASTER PLAN- PROJECT REVIEWS FOR CONSISTENCY WITH CITY MASTER PLAN

- Approved as consistent with the Traverse City Master Plan in terms of location, extent and character:
 - Approval of Lot D Boardman River Boatlaunch Project (3/18/14)
 - Approval of West Front Street Bridge Project (3/18/14)
 - Approval of Eighth Street Bridge Project (3/4/14)
 - Approval of Pine Street Pedestrian Way (3/4/14)
 - Approval of the City of Traverse City Six-Year Capital Improvement Program 2014-2020 (4/1/14)
 - Approval of Clancy Park Improvements (4/1/14)
 - Approval of 8th Street Restriping Request (6/3/14)
 - Approval of West Front Street Streetscape (9/3/14)
 - Approval of 2015 Street projects (8/5/14, 9/3/14)
 - Approval of Oakwood Cemetery Maintenance Building (10/7/14)

PRESENTATIONS/DISCUSSIONS

- Planning Commission 2014 Goals presented on 1/7/14, 1/22/14 and accepted 2/4/14.
- Multi-use building development at W. Front/Pine Streets conceptual project discussion presented by David Hanawalt (1/22/14)
- Capital Improvement Program discussion (2/4/14, 2/19/14, 3/4/14)
- Four single-family home development at W. Front/Madison Streets discussion of possible conditional rezoning presented by John Kerridge (2/4/14)
- Emergency Shelter regulations discussion (3/4/14)
- Building Heights discussion (3/18/14)
- “Transforming our Major Streets” presentation by Bob Gibbs (4/15/14)
- Freedom of Information Act, Open Meetings Act, Planning Commission rules, ethics and conflicts of interest presentation by Lauren Trible-Laucht and Benjamin Marentette (5/6/14)
- 2014-15 Street Project discussion (5/6/14, 5/18/14)
- Accessory Dwelling Unit Ordinance amendment discussion (5/20/14, 8/20/14)
- Honey Beekeeping in Multi-Family Dwellings discussion (5/20/14)

- Recreational Facilities in C-2 District discussion (6/3/14, 6/17/14)
- NACTO “Urban Street Design Guide” discussion (6/17/14), endorsement of (7/1/14)
- Master Plan Review Committee recommendations discussion (6/17/14)
- Overnight Parking discussion (7/15/14)
- 808 Carver possible rezoning request discussion (8/5/14)
- Grand Traverse County Master Plan presentation (10/7/14)
- Planning Commission Bylaws discussion (10/21/14)

COMMITTEES

- Planning Commission representatives on the Grand Traverse Commons Joint Planning Committee
- Planning Commission representative on the Board of Zoning Appeals
- Capital Improvement Program Committee as a staff-led committee with representation from three Planning Commissioners, one of which is also a City Commissioner
- Housing Building Planning Committee as a subcommittee of the Planning Commission
- Active Transportation Committee as a subcommittee of the Planning Commission
- Master Plan Review Committee as a subcommittee of the Planning Commission
- Parking Regulation Committee as a subcommittee of the Planning Commission

MISCELLANIOUS

- Planning Commission Bylaws amended (1/7/14, 3/18/14 and 11/4/14)
- Planning Commission Annual Report received (1/7/14)
- 2014-15 Capital Projects for further review by the Planning Commission document accepted (5/6/14)
- 8th Street Restriping Request discussion (5/20/14)
- Consideration of an amended request by Bonnie Adams of 441 Fair Street to vacate a portion of an alley located east of parcel 28-51-582-022-00, commonly known as 449 Fair Street (7/1/14, 8/5/14, approved 9/3/14)
- Grand Traverse County Outstanding Development Award nominations made (9/3/14)
- Bayshore Corridor Resolution approved (10/7/14)