Grand Traverse Commons
Joint City of Traverse City/Garfield Township Planning Commission

Wednesday, July 20, 2016
7:00 p.m.
Governmental Center, 2nd Floor
Committee Room
400 Boardman Avenue, Traverse City, MI 49684
Posted: July 13, 2016

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AGENDA

1. Call Meeting To Order

2. Approval of the Agenda

3. Approval of the Minutes of the June 1, 2016 Regular Meeting

4. Grand Traverse Commons Draft Zoning Ordinance

    a. Recommendation of proposed changes of the size and shape of Development Envelopes V-2, V-4, and V-7
    b. Recommendation of proposed changes of the size and shape Development Envelopes M-1, M-2, M-3

5. Setting Public Hearing date for the Grand Traverse Commons Development Regulations for September 21, 2016

6. Recognition of Terry Clark's service on the Joint Planning Commission

7. Reports and Updates

8. Public Comment

9. Adjournment

Grand Traverse Commons
Planning Commission

Regular Meeting
Wednesday, June 1, 2016
Governmental Center, 2nd Floor
Committee Room

MINUTES

Present: Commissioners Hale, Serratelli, Clark, Racine, Warren
Absent: None

Staff: Brian VanDenBrand, Township Deputy Planner, Russ Soyring, City Planning Director

1. Call Meeting To Order. The meeting commenced at 7:00 PM.

2. Review and Approval of the Agenda - Conflict of Interest.

   Motion by Commissioner Racine, supported by Commissioner Warren to approve the agenda. Motion passed.

3. Approval of Minutes of the April 6, 2016 Regular Meeting.

   Motion by Commissioner Warren, supported by Commissioner Clark to approve the minutes as amended. Motion passed.

4. Kids Creek Restoration Project and Storm Water Management Project for Grand Traverse Commons.

   Sarah Uren, The Watershed Center presented on the subject. Chris DeGood, Engineer for the project commented on porous pavement and the ability to snowplow.

   Questions and answers. The Commission thanked the Ms. Uren for the presentation.

5. Grand Traverse Commons Draft Development Regulations

   a. Review of possible changes of the size and shape of Development Envelopes.

   Deputy Planner VanDenBrand reviewed the maps with notations on the development envelopes.

   Raymond and Ray Minervini commented and the development envelopes and stated that they will modify their request to expand the envelopes.

b. Review of (M-3) Development Envelope Building Height Limits

Mr. Soyring stated that Munson Medical Center would like to have time to respond to any recommendation to change the building regulations for this development envelope.

Karen Anderson, Cordia urged the Commission to consider the views from Building 50 and urged any building designs and landscape provisions be incorporated into the development code to provide a pleasant transition between Building 50 and any new buildings on the M-3 Development Envelope.

Discussion.

Justin Reed, Cottageview Drive commented on the development envelopes.

Deputy Planner VanDenBrand mentioned the possibility of transferring development rights from M-3 to the development envelopes further west along North Long Lake Road to address concerns of building massing next to Building 50.

6. Charter Township of Garfield request to the State of Michigan to convey a 40 acres parcel adjacent to Grand Traverse Commons for use as public parkland.

Deputy Planner VanDenBrand reviewed the proposal to the State.

Discussion.

7. Reports and Updates.

None.

8. Public Comment

None

9. Adjournment.

The meeting was adjourned at 8:35 PM.

_____ _____

Dated Jan Warren, Secretary

Grand Traverse Commons
Planning Commission

MEMORANDUM

DATE:	**For July 20, 2016 Meeting**
TO:	**Joint Planning Commission**
FROM:	**Township / City Staff**
RE:	**Zoning Ordinance Discussion**

Over the past several meetings, the Planning Commission has discussed final changes to the Commons development envelopes.

Included in your packet is an updated map indicating Staff's *final recommendations* for subareas V-2, V-4, and V-7 District. These recommendations take into consideration The Minervini Group's requested amendments as well as Planning Commission's visit to the site earlier this year. In order to continue to move the Zoning Ordinance forward towards adoption, it is recommended that these outlines be accepted and the necessary graphic work incorporated into the ordinance. Because of the time involved with making these updates, we only wish to do this once.

