

STUDY SESSION MINUTES

TRAVERSE CITY PLANNING COMMISSION

WEDNESDAY, January 22, 2014

7:00 P.M.

Training Room

Governmental Center, 2nd Floor

400 Boardman Avenue

Traverse City, Michigan 49684

PRESENT: Vice-Chairperson Jody Bergman, Commissioners Michael Dow, Jeanine Easterday, Janet Fleshman, 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. **MULIT-USE BUILDING DEVELOPMENT AT W. FRONT/PINE STREETS CONCEPTUAL PROJECT- DAVID HANAWALT (DISCUSSION)**

Chairperson Serratelli noted that this agenda item is for discussion only and that a formal application has not yet been submitted for the project.

Mr. Soyring requested that the conceptual plans be brought to the Commission for early discussion and review to give the potential buyer and developer a sense for the Commission's initial thoughts on a mulit-use building development on the corner of West Front and Pine Streets. Mr. Soyring summarized his memo to the Commission that was included in the packet. Mr. Soyring further stated that if a building of the proposed height is formally requested, then it would go through a public Special Land Use Permit process and must meet all of the general and specific standards of the Special Land Use Permit requirements for taller buildings §1364.02 and §1364.08(m).

David Hanawalt, architect for the project, who resides at 9929 E. Valley Hills, Elmwood Township, introduced himself and gave a project overview. Mr. Hanawalt identified Michael Niedzielski of Traverse City as the project developer. Mr. Hanawalt described the project, which has an address of 305 W Front Street to be 1.7 acres in size and with current

zoning of C4-c (Regional Center District). Mr. Hanawalt explained the details in the conceptual drawings that were provided in the packet including:

- A series of multi-use buildings including a fitness center, restaurant, specialty foods store, café space and several retail spaces
- Buildings to range in height from 4-9 stories, up to 100 feet in height
- Approximately 150 residences (mix of studio, 1-3 bedroom units)
- Approximately 450 parking spaces (public or private is up for discussion)
- A riverwalk along the Boardman River (public or private is up for discussion)
- A green roof is planned on the parking deck and behind buildings to manage stormwater

Commission discussion.

The following made public comment on the topic:

- Rick Buckhalter, 932 Kelley Street, made general comments

Commission discussion.

5. PLANNING COMMISSION GOALS (DISCUSSION)

Mr. Soyering explained the goals document to the Commission. Chairperson Serratelli explained that since the last meeting, we added the review committee for the Master Plan as well as the Redevelopment Ready Community certification to the goals.

Commission discussion.

6. PUBLIC COMMENT- None.

7. ADJOURNMENT- Meeting adjourned at 7:47 p.m.

Respectfully submitted,

Date: 2-4-14

Jan Warren ps
Jan Warren, Secretary