

# **TRAVERSE CITY PLANNING COMMISSION STUDY SESSION**

**WEDNESDAY, JANUARY 22, 2014**

**7:00 P.M.**

**Training Room**

**Governmental Center, 2nd Floor**

**400 Boardman Avenue**

**Traverse City, Michigan 49684**

**Posted: 01/14/14**

## **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.

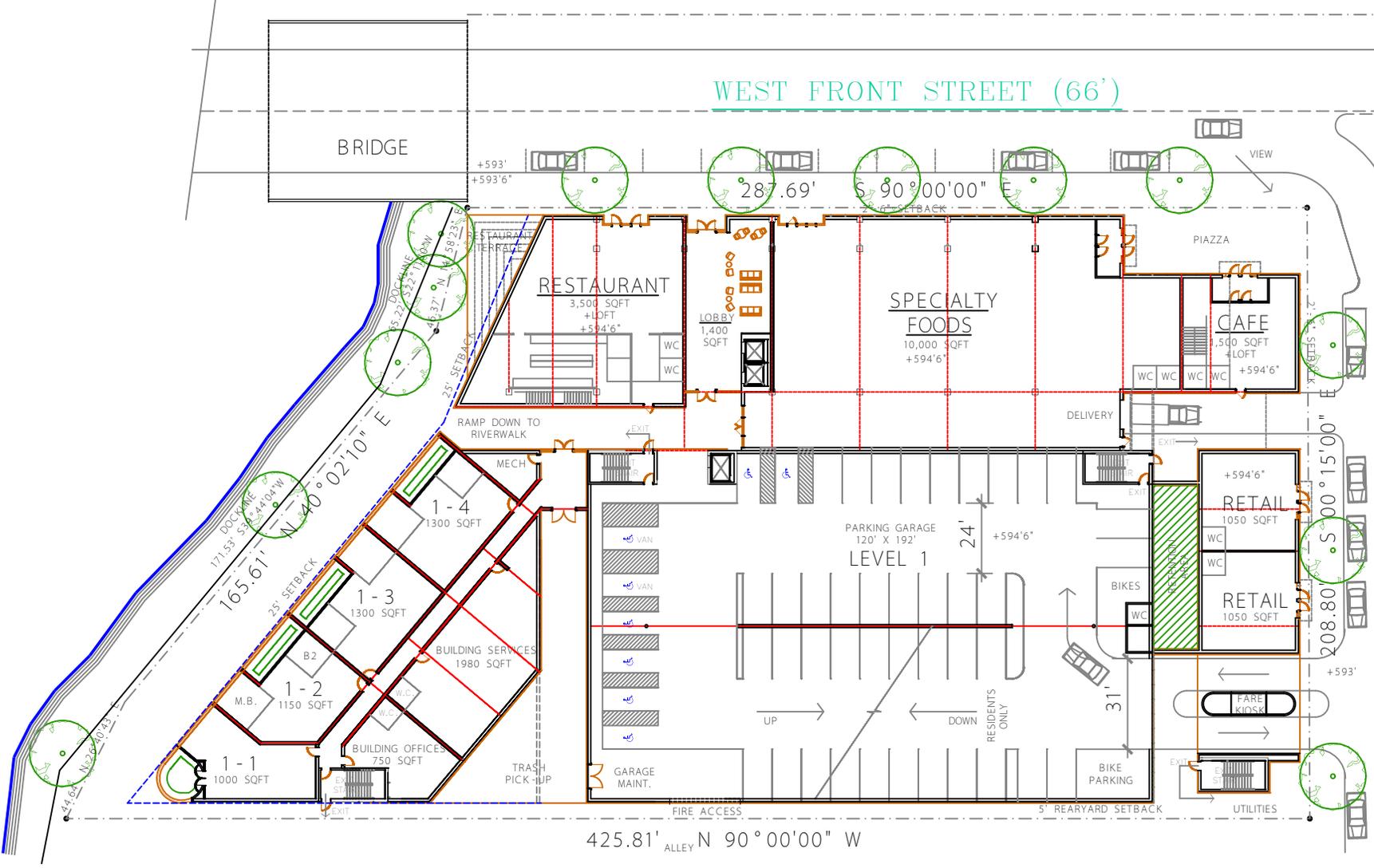
Planning Commission  
c/o Russell Soyring, Planning Director  
400 Boardman Avenue, Traverse City, MI 49684  
231-922-4778

- 1. CALL MEETING TO ORDER**
- 2. ROLL CALL**
- 3. ANNOUNCEMENTS**
- 4. MULIT-USE BUILDING DEVELOPMENT AT W. FRONT/PINE STREETS CONCEPTUAL PROJECT- DAVID HANAWALT (DISCUSSION)**
- 5. PLANNING COMMISSION GOALS (DISCUSSION)**
- 6. PUBLIC COMMENT**
- 7. ADJOURNMENT**



All drawings, specifications, plans, ideas, arrangements and designs represented or referred to on the property are not owned by D. Hanawalt whether the project for which they are made is executed or not. They were created, evolved, developed and produced for the sole use on and in connection with this project and none of the above may be disclosed or given to or used by any person, firm or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction of D. Hanawalt.

