

MINUTES
TRAVERSE CITY PLANNING COMMISSION
Study Session

TUESDAY, May 19, 2015

7:30 P.M.

Training Room

Governmental Center, 2nd Floor

400 Boardman Avenue

Traverse City, Michigan 49684

PRESENT: Vice-Chairperson Jody Bergman, Commissioners Michael Dow, Jeanine Easterday, Janet Fleshman, Linda Koebert, Chairperson John Serratelli, Bill Twietmeyer, Janice Warren and Tim Werner

ABSENT:

STAFF PRESENT: Russ Soyryng, Planning Director; Missy Luick, Planning and Engineering Assistant

1. CALL MEETING TO ORDER

Chairperson Serratelli called the meeting to order at 7:30 p.m.

2. ROLL CALL

3. ANNOUNCEMENTS

Mr. Soyryng announced that on June 8 at 7:00 p.m., the City Commission will discuss the priorities of the Boardman Lake Brownfield Plan including Boardman Lake Avenue, Boardman Lake Trail and the railroad wye at their study session meeting.

Mrs. Luick announced that the recent ordinance codification included updates to four sections of the zoning code. Updated sections were distributed and should be removed and replaced in full in Commissioners zoning code binders.

4. TEXT AMENDMENT REQUEST TO ADD FUNERAL HOME AND CREMATORY AS USES IN THE INDUSTRIAL DISTRICT - (DISCUSSION)

Mr. Soyryng introduced the topic.

Vaughn Seavolt addressed the Commission.

Rick Korndorfer addressed the Commission.

Commission discussion.

Commission consensus was to discuss possible text amendment options at a future meeting to allow for funeral homes and crematories in the Industrial District.

Commission discussion included a desire to discuss the Industrial District uses allowed at a future study session.

5. SPECIAL LAND USE PERMIT REQUEST FOR A TALLER BUILDING AT 305 W. FRONT STREET (DISCUSSION)

Mr. Soyring introduced the topic and explained that buildings up to 60 feet are allowed by right, and buildings up to 100 feet tall are allowed by Special Land Use Permit.

Doug Mansfield addressed the Commission.
Craig Patterson addressed the Commission.

Commission discussion.

The following individuals made public comment on the topic:

- Betsy Zerip, 150 Pine Street, made comments in opposition
- Ellen Boardman, 150 Pine Street, made comments in opposition
- Pricilla Townsend, 150 Pine Street, made comments in opposition
- Lee Delancey, 150 Pine Street, made comments in opposition
- John Nelson, 4022 Incochee Crest Commons, made general comments
- Tony Lentych, city resident and Traverse City Housing Commission executive director, made general comments
- Elizabeth Osborne, 150 Pine Street, made comments in opposition
- Amber Jockman, 150 Pine Street, made comments in opposition
- Paul Trameney, city resident, made general comments
- David Wagstaff, 150 Pine Street, made comments in opposition
- Carly Jankowski, 150 Pine Street, made comments in opposition
- Jeffrey Turner, 150 Pine Street, made comments in opposition
- Deb Shire, 150 Pine Street, made comments in opposition
- Rob Bacigalupi, city resident and DDA executive director, made general comments

Commission discussion.

6. 2016-17 STREET PROJECTS (DISCUSSION)

Mr. Soyring explained that for the 2016-17 fiscal year, there is \$600,000 allocated for street reconstruction. A portion of 7th Street and 11th Street have been identified in Mr. Soyring's May 14, 2015 memo for reconstruction.

Commission discussion included engaging both schools (TCAPS and GTACS) in street reconstruction/improvement discussions. Discussion also included emphasizing crosswalks near the schools.

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For the 7th Street discussion, consider expanding the mailing notification if one-way to two-way conversations are to take place.

7. REQUEST FROM SHANNON WALTERS TO POSSIBLY REZONE PROPERTIES ON GARFIELD AVENUE FROM C-1 TO C-3 PER THE ZONING ELEMENT (DISCUSSION)

Mr. Soyring introduced the request and explained that the Zoning Element (on page 10) recommends that the C-1 District on Garfield Avenue be rezoned to C-3 District.

Shannon Walters addressed the Commission.

Commission discussion.

The topic will be discussed further at the June Planning Commission Study Session.

8. PUBLIC COMMENT- None.

9. ADJOURNMENT

Chairperson Serratelli adjourned the meeting at 9:52 pm

Respectfully submitted,

Date: July 7, 2015

Jan Warren
Jan Warren, Secretary

