

MINUTES
TRAVERSE CITY PLANNING COMMISSION
Regular Meeting

TUESDAY, JULY 07, 2015

7:30 P.M.

Commission Chambers
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, Tim Werner, Chairperson John Serratelli, Bill Twietmeyer and Jan Warren

ABSENT: None.

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

Chairperson Serratelli introduced the new city manager Mr. Marty Colburn. Marty Colburn thanked him for the warm welcome. Mr. Soyring introduced the Planning Department summer intern Caroline Lindquist from UNC-Chapel Hill.

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.

Motion by Commissioner Dow, second by Commissioner Twietmeyer, to approve the minutes of April 7, 2015 Regular Meeting, April 21, 2015 Study Session, May 19, 2015 Study Session and June 16, 2015 Study Session minutes. Motion carried 9-0.

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, which we define as taller than 60ft., at 305 W. Front Street (For introduction and possibly scheduling a Public Hearing for August 4, 2015) General and specific standards must be met.

Mr. Soyering summarized the staff memo dated June 30, 2015. The request is for or two taller building buildings and Site Plan Approval at 305 W. Front Street. Both buildings would be approximately 96 feet tall measured at the street elevation. Together, the two buildings are proposed to have 174 upper story dwelling units with over 20,000 square feet of commercial space at street level. A single driveway on Pine Street would provide access to a two level parking deck with 183 parking spaces. Sidewalks along Front and Pine Streets provide pedestrian access and a future public boardwalk is indicated along the river's edge

Part of the site is currently leased as a public parking lot. To the south of the subject property is Riverview Terrace, a nine story residential building. To the north across Front Street are one to four story commercial buildings. To the west is the Boardman River and to the east across Pine Street is a parking area and one and two story commercial buildings.

Mr. Soyering noted that the current plans do not meet the driveway separation requirements and will have to be amended. Also there is a required setback of 25 feet from the bridge abutment. In addition, the applicant is required to have a model of the buildings and that has not yet been provided.

Doug Mansfield, Mansfield Land Use Consultants, 830 Cottageview Drive, Suite 201 presented the project plans to the Commission. He also stated that the interior layout of the dwelling units has changed and the revised plans currently house 172 dwelling units (not 174 as Mr. Soyering previously mentioned.)

Commission discussion included the river boardwalk, stormwater management, sidewalk/pedestrian improvements and trees that will be saved along the dockline/riverwalk corridor.

Public comment on the subject was made by the following individuals:

- Tony Lentych, Executive Director of TC Housing Commission, made general comments.
- Ellen Corkrin, 150 Pine Street made general comments.
- Elizabeth Osborne, 150 Pine Street, made general comments.
- Betsy Zeerip, 150 Pine Street, made general comments.
- Roland Schlagel, 322 15th Street, made general comments.
- John Nelson, 4022 Incochee Crest, made general comments.
- Rich Buckhalter, 932 Kelly Street, made general comments.
- Barb Huegli, 206 West 15th Street, made general comments.

Additional commission discussion included analyzing the proposed building mass.

Motion by Commissioner Warren, second by Commissioner Werner, that the Planning Commission has the materials needed for introduction and that a Public Hearing be scheduled on August 4, 2015 to consider the 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 consider a taller building at 305 W. Front Street.

Motion carried 9-0.

- 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)

Mr. Soyring summarized his July 1, 2015 memo to the Commission.

Motion by Commissioner Koebert, second by Commissioner Easterday, that a Public Hearing be scheduled for August 4, 2015 to consider 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.

Motion carried 9-0.

6. NEW BUSINESS

- A.** Parks and Recreation prioritization for Parks Projects and Brown Bridge Trust Fund (Discussion by Parks and Recreation Chairperson, Brian Haas)

Chairperson Serratelli introduced Brian Haas.

Mr. Haas presented.

Commission discussion included improving coordination between Parks and Recreation and the Planning Commission and possibly entertaining a joint study session among the two Commissions in late fall.

- 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)

Mr. Soyring summarized his July 1, 2015 memo to the Commission.

Doug Mansfield, Mansfield Land Use Consultants, 830 Cottageview Drive, Suite 201 presented.

Commission discussion.

Motion by Commissioner Koebert, second by Commissioner Dow, that the request from Doug Mansfield 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 as offered by the applicant be scheduled for a Public Hearing for the August 4, 2015 Regular Meeting.

Motion carried 9-0.

- 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)

Mrs. Luick summarized her July 1, 2015 memo to the Commission.

Jeff Cockfield of Grand Traverse Engineering presented on behalf of the applicant.

Commission discussion included exploring R-29 instead of C-1, and possible traffic calming in the alley.

The following individuals made public comment on the subject:

- Barbara Huegli, 216 West 15th Street, made general comments.
- Katherine Phillips, 205 West 14th Street, made comments in opposition.
- Natalie Kohler, 228 west 15th Street, made general comments.
- Roland Schlagel, 322 West 15th Street, made comments in opposition.
- Amber Parken, 202 West 15th Street, made general comments.

- D. Planning Commission representative to serve on the Traverse City Place Plan Committee (Action Requested)

Motion by Commissioner Easterday, second by Commissioner Dow, that Linda Koebert, a member of the Planning Commission, shall serve on the staff-led Traverse City PlacePlan Committee.

Motion carried 9-0.

7. CORRESPONDENCE –None

8. REPORTS

- A. City Commission - Commissioners Easterday reported.
- B. Board of Zoning Appeals - Commissioner Bergman reported.
- C. Grand Traverse Commons Joint Planning Commission - Commissioners Warren reported.
- D. Arts Commission- Commissioner Warren reported.
- E. Planning Commission
 - 1. Housing Building Committee— No report.
 - 2. Active Transportation Committee—Commissioner Werner reported.
 - 3. Master Plan Review Committee—No report.
 - 4. Parking Regulation Committee- Commissioner Serratelli reported.
- F. Planning Department—No report.

9. PUBLIC COMMENT

Comment by Commissioner Warren to consider not holding a Planning Commission meeting during the National Cherry Festival.

10. ADJOURNMENT

Chairperson Serratelli adjourned the meeting at 10:15 p.m.

Respectfully submitted,

Date:

AUGUST 4, 2015

Jan Warren
Jan Warren, Secretary *RS*