NOTES  
 1/17/2015 - PRELIMINARY  
 1/17/2015 - SCHEMATIC



WEST FRONT STREET (66')

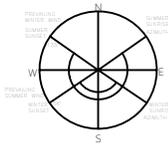
PINE STREET (66')

DAVID T. HANAWALT  
 ARCHITECTURE  
 LAND PLANNING  
 229 GARLAND STREET  
 TRAVERSE CITY, MI 49684  
 (231) 392-5105  
[hanawaltarchitect@gmail.com](mailto:hanawaltarchitect@gmail.com)

RIVER & FRONT  
 DEVELOPMENT  
 NEW CONSTRUCTION

TRAVERSE CITY, MICHIGAN

MAIN LEVEL  
 PLAN



1/16" = 1'-0"

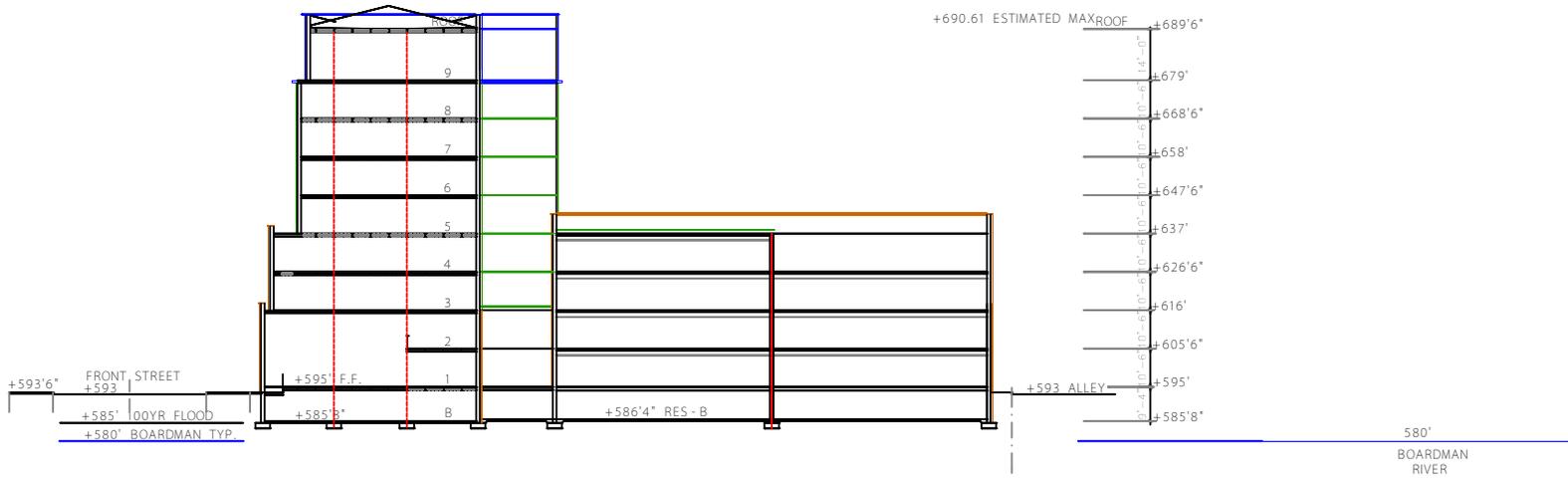
A-2.1

EXISTING HOUSING AUTHORITY  
 BUILDING (ZONED C-4C)

