

MINUTES

TRAVERSE CITY PLANNING COMMISSION

TUESDAY, March 4, 2014

7:00 P.M.

Commission Chambers
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 (arrived at 7:35 p.m.) and Tim Werner

ABSENT: None.

STAFF PRESENT: Russ Soyering, Planning Director; Missy Luick, Planning and Engineering Assistant; Jered Ottenwess, City Manager; Tim Lodge, City Engineer; Jessica Cichowski, Engineering Technician

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

2. **ROLL CALL**

3. **ANNOUNCEMENTS-** Mr. Soyering announced that the final Bayshore Corridor Strategy meeting will take place on Wednesday, March 26, 2014 at 5:30 p.m. in the Training Room and all of the partnering Planning Commissions are encouraged to attend.

4. **CONSENT CALENDAR**

The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one Commission motion without discussion. Any member of the Commission, staff or the public may ask that any item on the consent calendar be removed therefrom and be placed elsewhere on the agenda for full discussion. Such requests will be automatically respected. If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single Commission action adopting the consent calendar.

- A. February 4, 2014 Regular Meeting and February 19, 2014 Special Meeting minutes (Approval recommended)
- B. Consideration of an amendment to the Planning Commission Bylaws revised February 21, 2014 to change the Planning Commission meeting time from 7:00 p.m. to 7:30 p.m. (For introduction and possible action on March 18, 2014)
- C. Consideration of the City of Traverse City Six-Year Capital Improvement Program 2014-2020. The Capital Improvement Program is a multi-year schedule for capital expenditures that includes costs, priorities, and identified funding for the next six years (For introduction and possibly schedule a Public Hearing for April 1, 2014)

- Allen Krous, 10333 Sloven, made general comments
- Denise VanWagner, 110 N. Madison, opposes the request. Ms. VanWagner also read a letter from Kima Kraimer, 1120 W. Front, who opposes the request.
- Al Cabinaw, 115 N. Madison, opposes the request.

Commission discussion.

Mr. Lodge discussed the West Front Street reconstruction project planned for 2014.

Motion by Commissioner Werner, second by Commissioner McNally that the request by John Kerridge, Kerridge Architecture and Construction, Inc., of 400 West Front Street, to conditional rezone the property located at 101 N Madison Street from R1-b (Single Family Dwelling District) to C-1 (Office Service District) with conditions be introduced and scheduled for a public hearing on April 1, 2014.

Motion carried 9-0.

Commission discussion.

- B.** Consideration of 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) (Action requested)

Mr. Soyering discussed his February 26, 2014 memo to the Commission on the topic.

Commission discussion.

Motion by Commissioner Warren, second by Commissioner Easterday, that the zoning change request initiated by the Planning Department to rezone the property located 10597 East Traverse Highway from R-9 (A) (Multiple Family Dwelling Districts) to R1-b MU (Mixed Use PUD Morgan Farm) be recommended for approval and such recommendation be forwarded to the City Commission for their consideration.

Motion carried 9-0.

6. NEW BUSINESS

- A.** Lot D Boardman River Boatlaunch Project review for consistency with Master Plan (Action requested)

Mr. Soyring stated that the Commission's review of projects is pursuant to the Michigan Planning Enabling Act to determine if the following projects are consistent with the Traverse City Master Plan in terms of location, extent and character. In addition to the packet details, additional handouts were distributed including a March 4, 2014 memo from Mr. Soyring and a March 4, 2014 letter from the Watershed Center.

Mr. Lodge updated the Commission on the project details as outlined in his February 26, 2014 communication that was included in the packet.

Commission discussion included concerns related to the elimination of rain gardens in the project.

Mr. Lodge explained the project and site constraints.

The following members of the public made comment on the subject:

- TJ Andrews, representing The Watershed Center of 13272 S. West Bayshore Drive, Elmwood Township, made general comments
- Tyler Spauling, 1747 Heeley Lane, made general comments

Commission discussion included concerns regarding managing stormwater on the project. The consensus was that the project will be brought back to the Commission for action at the March 18, 2014 meeting for action.

