

MINUTES
TRAVERSE CITY PLANNING COMMISSION
Regular Meeting

TUESDAY, OCTOBER 6, 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, Janet
Fleshman, Linda Koebert, Tim Werner, Chairperson John Serratelli, Bill
Twietmeyer and Jan Warren
ABSENT: Commissioner Jeanine Easterday
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-** None.

4. **APPROVAL OF MINUTES**

September 1, 2015 regular meeting minutes, September 14, 2015 special meeting minutes
and September 15, 2015 study session minutes (Action requested)

Motion by Commissioner Warren, second by Commissioner Twietmeyer, to approve the
September 1, 2015 regular meeting minutes, September 14, 2015 special meeting minutes
and September 15, 2015 study session minutes.

Motion carried 8-0 (Commissioner Easterday absent).

5. **OLD BUSINESS-** None.

6. **NEW BUSINESS**

A. **Public Arts Master Plan-** Commissioner Warren (Action requested)

Chairperson Serratelli updated the Commission on the process for approvals for the
Public Arts Master Plan.

Commissioner Warren serves on the Arts Commission. Commissioner Warren
introduced Arts Commissioners Mary Gillette and Deb Lake.

Ms. Gillette and Ms. Lake presented the Public Arts Master Plan to the Commission.

Commission discussion.

Motion by Commissioner Dow, second by Commissioner Koebert that the Arts Commission Master Plan titled "A Public Art Program Master Plan for Traverse City" be adopted by the Planning Commission.

Motion carried 8-0 (Commissioner Easterday absent).

- 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 and 2457 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 November 3, 2015)

Mr. Soyring explained a summary of the request. The request is to conditionally rezone three parcels on the north segment of Aero Park Court from Industrial (I) to Community Commercial (C-3) with conditions as offered by the applicant. The proposal is to build 150 dwelling units within 5 buildings and approximately 5,000 square feet of retail space in 1 commercial building. The site plan includes a play area, a bus bay, sidewalks (including a planned connection to the TART Trail).

The Master Plan indicates this area as a campus neighborhood. The neighborhood to the north is designated as a TC-3 Traditional Neighborhood with a residential focus.

Rezoning and conditional rezonings are legislative decisions and should be based on sound planning principles. There are a number of questions to consider when reviewing a conditional rezoning request. Such as, is the current zoning reasonable for the land? Are 150 multiple dwellings and 5,000 square feet of commercial use compatible with the surrounding uses? Are there adequate utilities and capacity on the adjacent streets to serve a commercial building of this size?

Doug Mansfield, 830 Cottageview Drive, Mansfield Land Use Consultants, representing Traverse Development Group presented the request to the Commission.

Mr. Mansfield stated that the property is the former site of TC Cast product site. It is a brownfield site. The project site is approximately 6 acres and is located near shopping centers, schools, and services.

Commission discussion included requesting more information on sales in the Aero Park industrial park from staff, a discussion/explanation of what workforce housing is, location of on-site snow storage within the project, that this area of the city needs more pedestrian connectivity and that the project provides housing choices.

Motion by Commissioner Warren, second by Commissioner Koebert that the request from, Doug Mansfield, Mansfield Land Use Consultants representing Traverse Development Group, to conditionally rezone the properties commonly known as 2351, 2455 and 2457 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 November 3, 2015 Regular Meeting.

Public comments on the topic were made from the following individuals:

- Grant Parsons, 6936 Mission Ridge, non-city resident, city business owner, made general comments
- Rick Buckhalter, 932 Kelley Street, city resident, made general comments
- Pricilla Townsend, 150 Pine Street, city resident, made general comments
- Ellen Corkrin, 150 Pine Street, city resident, made general comments

Commission discussion.

Motion carried 8-0 (Commissioner Easterday absent).

- C. Special Land Use Permit request by Erik Falconer, 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 November 3, 2015)

Mr. Soyring explained that the Commission considered a similar request in July and August; however, the current request is under a new applicant and the site plan has been modified slightly.

The current request is from, Erik Falconer of Pine Street Development One LLC for a Special Land Use Permit for two taller building buildings 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 177 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 177 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 ten-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.

The property is zoned C-4c (Regional Center District) which allows for a 60 foot tall building by right. The zoning code allows for buildings up to 100 feet tall by Special Land Use Permit if at least 20% of the building is designed and used for dwellings. The Master Plan designates this area as a TC-5 (Downtown) neighborhood that is the most formally and intensely developed of the two types of commercial neighborhoods. The focus is on high intensity, regional, commercial activity. If the proposal as meets all of the Special Land Use standards and requirements along with other codes and regulations, the request must be recommended for approval. If the proposal fails to meet one or more of the standards or requirements the request must be denied or conditions shall be placed on the approval that will ensure all standards and conditions can be met.