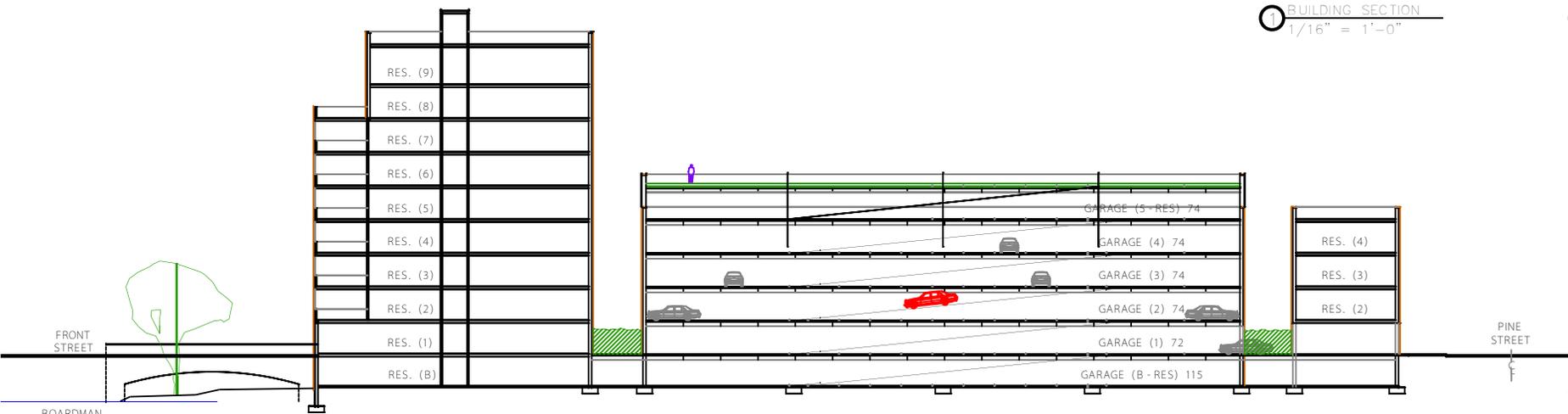
1 MAIN FLOOR  
 1/16" = 1'-0"

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**NOTES:**  
 11/17/2013 - PRELIMINARY  
 11/18/2013 - SCHEMATIC



1 BUILDING SECTION  
 1/16" = 1'-0"



NOTE: PARKING LOT RAMPS  
 TO BE RECONFIGURED TO  
 MAX 5% SLOPE FOR PARKING ON SLOPES  
 AND HORIZ PARKING AT ENDS

2 BUILDING SECTION  
 1/16" = 1'-0"

-DAVID T. HANAWALT  
 ARCHITECTURE  
 LAND PLANNING  
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 TRAVERSE CITY, MI 49684  
 (231) 392-5105  
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RIVER & FRONT  
 DEVELOPMENT  
 NEW CONSTRUCTION

TRAVERSE CITY, MICHIGAN

BUILDING  
 SECTIONS

1/16" = 1'-0"

**A-4.0**

# 2014 Planning Commission Goals

*Accepted by the Planning Commission on xxxxx*

- **Corridors Master Plan**

The Planning Commission and the Corridor Steering Committee assisted in the development of corridor plans for 8<sup>th</sup> Street, 14<sup>th</sup> Street, Garfield Avenue and East/West Front Streets. The corridor plans provide strategies for revitalizing these corridors as attractive places to dwell and develop business. A subcommittee may need to be formed to recommend zoning ordinance amendments or possible Form Based Codes based on the Corridors Master Plan document. Quarterly implementation progress reports will be provided.
- **Active Transportation Committee**

An Active Transportation subcommittee of the Planning Commission has been formed to guide the process to create a Non-Motorized Plan and reapply for Bicycle Friendly Community designation.
- **Comprehensive Parking Plan**

Once the Active Transportation recommendations are made, a Comprehensive Parking Plan is needed. A subcommittee of the Planning Commission may be formed to guide the process.
- **Bayfront Plan**

The Planning Commission will review proposed public projects for the waterfront for consistency with the Master Plan in terms of location, extent and character. The Planning Commission will rely on the Traverse City Bayfront 2010 (campus plan) to guide decisions. Project review for each implementation phase will be brought before the Planning Commission for review.
- **Master Plan**

The current Master Plan is 5 years old this year and we are required to review it every 5 years. Create a committee to review the Master Plan and make recommendations for changes/updates if necessary.
- **Master Plan Elements Implementation**

Create an implementation plan for Element action items and for short-term and long-term zoning changes to the Traverse City Code of Ordinances to conform to the approved Master Plan Elements.
- **Building Height Measurement**

The current measuring method may be disadvantageous to build a pitched roof building. A study session may need to be allocated to review building height measurement ordinances in other communities, discuss building heights with area architects and review building heights by district.

