

MINUTES

TRAVERSE CITY PLANNING COMMISSION

TUESDAY, February 3, 2015

7:30 P.M.

Training Room

Governmental Center, 2nd Floor

400 Boardman Avenue

Traverse City, Michigan 49684

PRESENT: Commissioners Michael Dow, Jeanine Easterday, Janet Fleshman, Linda Koebert, Jan Warren, Tim Werner, Bill Twietmeyer and Chairperson John Serratelli

ABSENT: Vice-Chairperson Jody Bergman

STAFF PRESENT: Russ Soyring, Planning Director

1. **CALL MEETING TO ORDER** – Chairperson Serratelli called the meeting to order at 7:30 pm.
2. **ROLL CALL**
3. **ANNOUNCEMENTS**

Mr. Soyring announced the City Commission decision to move forward with pier study and an upcoming DDA meeting to discuss the pier project.

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)

Motion by Commissioner Easterday, second by Commissioner Fleshman, to approve the Consent Calendar. Motion carried 8-0 (Commissioner Bergman absent).

5. **OLD BUSINESS**

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)

Mr. Soyring introduced the amendment under consideration.

Commission discussion

The following individual made public comment on the topic:

- Deni Scudato, 422 East State Street, made comments in opposition to the amendment
- Adrienne Rossi, 312 West Seventh Street, made general comments
- John Fiebing, 750 Centerplace , made comments in support of the amendment
- Tammy Sanderson, not a City resident , made comments in support of the amendment
- Pam Darling, 307 W. Ninth Street, made comments in support of the amendment
- John Scudato, 422 East State Street, made general comments
- Tim Sanderson, not a City resident, made comments in support of the amendment
- Jan Vlack, 416 Sixth Street, made comments in opposition to the amendment
- Patrick Sullivan, 709 Webster, made comments in support of the amendment
- Roger Send, 300 Birchwood, made comments in support of the amendment

Commissioner Koebert read Megan Olds' (235 E. Ninth Street) email that supported the amendment

Commission discussion

Motion by Commissioner Warren, seconded by Commissioner Easterday, that 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 be recommended to the City Commission for adoption.

Motion carried 6-2 (Commissioners Dow and Twietmeyer voted no)

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)

Mr. Soyring explained the rezoning request.

Cynthia Anderson, representing Bonter Properties, LLC addressed the commission.

Motion by Commissioner Easterday, second by Commissioner Koebert, that the 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 be scheduled for a public hearing of the planning commission on March 3, 2015.

Motion carried 8-0 (Commissioner Bergman absent)

- 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)

Mr. Soyring explained the rezoning request.

Commission discussion

Tom Krause, representing the owners addressed the Commission.

Commission discussion.

Motion by Commissioner Dow, second by Commissioner Werner that the 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 be scheduled for a Public Hearing for March 3, 2015.

Motion carried 7-1 (Commissioner Fleshman voted no).

7. CORRESPONDENCE

- A.** William Siegmund of Pure Water Works letter dated 1/26/15 regarding possible zoning change for 1034 S. Garfield Avenue (Discussion)

Mr. Soyring introduced the letter.

Commission discussion

Cynthia Herman, director of operations at Pure Water Works, addressed the Commission.

Commission discussed options including a conditional rezoning for the property.

- B.** Capital Improvement Program (draft)

Mr. Soyring introduced the Capital Improvement Program draft and new format.

Commission Discussion

- 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 reported.
B. Board of Zoning Appeals- No report. Commissioner Bergman absent
C. Grand Traverse Commons Joint Planning Commission- Commissioner Warren reported
D. Planning Commission

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1. Housing Building Committee— Commissioner Bergman. No report.
2. Active Transportation Committee—Commissioner Werner. No report.
3. Master Plan Review Committee—Commissioners Bergman, Dow and Twietmeyer. No report. Discussion regarding elements.
4. Parking Regulation Committee- Commissioner Serratelli reported.
- E. Planning Department—Mr. Soyring
 1. Capital Improvement Program—Mrs. Luick. No report already discussed.

9. PUBLIC COMMENT

10. ADJOURNMENT - Chairman Serratelli adjourned the meeting at 9:13pm.

Respectfully submitted,

Date: MARCH 3, 2015

Jan Warren
Jan Warren, Secretary