

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

Wednesday, August 3, 2016

7:00 p.m.

Governmental Center, 2nd Floor

Training Room

400 Boardman Avenue, Traverse City, MI 49684

Posted: July 29, 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.

GRAND TRAVERSE COMMONS JOINT PLANNING COMMISSION

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

Mr. Soyering 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.

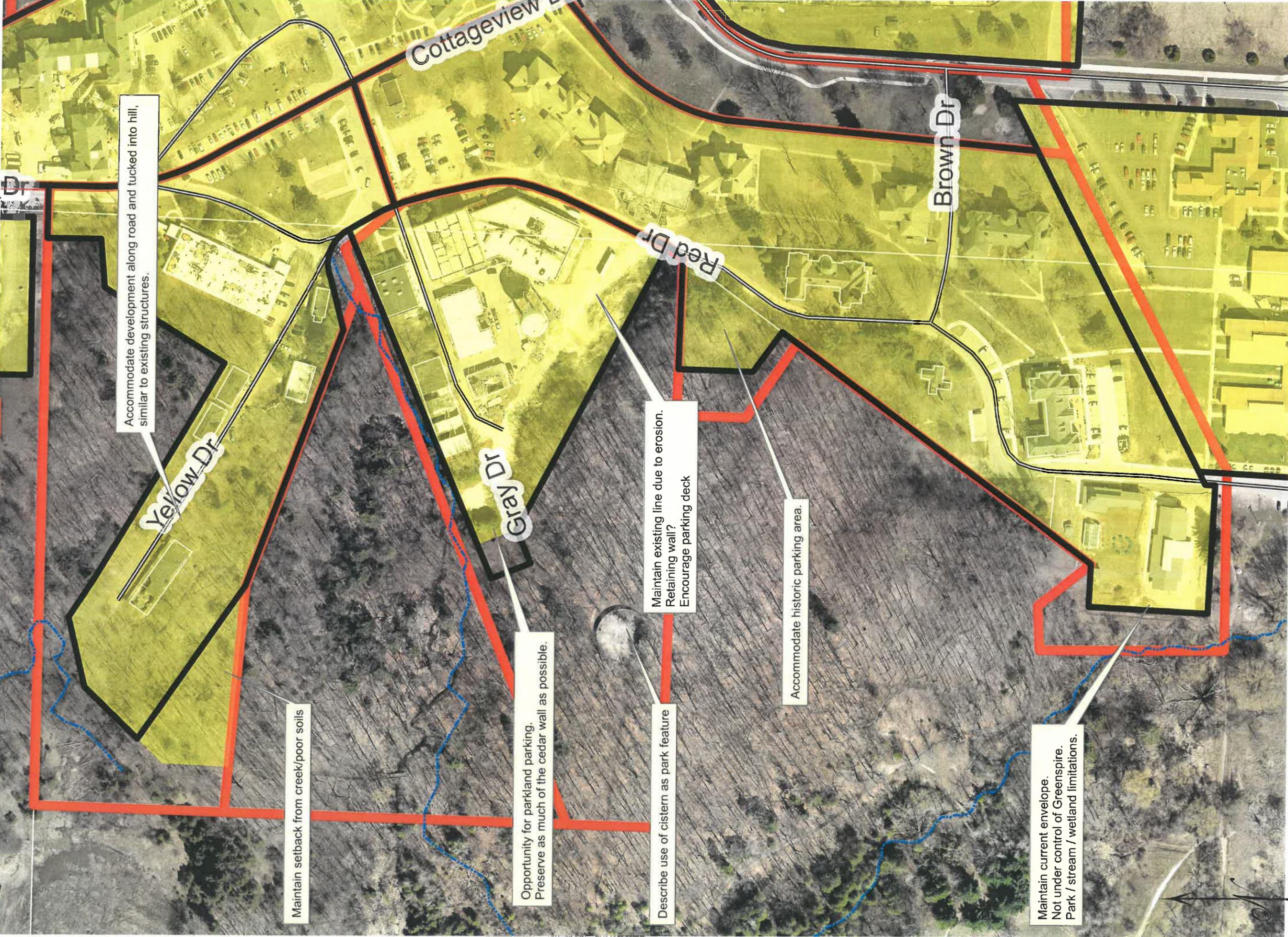
MOVING FORWARD:

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.

Final Staff Development Zone Recommendations - Village Area

Legend

-  Recommended_Development_Zone_July2016
-  Suggested_Development_Zone_June2016
-  TMG Proposed Development Zone



Accommodate development along road and tucked into hill, similar to existing structures.

Maintain setback from creek/poor soils

Opportunity for parkland parking. Preserve as much of the cedar wall as possible.

