

# TRAVERSE CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, July 7, 2015

7:30 P.M.

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

Posted: July 2, 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. **APPROVAL OF MINUTES.**  
April 7, 2015 Regular Meeting, April 21, 2015 Study Session, May 19, 2015 Study Session and June 16, 2015 Study Session minutes.
5. **OLD BUSINESS**
  - A. Special Land Use Permit request and Site Plan Review Request by Craig Patterson of The Woda Group, Inc on behalf of Pine Street Development One, LLC to allow for a taller building at 305 W. Front Street (For introduction and possibly scheduling a Public Hearing for August 4, 2015)
  - B. An amendment to the Traverse City Code of Ordinances General Provisions and Definitions Section 1320.07, *Definitions*; Industrial (I) District Section 1354.01, *Uses Allowed*, regarding allowing funeral services and crematories with conditions. (For introduction and possibly scheduling a Public Hearing for August 4, 2015)

**6. NEW BUSINESS**

- A. Parks and Recreation prioritization for Parks Projects and Brown Bridge Trust Fund (Discussion by Parks and Recreation Chairperson, Brian Haas)
- B. Conditional rezoning request initiated by Doug Mansfield of Mansfield Land Use Consultants, on behalf of Traverse Development Group to rezone the properties located at 2351, 2455, 2457 and 2359 North Aero Park Court from I (Industrial District) to C-3 (Community Center District) with conditions (For introduction and possibly scheduling a Public Hearing for August 4, 2015)
- C. Request initiated by David Socks, on behalf of James Labreck to possibly rezone or conditionally rezone the property located at 209 W Fourteenth Street from R-9 (Multi-Family Dwelling District) to C-1 (Office Service District) (Discussion)
- D. Planning Commission representative to serve on the Traverse City Place Plan Committee (Action Requested)

**7. CORRESPONDENCE**

**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. Arts Commission- Commissioner Warren
- E. 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
- F. Planning Department—Mr. Soyring

**9. PUBLIC COMMENT**

**10. ADJOURNMENT**