

MINUTES
TRAVERSE CITY PLANNING COMMISSION
Study Session

TUESDAY, September 15, 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, Chairperson John Serratelli, Commissioners Bill Twietmeyer, Janice Warren and Tim Werner

ABSENT: Commissioner Linda Koebert

STAFF PRESENT: Russ Soyring, Planning Director

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 a presentation on Thursday, September 17, 2015 at 5:00 p.m. at the Inside Out Gallery by Joe Minicozzi, a renowned planner, architect and assessor regarding development tax revenue
4. **PLANNING FOR RESILIENT COMMUNITIES- PRESENTATION BY CLAIRE KARNER AND HARRY BURKHOLDER (DISCUSSION)**

Harry Burkholder and Clarie Karner presented.

Commission discussion.

5. **VINE STREET AND SECOND STREET VACATION REQUEST AND PRELIMINARY SITE PLAN REVIEW FOR IMMACULATE CONCEPTION CAMPUS BY SCOTT JOZWIAK ON BEHALF OF GRAND TRAVERSE AREA CATHOLIC SCHOOLS (DISCUSSION)**

Scott Jozwiak presented the proposed site plan for a redevelopment of the Immaculate Conception campus and it includes possible street vacations for a portion of Vine Street and Second Street.

Commission discussion included a discussion of increasing the tree canopy in the site plan. Commission requested that the applicant discuss their plans with Slabtown Neighborhood Association.

Commissioner Twietmeyer left the meeting at 8:53 p.m.

The following addressed the Commission:

- Brian Carins, city business owner, made general comments

The Commission expressed support of schools within the City limits and generally are in support of the project.

No action was taken on the street vacation request as it was on the agenda for discussion purposes only.

6. MORGAN FARMS PLANNED UNIT DEVELOPMENT AMENDMENT REQUEST BY PATRICK LINDSAY (DISCUSSION)

Mr. Soyering explained that he interprets the request to be a major amendment of the Planned Unit Development (and not a minor amendment as proposed by the applicant). He would like the Planning Commission to review the request and discuss if they concur with Staff's determination that the request is a major amendment.

Patrick Lindsay addressed the Commission.
Dan Wagner also spoke on behalf of the applicant.

Commission discussion.

Commission consensus was to review all of the minor amendments that have been granted over the years to determine if the current request is a major or minor amendment. The Commission would like to review the Morgan Farms Planned Unit Development approved site plan and compare it to existing as-built conditions at a future meeting.

7. WATERSHED CENTER GRAND TRAVERSE BAY PROPOSED GRANT APPLICATION TO MDNR URBAN & COMMUNITY FORESTRY GRANT PROGRAM FOR URBAN TREE PROTECTION (DISCUSSION)

T.J. Andrews of the Watershed Center addressed the Commission.

Commission consensus is that tree protection is important to the community and the Commission is supportive of the grant request.

8. PUBLIC COMMENT

- Craig Patterson, 115 N. Huron, Mackinaw City, made comments regarding a senior living development in the Depot Neighborhood.
- Doug Mansfield, 830 Cottageview Drive, made comments regarding a senior living development in the Depot Neighborhood.

Commission discussion.

9. **ADJOURNMENT-** The meeting was adjourned at 9:51 p.m.

Respectfully submitted,

Date: October 6, 2015

Jan Warren, p.s.
Jan Warren, Secretary

