

TRAVERSE CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, DECEMBER 1, 2015

7:30 P.M.

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

Posted: 11/24/15

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. CONSENT CALENDAR

The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one Commission motion without discussion. Any member of the Commission, staff or the public may ask that any item on the consent calendar be removed therefrom and be placed elsewhere on the agenda for full discussion. Such requests will be automatically respected. If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single Commission action adopting the consent calendar.

- A. November 3, 2015 regular meeting minutes (Approval recommended)
- B. Consideration of a Site Plan Review request by Erik Falconer, Pine Street Development One, LLC for the parcel commonly known as 305 W. Front Street (Approval recommended)

5. OLD BUSINESS

- A. West Front Street- Form Based Code (Discussion)

6. NEW BUSINESS

- A. Public Hearing to consider an amendment to the Traverse City Code of Ordinances Special Land Use Regulations Section 1364.08, *Special Land Use Permits Granted by the City Commission*, regarding increasing the impervious surface allowed for schools. (Action requested)
- B. Consideration of a request by Grand Traverse Area Catholic Schools to vacate Vine Street from a point 280' south of Randolph to Second Street, vacate Second Street from Cedar Street to Vine Street and grant a new right-of-way along the north property line of the campus connecting Vine to Cedar Streets (Action requested)
- C. Appointments to the Board of Zoning Appeals and Master Plan Review Committee (Action requested)

7. CORRESPONDENCE

8. REPORTS

- A. City Commission - Commissioners Richardson and Howe
- B. Board of Zoning Appeals - Vacant
- C. Grand Traverse Commons Joint Planning Commission - Commissioners Serratelli and Warren
- D. Arts Commission- Commissioner Warren
- E. Planning Commission
 - 1. Master Plan Review Committee—Commissioner Dow (2 vacancies)
 - 2. Parking Regulation Committee- Commissioner Serratelli
- F. Planning Department—Mr. Soyring
 - 1. Traverse City Place Plan Committee- Commissioner Koebert
 - 2. Community Development/Economic Development- Mr. Soyring

9. PUBLIC COMMENT

10. ADJOURNMENT