

# TRAVERSE CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, February 3, 2015

7:30 P.M.

Commission Chambers  
Governmental Center, 2nd Floor  
400 Boardman Avenue  
Traverse City, Michigan 49684

Posted: January 30, 2015

## 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. Penny Hill, 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. 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. January 6, 2015 Regular Meeting minutes and January 21, 2015 Study Session Meeting minutes (Approval recommended)

B. Planning Commission Goals (Acceptance recommended)

**5. OLD BUSINESS**

- A. Public Hearing to consider an amendment to the Traverse City Code of Ordinances Sections 1320.07, *Definitions*; 1332.01 Single Family Dwelling (R-1a, R-1b) District *Uses Allowed*; 1332.07 Single Family Dwelling (R-1a, R-1b) District *Accessory Buildings*; 1374.03 Circulation and Parking *Motor Vehicle Parking*; and Chapter 1377 *Accessory Dwelling Units Overlay Districts*; regarding allowing accessory dwelling units in the single-family dwelling districts with conditions. (Action Requested)

**6. NEW BUSINESS**

- A. Consideration of a rezoning request initiated by Cynthia Anderson on behalf of Bonter Properties, LLC, to rezone 314 E. Eighth Street from R-29 (Multiple Family Dwelling) District to C-2 (Neighborhood Center) District (For introduction and possibly scheduling a Public Hearing for March 3, 2015)
- B. Consideration of a rezoning request initiated by Tom Krause on behalf of Robert T. Cole and Richard Laylin, to rezone 1015 Hannah Ave and 1025 Hannah Ave from R-2 (Two-Family Dwelling) District to C-2 (Neighborhood Center) District (For introduction and possibly scheduling a Public Hearing for March 3, 2015)

**7. CORRESPONDENCE**

- A. William Siegmund of Pure Water Works letter dated 1/26/15 regarding possible zoning change for 1034 S. Garfield Avenue (Discussion)
- B. Capital Improvement Program draft (Anticipated for Distribution at the meeting)
- C. Capital Improvement Program October-December 2014 Quarterly Report
- D. Code Enforcement October-December 2014 Quarterly Report

**8. REPORTS**

- A. City Commission- Commissioners Easterday and Werner
- B. Board of Zoning Appeals- Commissioner Bergman
- C. Grand Traverse Commons Joint Planning Commission- Commissioners Serratelli and Warren
- D. Planning Commission
  - 1. Housing Building Committee— Commissioner Bergman
  - 2. Active Transportation Committee—Commissioner Werner
  - 3. Master Plan Review Committee—Commissioners Bergman, Dow and Twietmeyer
  - 4. Parking Regulation Committee- Commissioner Serratelli
- E. Planning Department—Mr. Soyring
  - 1. Capital Improvement Program—Mrs. Luick

**9. PUBLIC COMMENT**

**10. ADJOURNMENT**