

SPECIAL MEETING MINUTES TRAVERSE CITY PLANNING COMMISSION

TUESDAY September 16, 2014

7:30 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, Chairperson John Serratelli, Bill Twietmeyer (arrived at 7:35 p.m.), Janice Warren, and Tim Werner

ABSENT: Commissioner Cecil McNally

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 7:30 p.m.

2. **ROLL CALL**

3. **ANNOUNCEMENTS-** Chairperson Serratelli provided opening remarks regarding the placement of Safe Harbor's Special Land Use Permit request on the Planning Commission agenda.

Commissioner Twietmeyer joined the meeting at 7:35 p.m.

4. **SPECIAL LAND USE PERMIT 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 (FOR INTRODUCTION AND POSSIBLY SCHEDULING A PUBLIC HEARING)**

Mr. Soyring explained the details included in his September 10, 2014 memo to the Commission. He further explained that staff considers the application to be complete. The applicant is required to meet all of the general and specific standards in the Special Land Use Permit chapter for Emergency Shelters. Staff will prepare a staff report for the request for the Public Hearing.

Peter Starkel addressed the Commission.

Commission discussion.

Mr. Starkel responded to Commission questions.

Commission discussion included questions related to the management plan and meeting the general and specific standards in the Special Land Use Permit section of the zoning code.

Ryan Hannon, Goodwill street outreach director, addressed the Commission.

Mr. Soyering will inquire with the Police Department if there is an police calls when Safe Harbor opens in the fall. Mr. Soyering will also check with the City Attorney to verify that the SLUP is included in the building lease agreement and would changes/amendments to the Management Plan included in the SLUP be required to go through the SLUP amendment process in the zoning code. Both outcomes will be included in the staff report for the SLUP.

The following made public comments on the subject:

- Rick Buckhalter, 932 Kelly Street, opposes the request
- Richard Kuchell, 500 Webster Street, opposes the request
- Deni Scudato, 422 State Street, made general comments
- Susan Kuchell, 500 Webster Street, made general comments
- Mark Jensen, 515 Wellington Street, property and business owner, made general comments
- Jo Bartlett, 715 E State Street, opposes the request
- Tom Emmett, 1702 Lincoln Street, supports the request
- Dale Hunt, 522 E 8th Street, business owner and property owners, opposes the request
- Dale Neuman, 401 Washington Street, opposes the request
- John Scudato, 422 State Street, opposes the request
- Jerry Jenkins, 502 Washington Street, 1129 Woodmere, property owner and business owner, made general comments
- Darci Pickren, 916 Pine Street, business owner and city resident, supports the request
- Melissa Dow, 436 Washington Street, opposes the request
- Justin Reid, 630 Cottageview Drive, made general comments
- Randy Billingsley, 205 Wellington, opposes the request
- Brandon Hunt, 717 Highland Park Dr, opposes the request
- Ryan Hannon, 2279 S. Airport Road, non city resident, made general comments

Commission discussion.

Motion by Commissioner Warren, second by Vice-Chairperson Bergman, that the request by Peter Starkel on behalf of Safe Harbor of Grand Traverse, Inc. to allow

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for an Emergency Shelter at 517 Wellington Street, a property owned by the City of Traverse City be introduced and scheduled for a Public Hearing on October 7, 2014.

Commission discussion.

Motion carried 6-2 (Commissioners Dow and Twietmeyer opposed, Commissioner McNally absent).

5. **PUBLIC COMMENT-** None.
6. **ADJOURNMENT-** Meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Date: October 7, 2014

Jan Warren
Jan Warren, Secretary *RS*