

MINUTES
TRAVERSE CITY PLANNING COMMISSION
Study Session

TUESDAY, June 16, 2015

7:30 P.M.

Training Room

Governmental Center, 2nd Floor

400 Boardman Avenue

Traverse City, Michigan 49684

PRESENT: Vice-Chairperson Jody Bergman, Commissioners Janet Fleshman, Linda Koebert, Chairperson John Serratelli, and Commissioner Tim Werner

ABSENT: Commissioners Michael Dow, Jeanine Easterday, Bill Twietmeyer, and Janice Warren

STAFF PRESENT: Russ Soyring, 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. Soyring announced that on June 24 at 7:00 p.m. at the Inside Out Gallery, the City and Michigan Economic Development Corporation will be hosting a meeting to discuss redevelopment opportunities on Hall Street. Property owners in the vicinity have been invited to attend and the general public is welcome as well.

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

Mr. Soyring explained his June 11, 2015 memo to the Commission. Staff is recommending that funeral homes be allowed by right in the Industrial District. Staff is further recommending that crematories be allowed by right (with conditions) in the Industrial District.

Vaughn Seavolt addressed the Commission.

Commission discussion.

Commission consensus was to proceed with Staff's recommendation, but with an expanded definition of crematory include pets or "companion animals" (not livestock).

Staff will proceed with a text amendment for introduction at our July 7, 2015 meeting.

5. REQUEST TO REZONE A SEGMENT OF GARFIELD AVENUE (DISCUSSION)

Chairperson Serratelli read the recommendation in the Zoning Element pursuant to this request. The Zoning Element states as a long term recommendation, "Garfield Avenue is a corridor of significance and should be developed as an overlay district or in conjunction with any future corridor studies. Unless an overlay district or future corridor study states differently, the C-1 District along Garfield Avenue should be rezoned to C-3 District." The Zoning Element goes on to read, "Regulations that reduce intensity levels at the boundaries of Conventional or Traditional neighborhoods should be developed (i.e. larger setback, limited hours of operation)."

Mr. Soyring stated that the Master Plan calls for a TC-4 neighborhood in this area which would support a C-3 zoning. The Corridors Master Plan identifies the area as "office/residentially scaled buildings".

Staff is recommending that the C-1 (Office Service) zoning remain in this area until a form-based code overlay zone is developed for the corridor and/or there are more complete intensity standards developed within the zoning Code to ensure more intensive uses can be accommodated without negatively impacting the nearby residential neighborhoods.

Commission discussion.

Shannon Walters addressed the Commission.

Commission consensus was to agree with the Staff recommendation to leave the C-1 zoning in place; however, they wish to re-evaluate in several months if the City isn't moving forward with a form based code.

6. PUBLIC COMMENT

- Doug Mansfield, Mansfield Land Use Consultants, 830 Cottageview Drive, made public comment regarding a conditional rezoning request on Aero Park Court. He distributed the request materials to the Commission.

Commission discussion.

The topic will be on the next regular meeting of the Planning Commission, July 7, 2015.

- Jane Fotchman, 1908 Seneca Street, city resident, made general comments regarding the proposed 305 W. Front Street project

7. ADJOURNMENT

Chairperson Serratelli adjourned the meeting at 8:23 pm

Respectfully submitted,

Date: JUN 17, 2015

Jan Warren
Jan Warren, Secretary

