

SPECIAL MEETING MINUTES TRAVERSE CITY PLANNING COMMISSION

TUESDAY, MARCH 18, 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, Janet Fleshman, Chairperson John Serratelli, Bill Twietmeyer, Janice Warren and Tim Werner

ABSENT: Commissioners Jeanine Easterday and Cecil McNally

STAFF PRESENT: Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant; Tim Lodge, City Engineer

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. **LOT D BOARDMAN RIVER BOATLAUNCH PROJECT REVIEW FOR CONSISTENCY WITH MASTER PLAN (ACTION REQUESTED)**

Mr. Soyring explained that when the Planning Commission reviewed this project two weeks ago, there were concerns related to stormwater management and the removal of rain gardens from the project scope. Since that meeting, Mr. Lodge met with The Watershed Center and they agreed that rain gardens are not appropriate for the site.

Commission discussion.

Mr. Soyring and Mr. Lodge addressed the Commission.

Commission discussion.

Mr. Lodge addressed the Commission.

Commission discussion.

Mr. Lodge and Mr. Soyring addressed the Commission.

Commission discussion.

Mr. Lodge addressed the Commission.

Motion by Commissioner Bergman, second by Commissioner Warren, that the Lot D Boardman River Boatlaunch Project is found to be consistent with the City Master Plan in terms of location, extent and character.

Motion carried 7-0 (Commissioners Easterday and McNally absent.)

5. WEST FRONT STREET BRIDGE PROJECT REVIEW FOR CONSISTENCY WITH MASTER PLAN (ACTION REQUESTED)

Chairperson Serratelli explained that while the Commission voted on this project at our last meeting, the wording of the actual motion did not make reference to the project being "found consistent with the City Master Plan in terms of location, extent and character," so the Commission is being asked to consider the project again and give reference to the Master Plan in the motion.

Mr. Soyring explained the details of his memo dated 3/13/14 to the Commission.

Commission discussion.

Mr. Soyring addressed the Commission.

Commission discussion.

Mr. Soyring and Mr. Lodge addressed the Commission.

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

Commission discussion.

Chairperson Serratelli explained that the action at tonight's meeting will supersede the action taken at the meeting on March 4, 2014 related to this project.

Commission discussion.

Mr. Lodge and Mr. Soyring addressed the Commission.

Commission discussion.

Mr. Soyring addressed the Commission.

Motion carried 7-0 (Commissioners Easterday and McNally absent.)

6. 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. (ACTION REQUESTED)

Mr. Soyring explained the amendment which will result in changing the meeting time from 7:00 p.m. to 7:30 p.m.

Motion by Commissioner Warren, second by Commissioner Twietmeyer that the Planning Commission Bylaws be amended as proposed in the February 21, 2014 revision, to change the Planning Commission meeting time from 7:00 p.m. to 7:30 p.m.

Motion carried 7-0 (Commissioners Easterday and McNally absent.)

7. A BUILDING HEIGHTS (DISCUSSION)

Mr. Soyring explained that the Commission discussed this topic at several previous study sessions last fall. Staff worked with Mike Wills to draft a proposed amendment to adjust the building height in the Hotel Resort (HR) District from 40 feet to 45 feet and extending the residential bonus building height allowance from 40 feet to 45 feet in the Office Service (C-1) District and Neighborhood Center (C-2) District. In addition, the amendment also suggests a requirement of a minimum height of 15 feet for the first floor of a building, with exceptions for parking structures and exclusively residential developments in the HR, C-1, C-2, Community Center (C-3) District, Regional Center (C-4) Districts and Development (D) Districts.

Mr. Soyring also read suggested language to provide exemptions to the 15-foot rule when it can be clearly demonstrated that such provision is unnecessary or that such requirement would create a practical difficulty.

Commission discussion.

The following made public comment on the subject:

- John Dancer, 12180 Peninsula Drive, and City business and property owner, made comments in support of the amendment
- Mike Wills, 110 Fairway Hills Dr, made comments in support of the amendment

Commission discussion.

Commission consensus was to prepare a full amendment for introduction at the April 1, 2014 meeting.

8. PUBLIC COMMENT
9. ADJOURNMENT- Meeting adjourned at 7:51 p.m.

Respectfully submitted,

Date: _____

April 1, 2014

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Jan Warren, Secretary