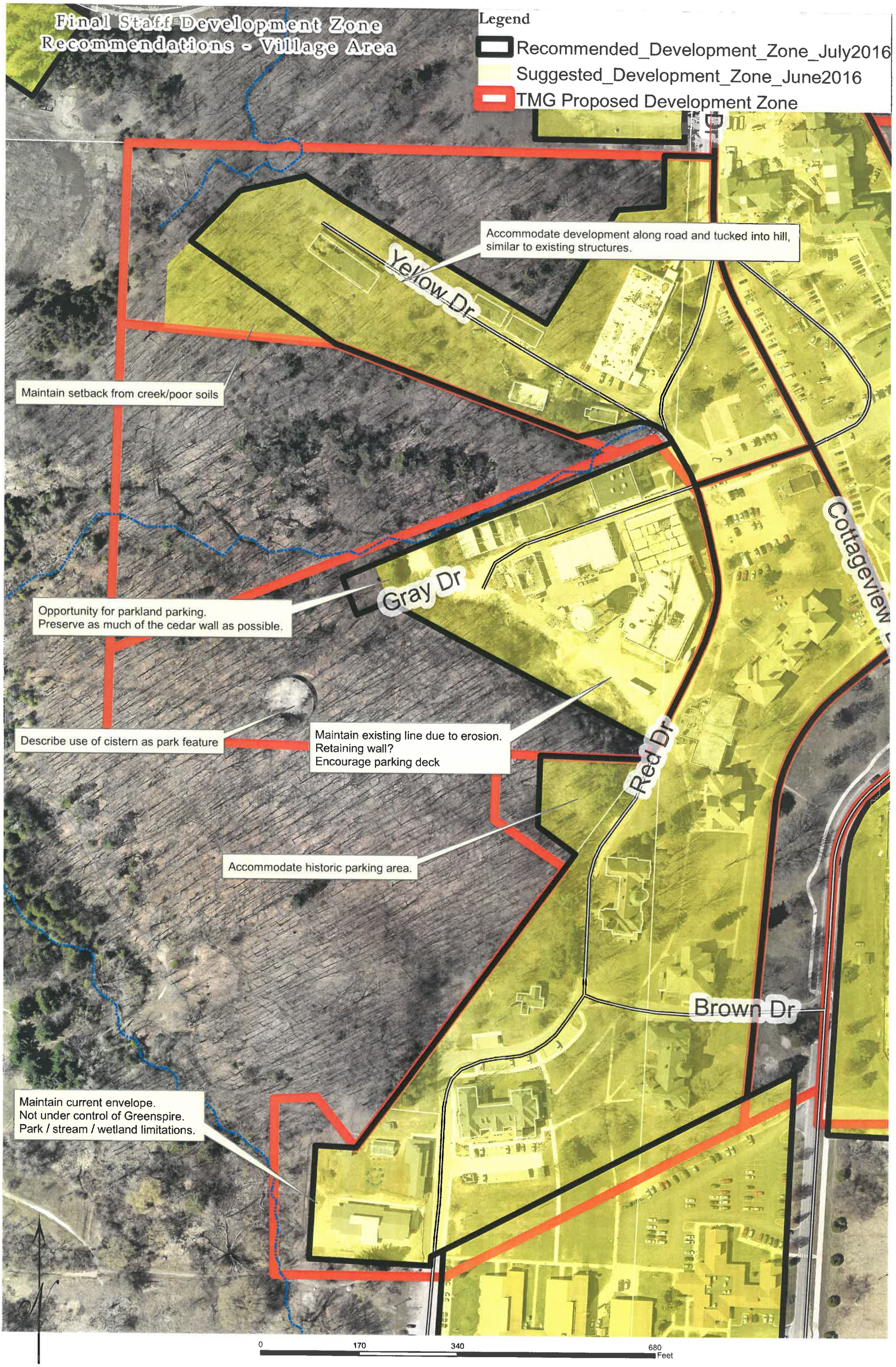
Secondly, another map is included which indicates zones M-1, M-2, and M-3 in the Medical District. In June, we briefly discussed the possibility of a "capacity swap" to transfer density from the M-3 zone to these western zones. The intent of this discussion is twofold: to accommodate Munson's need for additional surface parking while the new parking deck is under construction at Lot A, but also to address the concerns of residents regarding a potential 6-story building in the M-3 zone (Lot "K.")