B. West Front Street Bridge Project review for consistency with Master Plan (Action requested)

Mr. Soyring explained the details of his March 4, 2014 memo to the Commission as well as mentioned that there were additional handouts distributed this evening from Mr. Lodge and Gary Howe.

Mr. Lodge explained the additional handouts related to the project as well as the project materials included in the packet. The design elements include a compromise among travel modes within the right-of-way. The bridge aesthetic elements will mimic the existing arch façade. The bridge railing assembly requirements pose some additional challenges on the project to meet crash test ratings. The project includes a boardwalk under the bridge as well as West Front Street streetscape improvements perhaps extending as far as Maple Street or as far as funds will allow.

Commission discussion included concern about 4.5-foot bike lanes and wanted to explore offering viewshed opportunities on the bridge to enjoy the Boardman River.

Mr. Lodge responded to Commission questions.

Commission discussion.

The following members of the public made comment on the subject:

- Gary Howe, 926 Lincoln Street, made general comments
- Julie Clark, 604 W 12th Street, made general comments

Commission discussion.

Ms. Cichowski addressed the Commission.

Commission discussion.

Motion by Commissioner Twietmeyer, second by Commissioner Easterday, that the West Front Street Bridge Project is found to be consistent with the City Master Plan in terms of location, extent and character.

Motion failed 3-6 (Commissioners Dow, Fleshman, McNally, Serratelli, Warren and Werner were opposed).

Commission discussion.

Motion by Commissioner McNally, second by Commissioner Werner, that the West Front Bridge Project have 10-foot travel lanes and 5-foot bicycle lanes and all other elements the same as proposed.

Motion carried 7-2 (Commissioner Bergman and Twietmeyer opposed).

C. Eighth Street Bridge Project review for consistency with Master Plan (Action requested)

Mr. Lodge explained that an additional handout distributed this evening is a change to the memo from Jessica Cichowski dated February 26, 2014. Please remove page 3 of the memo from the packet and replace it with the one on your desk that depicts a buffered bicycle lane. Mr. Lodge also explained the additional handouts distributed.

Commission discussion.

Motion by Commissioner Easterday, second by Commissioner Dow, that the Eighth Street Bridge Project is found to be consistent with the City Master Plan in terms of location, extent and character.

Motion carried 9-0.

The following members of the public made comment on the subject:

- Richard Kuchell, 500 Webster Street, made general comments

- D. Pine Street Pedestrian Way Project review for consistency with Master Plan (Action requested)

Mr. Lodge explained the project as well as the additional handout distributed that depicts possible clear-span bridge options.

Commission discussion.

Motion by Commissioner Warren, second by Commissioner McNally, that the Pine Street Pedestrian Way Project is found to be consistent with the City Master Plan in terms of location, extent and character.

Motion carried 9-0.

- E. Homeless Shelter Regulations (Discussion)

Mr. Soyring explained his February 24, 2014 memo to the Commission.

Commission discussion.

Commission consensus was that the Housing and Building Committee would discuss the topic further and make a recommendation to the Planning Commission at a future meeting.

The following members of the public made comment on the subject:

- Richard Kuchell, 500 Webster Street, made general comments

7. CORRESPONDENCE – None.

8. REPORTS

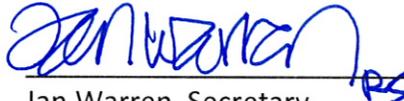
- A. City Commission- Commissioners Easterday and Werner reported.
B. Board of Zoning Appeals- Commissioner Bergman reported.

- C. Grand Traverse Commons Joint Planning Commission- Commissioner Warren reported.
 - D. Planning Commission
 - 1. Housing Building Committee— Commissioner Serratelli reported.
 - 2. Active Transportation Committee—Commissioner Werner reported.
 - 3. Master Plan Review Committee—Mr. Soyring reported.
 - E. Planning Department—Mr. Soyring announced Code Enforcement Officer Loyd Morris' upcoming retirement and that the Planning Department would be filling the position.
 - 1. Capital Improvement Program—Chairperson Serratelli reported.
9. PUBLIC COMMENT- None.
10. ADJOURNMENT- Meeting was adjourned at 10:04 p.m.

Respectfully submitted,

Date: _____

April 1, 2014


_____ PS

Jan Warren, Secretary