- **Redevelopment Ready Communities certification** - The Michigan Economic Development Corporation today announced the application process for the Redevelopment Ready Communities® (RRC) program that supports Michigan communities in becoming development ready and competitive in today's economy. "Improving the redevelopment readiness of communities is a valuable tool for stimulating investment and encouraging economic growth in Michigan," said MEDC President and CEO Michael A. Finney. "The RRC program helps communities establish a solid foundation for redevelopment, making them more attractive for investments that create places where people want to live, work and play." For more information on the Redevelopment Ready Communities Program, visit: <http://www.michiganadvantage.org/Redevelopment-Ready-Communities/>.
- **Definition of Mass**  
The Planning Commission will study the "M" in HAME (Hours, Auto, Mass, Emissions) and come up with ratios, maps and documentation that will aid the Commission in future discussions related to mega-housing issues and floor area ratios.
- **Formal Planning Commission Training**  
In-house training of the legal aspects of planning will be provided by the City Attorney and the City Planning Director. Throughout the year, the Planning Commission will be made aware of training programs available in the area and via the Internet.

## 2014 Planning Department Projects

*Not for acceptance by the Planning Commission*

***Mission Statement:*** *The Planning Department's primary purpose is to guide the City with land use and planning in order to enhance the quality of the community and ensure it remains a place where both citizens and businesses love to call home.*

### **The Planning Department:**

- Helps to administer the City of Traverse City Master Plan, a document that guides City zoning, land use, urban design and physical improvements, such as buildings, streets and parks.
- Provides administrative staff for the Planning Commission, Grand Traverse Commons Joint Planning Commission, Board of Zoning Appeals, and Historic Districts Commission.
- Administers and enforces the zoning, sign, and historic districts ordinances and other land use laws. Administers the Capital Improvement Program.
- Reviews building site plans and prepares reports and recommendations to the Planning Commission for zoning map amendments, zoning laws, special land use permits and planned unit developments.
- Answers zoning and land use questions and interprets land use principles, and planning and zoning laws.

- Works with property owners and developers, other agencies and other City departments to ensure that building plans are consistent with the Master Plan and laws regarding size and placement of buildings, signs, parking areas and landscaping requirements.
- Inspects multi-family rental dwellings, rooming houses, proper anchoring of boats on the near shore of Grand Traverse Bay and property maintenance code violations.

**Goals/objectives for the coming 2014 year include:**

- **Seek grants** to implement the Bayfront Plan and other City projects.
- **Clinch Park-** The Planning and Engineering Departments are working on completion of the renovation projects and closing out the project grants in 2014.
- **All Planning Elements-** Now that the Elements are approved, they will be prepared for publication using a unifying graphic design to stylize the Elements in a format that conforms to the Master Plan. The Elements will be printed and bound and to be incorporated as Sub Plans of the Master Plan.
- **Pedestrian Right-of-Way Local Ordinance Education-** In 2011, the City passed a Local Ordinance that requires drivers to stop for pedestrians in marked and posted crosswalks. In 2012, City Staff formed a committee to establish a process to work toward implementation. Staff will launch a public education effort and begin enforcement in 2014.
- **Boardman Lake Trail-** In 2012, the City received a Natural Resources Trust Fund grant for the next phase of the Boardman Lake Trail (multi-use trail extension to 14th Street with connections to the neighborhood and a recreation area along Boardman Lake). The Planning Department will be working with the Engineering Department on implementing the project and administering the grant in 2014.
- **Bike Friendly City-** The Planning Department applied for and received the Bicycle Friendly City designation in 2009 at the Bronze level. Reapplication after we complete the Active Transportation Plan is desired to sustain our designation and possibly increase our status to Silver or a higher designation level.
- **Hannah Park sculpture plaza-** Perry Hannah Plaza scope of work includes designing a small sitting plaza with a statue of Perry Hannah as a centerpiece in Hannah Park at the corner of Sixth and Union Streets. Construction will commence as soon as sufficient funds are raised.
- **Public Pier and Murchie Bridge-** The Planning Department will be working on completing the environmental studies, design and engineering for a multi-purpose pier at the mouth of the Boardman River and administering the project grant in 2014.
- **West End Beach Trail and Access Project-** The Planning Department will be working with the Engineering Department on implementing the project and administering the project grants in 2014.
- **Boardman River Boat Launch and Lot D Project-** The Planning Department will be working with the Engineering Department on implementing the project and administering the project grants in 2014.
- **Grand Traverse Commons Zoning Ordinance-** Work continues on drafting a Zoning Ordinance in cooperation with Garfield Township Planning Department and the Grand Traverse Commons Joint Planning Commission.