As proposed, we would shift two stories of density from M-3 (Lot K) to M-1. There is currently 111,100 square feet of allowable building footprint coverage in the M-1 Development Envelope, and we have proposed a 1-to-1 shift of that amount of capacity to M-3. (i.e. two stories at 110,100 square feet equals 222,200 feet of floor area).

Finally, we have included the conceptual plan for the additional surface parking area near M-1. As discussed in June, the proposed location for the new parking is in a flat area of the parcel with minimal disturbance to natural features. This area also includes a much-needed parking area for park users to access the Commons Natural Area. Taken together, these proposed changes to the Medical zones are intended to provide a better outcome for all parties.

MOVING FORWARD:

Following review and discussion, Staff requests that the Planning Commission schedule a public hearing on the Zoning Ordinance for the meeting of September 21, 2016.



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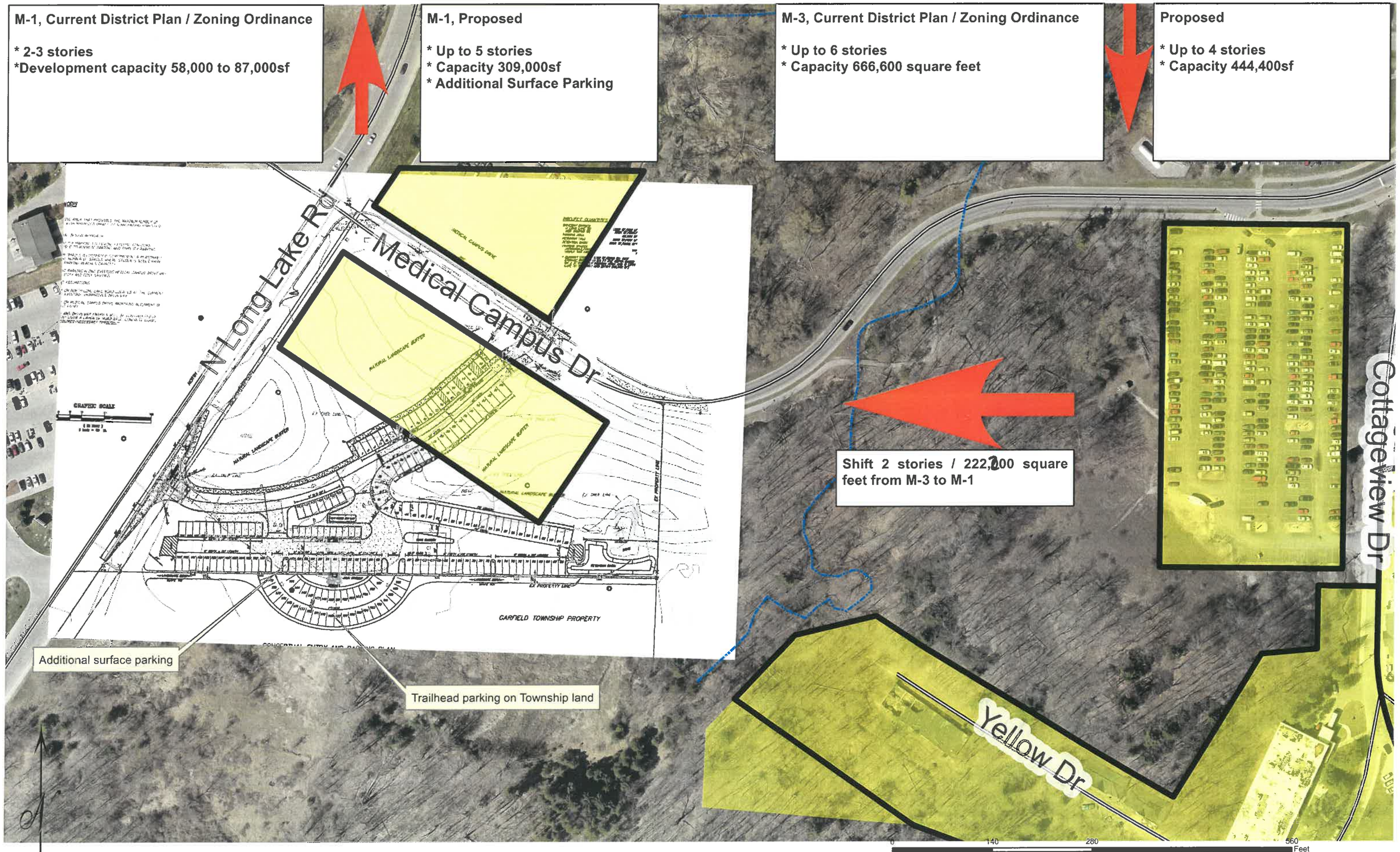