Mr. Soyring reminded the Commission that tonight's decision before the Commission is to determine if there is sufficient information to consider the Special Land Use Permit request and schedule the Public Hearing.

Doug Mansfield, 830 Cottageview Drive, Mansfield Land Use Consultants, representing Pine Street Development One, LLC presented the request to the Commission.

Mr. Mansfield indicated that April 2016 is the next submittal deadline to MSHDA for the project.

Mr. Mansfield presented the project details to the Commission.

Joe Quant addressed the Commission related to outreach and communication efforts related to the project.

Commission discussion included questions related the floodplain and storm water management. Staff will look into other buildings that have been allowed to be built in the floodplain. Floor area ratio comparisons of the Park Place and Riverview Terrace properties are requested from Staff.

Public comments on the topic were made from the following individuals:

- Pricilla Townsend, 150 Pine Street, city resident, made comments in opposition
- John Scrudado, 422 State Street, city resident, made comments in opposition
- Ann Rogers, 1236 Peninsula Drive, city resident, made general comments
- T. Michael Jackson, 217 Sixth Street, city resident, made comments in opposition
- Grant Parsons, 6936 Mission Ridge, non-city resident, city business owner, made comments in opposition
- Ross Richardson, 10675 Candleton, city resident, made comments in opposition
- Rick Buckhalter, 932 Kelley Street, city resident, made comments in opposition
- Ellen Corkrin, 150 Pine Street, city resident, made comments in opposition
- Stuey Zacks, 203 Wadsworth Street, city resident, made comments in opposition
- Deni Scrudato, 422 State Street, city resident, made comments in opposition

- Adrienne Rossi, 312 Seventh Street, city resident, made comments in opposition
- Kent Anderson, 429 S Garfield, city property owner, made comments in opposition
- Patricia Pellizarri, 415 Sixth Street, city resident, made general comments
- Tom Mair, 612 Fifth Street, city resident, made comments in opposition
- Brenda Quick, 542 Fifth Street, city resident, made general comments
- Dave Petro, 9988 Riley Road, Interlochen, non-city resident, made comments in opposition
- Donna Hornburger, 6730 Mission Ridge, non-city resident, made comments in opposition
- Jeffrey Turner, 150 Pine Street, city resident, made comments in opposition

Chairperson Serratelli explained that the Planning Commission meets on the 1st and 3rd Tuesdays which regularly coincides with election night each year.

Commission discussion included comments related to the Boardman River Plan which is a concept plan, traffic speed, and fire emergency access considerations.

Motion by Commissioner Werner, second by Commissioner Warren, that the request by Erik Falconer of Pine Street Development One, LLC for a Special Land Use Permit to allow for a taller building at 305 W. Front Street be introduced and scheduled for a Public Hearing on November 3, 2015.

Additional commission discussion included comments related to the Master Plan, Grand Vision, and current zoning regulations.

Motion carried 7-1 (Commissioner Twietmeyer opposed, Commissioner Easterday absent).

7. CORRESPONDENCE - None.

8. REPORTS

- A.** City Commission - Commissioners Werner reported regarding 8th Street pilot project.
- B.** Board of Zoning Appeals - Commissioner Bergman reported.
- C.** Grand Traverse Commons Joint Planning Commission - Commissioner Warren reported regarding progress on the draft zoning ordinance
- D.** Arts Commission- No report.
- E.** Planning Commission
 - 1.** Master Plan Review Committee—Commissioner Bergman reported that the committee is trying to schedule a meeting in mid October.
 - 2.** Parking Regulation Committee- Commissioner Serratelli reported.
- F.** Planning Department—Mr. Soyring

1. Traverse City Place Plan Committee- Commissioner Koebert reported.
2. Community Development/Economic Development- Mr. Soyering announced that a report from Jean Derenzy was included in the packet.

9. PUBLIC COMMENT

- Adrienne Rossi, 312 Seventh Street, city resident, made comments regarding the planned 7th Street reconstruction and coordination with Central Grade School drop off/pick up circulation patterns

10. ADJOURNMENT

Chairperson Serratelli adjourned the meeting at 10:25 p.m.

Date: November 3, 2015

Respectfully submitted,

Jan Warren ps

Jan Warren, Secretary