Suggested Development Zone Capacity Shift - M-3 to M-1

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CONCEPTUAL SITE PLAN

STUDENT PARKING LOT PROJECT
N LONG LAKE ROAD/MEDICAL CAMPUS DRIVE
SOUTH CORNER

MUNSON MEDICAL CENTER
TRAVERSE CITY, MICHIGAN
JULY 13, 2016

BASIC INFORMATION (TABLE 956, SECTION 956 SITE PLANS, B.)

1. APPLICANT	MUNSON MEDICAL CENTER 1105 SIXTH STREET, TRAVERSE CITY, MI (231) 935-6727/JFEGAN@MHC.NET
2. PROPERTY OWNER	SEE 1. ABOVE, IDENTICAL
3. PROOF OF PROPERTY OWNERSHIP	N/A
4. LIENS AND/OR OPTIONS ON PROPERTY	N/A
5. APPLICANT CERTIFICATION AS OWNER'S REP	SEE APPLICATION FOR SITE PLAN REVIEW
6. SITE INFORMATION	SEE SITE PLAN HEREIN
7. VICINITY MAP	SEE THIS SHEET
8. SITE PLAN DESIGNER	MARK LUND, PE PRINCE-LUND ENGINEERING, PLC PO BOX 1278, TRAVERSE CITY, MI MARKL@BUILD-ON-PRINCE.COM (231) 228-3608 HOME OFFICE (231)944-8031 CELL
9. PROJECT TITLE	STUDENT PARKING LOT PROJECT
10. PROJECT STATEMENT INFO	
PROPOSED LAND USE	PARKING LOT
COMPLETION SCHEDULE	FALL 2016
PROPOSED PHASING	NONE
11. LAND USE AND ZONING	MIXED-USE MEDICAL
12. SEAL AND REGISTRATION INFORMATION	
SEAL-REGISTERED ENGINEER	SEE SITE PLAN
SITE PLAN DESIGNER	SEE ITEM 8., ABOVE

LOT DESCRIPTION

PART OF GOVERNMENT LOT 3, SECTION 9, T27N-R11W, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

LOT AREA

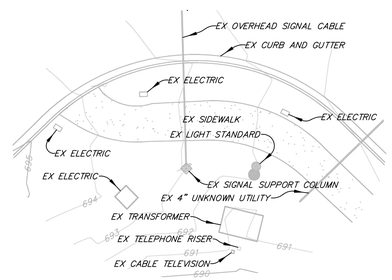
5.36 AC (GROSS), 4.70 AC (NET)

EX ZONING

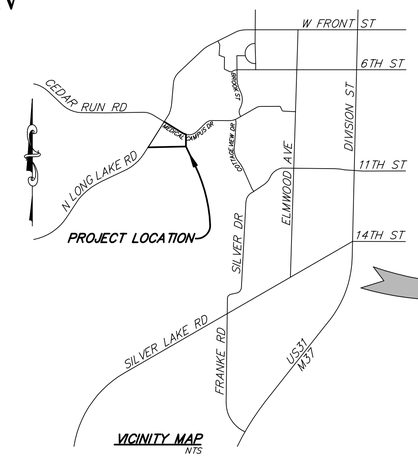
PROFESSIONAL HEALTH CARE

LEGEND

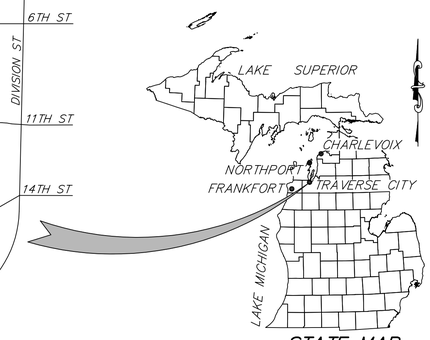
PROPERTY OR R/W
STREET CENTERLINE
STREET FLOWLINE
GRADE BREAK/SLOPE CHANGE
EX WATER
EX GAS
EX FIBER OPTIC
EX TELEPHONE
DRAINAGE DIRECTION/SLOPE
EX WALL
EX UTILITY (AS NOTED)
EXPANSION JOINT
CONTROL JOINT
EX FIRE HYDRANT
WATER LINE (SIZE AS NOTED)
FIRE HYDRANT
CURB/EX CURB
CONCRETE/EX CONCRETE
ASPHALT/EX ASPHALT
REMOVAL EXTENTS



CORNER UTILITY DETAIL
NTS



VICINITY MAP
NTS



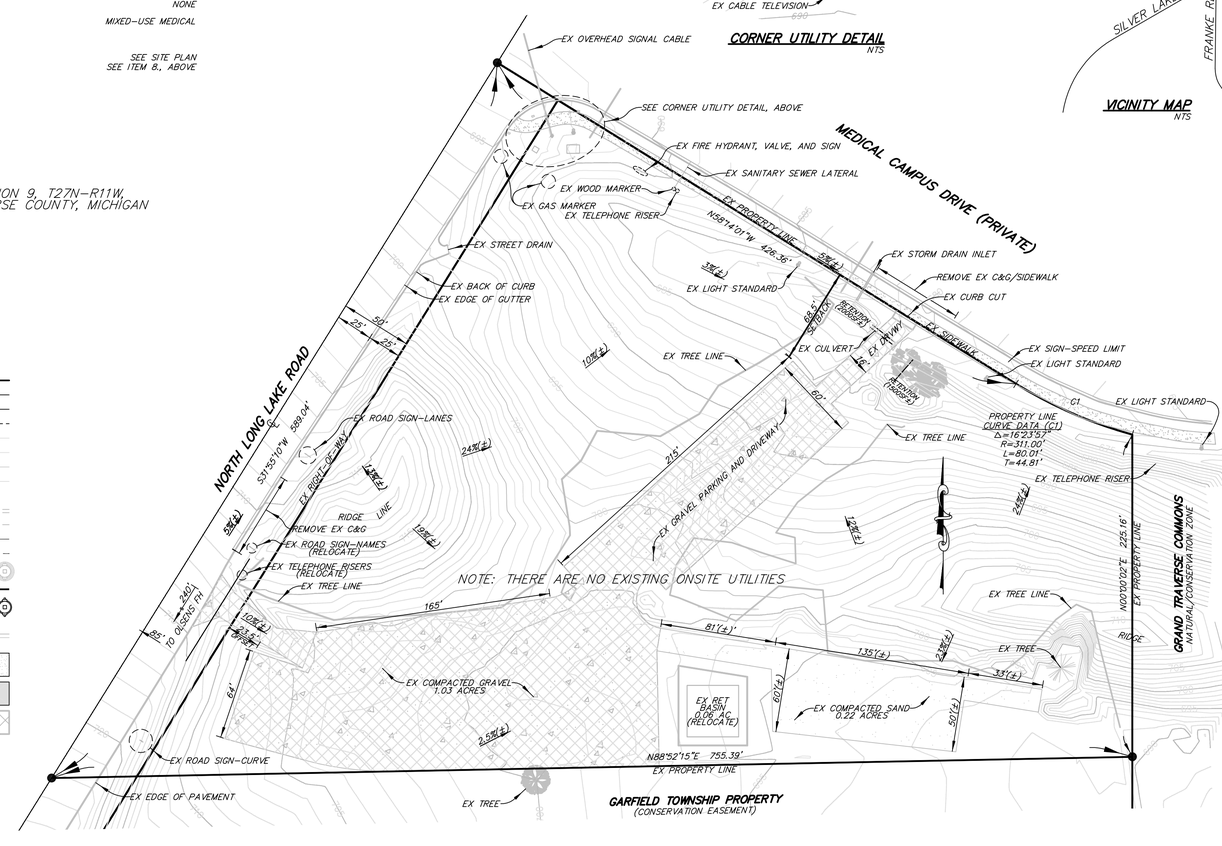
STATE MAP
NTS

SHEET INDEX

TITLE SHEET	1 OF 2
CONCEPTUAL SITE PLAN	2 OF 2

ABBREVIATIONS

AC	ASPHALT CONCRETE	HP	HIGH POINT OR HIGH PRESSURE
ACP	ASBESTOS, CONCRETE PIPE	INV	INVERT
BC	BEGINNING OF CURVE	LAT	LATITUED OR LATERAL
BEG	BEGINNING	MH	MANHOLE
BOT	BOTTOM	N	NORTH OR NEW
BF	BOTTOM OF FOOTING	NAT	NATURAL
BP	BOTTOM OF PIPE	N'LY	NORTHERLY
BTWN	BETWEEN	PE	PLAIN END
BW	BACK OF WALK	PP	POWER POLE
CB	CATCH BASIN	PROT	PROTECT
CF	CURB FACE	PVC	POLYVINYL CHLORIDE
C/L	CENTERLINE	PVMT	PAVEMENT
CONC	CONCRETE	RCP	REINFORCE CONCRETE PIPE
CPVC	CHLORINATED PVC	RL	RIDGE LINE
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
DIST	DISTANCE OR DISTRICT	S	SOUTH OR SANITARY
DR	DRIVE	SHT	SHEET
DRVWY	DRIVEWAY	S'LY	SOUTHERLY
E	EAST	ST	STREET
EX	EXISTING	TELEPH	TELEPHONE
EC	END OF CURVE	TP	TOP OF PIPE
ELEC	ELECTRIC	TT	TOP OF TREAD
EG	EDGE OF GUTTER	TW	TOP OF WALL
EP	EDGE OF PAVEMENT	TYP	TYPICAL
ESMT	EASEMENT	VAR	VARIABLE OR VARIES
FG	FINISHED GRADE	VERT	VERTICAL
FH	FIRE HYDRANT	W	WEST
FS	FINISHED SURFACE	W/	WITH
GB	GRADE BREAK	W/O	WITHOUT
GS	GROUND SURFACE	X	CROSS



EXISTING SITE PLAN AND AMMENITIES

GRAVEL PARKING LOT/WOODED AREA 1"=50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOT FOR CONSTRUCTION

REVISIONS

DESCRIPTION	DATE	BY

TITLE SHEET
STUDENT PARKING AREA PROJECT
MUNSON HOSPITAL
TRAVERSE CITY, MICHIGAN

Prince-Lund Engineering, PLC
P.O. Box 1268, Traverse City, Michigan 49685
(888) 418-2695
www.build-on-prince.com

DRAWN BY:	MAL
SCALE:	AS NOTED
DATE:	07/13/16
PROJECT ID:	1610-Munson Parking Lot
DRAWING:	
SHEET No:	1 OF 2

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FILE: I:\Solidwork\2016\1610 Munson Parking Lot\dwg\Student Parking Civil Drawings 071316.dwg Jul 12, 2016 - 5:03pm Mark
XREF: X Sidewalk Vehicle Block Prince-Lund Long Project Concepting Assembling Division 2 Sec 410 B.dwg Division 2 Sec 410 C Info.dwg Division 5 Sec 424 F1 Info.dwg Basic Information.dwg X Design.dwg Legend.dwg Abbreviations.dwg

PROJECT CONCEPT

BASIS:

DEVELOP A PARKING AREA THAT PROVIDES THE MAXIMUM NUMBER OF PARKING SPACES WITH MINIMIZED IMPACT TO SURROUNDING FORESTED AREA

CONCEPTUAL DESIGN APPROACH:

EMPHASIZE PERIMETER PARKING FOLLOWING EXISTING CONTOURS WHEREVER POSSIBLE TO MINIMIZE GRADING AND SIMPLIFY PARKING

INCLUDE INTERIOR SPACES ILLUSTRATED TO OPTIMIZE USE OF THE PAVED AREA

MAINTAIN CURRENT PARKING ALONG EXISTING MEDICAL CAMPUS DRIVEWAY ENTRY FOR SIMPLICITY AND COST SAVINGS

PROVIDE LANDSCAPING AND INCORPORATE DRAINAGE AS MUCH AS POSSIBLE TO MINIMIZE RUNOFF FROM IMPERMIABLE AREAS TO THE RETENTION BASIN

OTHER PERTINENT ASSUMPTIONS:

DRIVEWAY ENTRY ON NORTH LONG LAKE ROAD LOCATED AT THE CURRENT LOCATION OF THE EXISTING, UNIMPROVED DRIVEWAY.

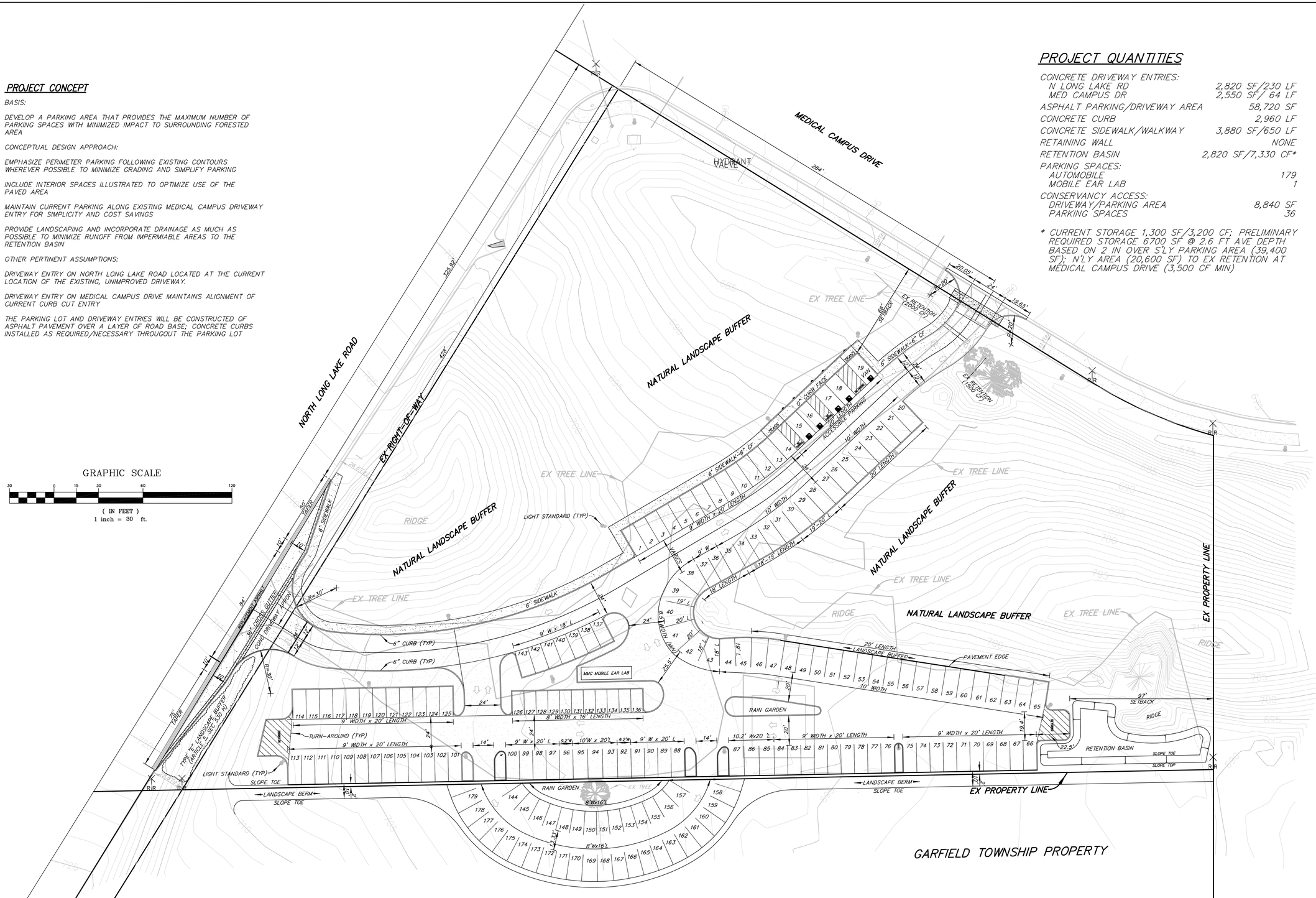
DRIVEWAY ENTRY ON MEDICAL CAMPUS DRIVE MAINTAINS ALIGNMENT OF CURRENT CURB CUT ENTRY

THE PARKING LOT AND DRIVEWAY ENTRIES WILL BE CONSTRUCTED OF ASPHALT PAVEMENT OVER A LAYER OF ROAD BASE; CONCRETE CURBS INSTALLED AS REQUIRED/NECESSARY THROUGOUT THE PARKING LOT

PROJECT QUANTITIES

CONCRETE DRIVEWAY ENTRIES:	
N LONG LAKE RD	2,820 SF/230 LF
MED CAMPUS DR	2,550 SF/ 64 LF
ASPHALT PARKING/DRIVEWAY AREA	58,720 SF
CONCRETE CURB	2,960 LF
CONCRETE SIDEWALK/WALKWAY	3,880 SF/650 LF
RETAINING WALL	NONE
RETENTION BASIN	2,820 SF/7,330 CF*
PARKING SPACES:	
AUTOMOBILE	179
MOBILE EAR LAB	1
CONSERVANCY ACCESS:	
DRIVEWAY/PARKING AREA	8,840 SF
PARKING SPACES	36

* CURRENT STORAGE 1,300 SF/3,200 CF; PRELIMINARY REQUIRED STORAGE 6700 SF @ 2.6 FT AVE DEPTH BASED ON 2 IN OVER S'LY PARKING AREA (39,400 SF); N'LY AREA (20,600 SF) TO EX RETENTION AT MEDICAL CAMPUS DRIVE (3,500 CF MIN)



CONCEPTUAL ENTRY AND PARKING PLAN

MUNSON HOSPITAL 1"=30'

NOT FOR CONSTRUCTION

REVISIONS

DESCRIPTION	DATE	BY

CONCEPTUAL SITE PLAN -STUDENT PARKING LOT

STUDENT PARKING AREA PROJECT
MUNSON HOSPITAL
TRAVERSE CITY, MICHIGAN

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