Describe use of cistern as park feature

Maintain existing line due to erosion. Retaining wall? Encourage parking deck

Accommodate historic parking area.

Maintain current envelope. Not under control of Greenspire. Park / stream / wetland limitations.

M-1, Current District Plan / Zoning Ordinance

- * 2-3 stories
- * Development capacity 58,000 to 87,000sf

M-1, Proposed

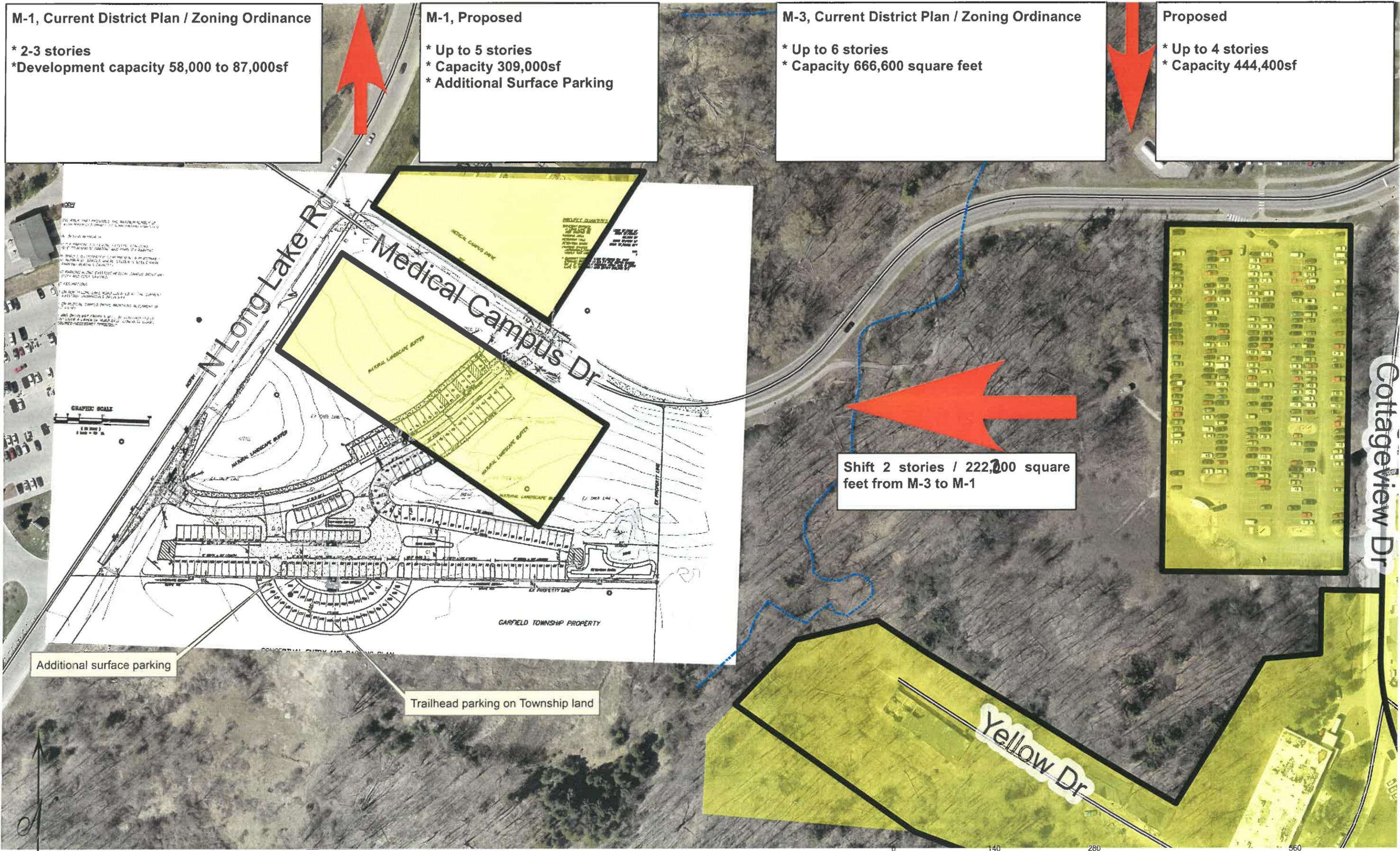
- * Up to 5 stories
- * Capacity 309,000sf
- * Additional Surface Parking

M-3, Current District Plan / Zoning Ordinance

- * Up to 6 stories
- * Capacity 666,600 square feet

Proposed

- * Up to 4 stories
- * Capacity 444,400sf



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

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/REGAN@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, PLLC 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 SITE PLAN DESIGNER SEE SITE PLAN SEE ITEM 8., ABOVE

LOT DESCRIPTION

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

LOT AREA

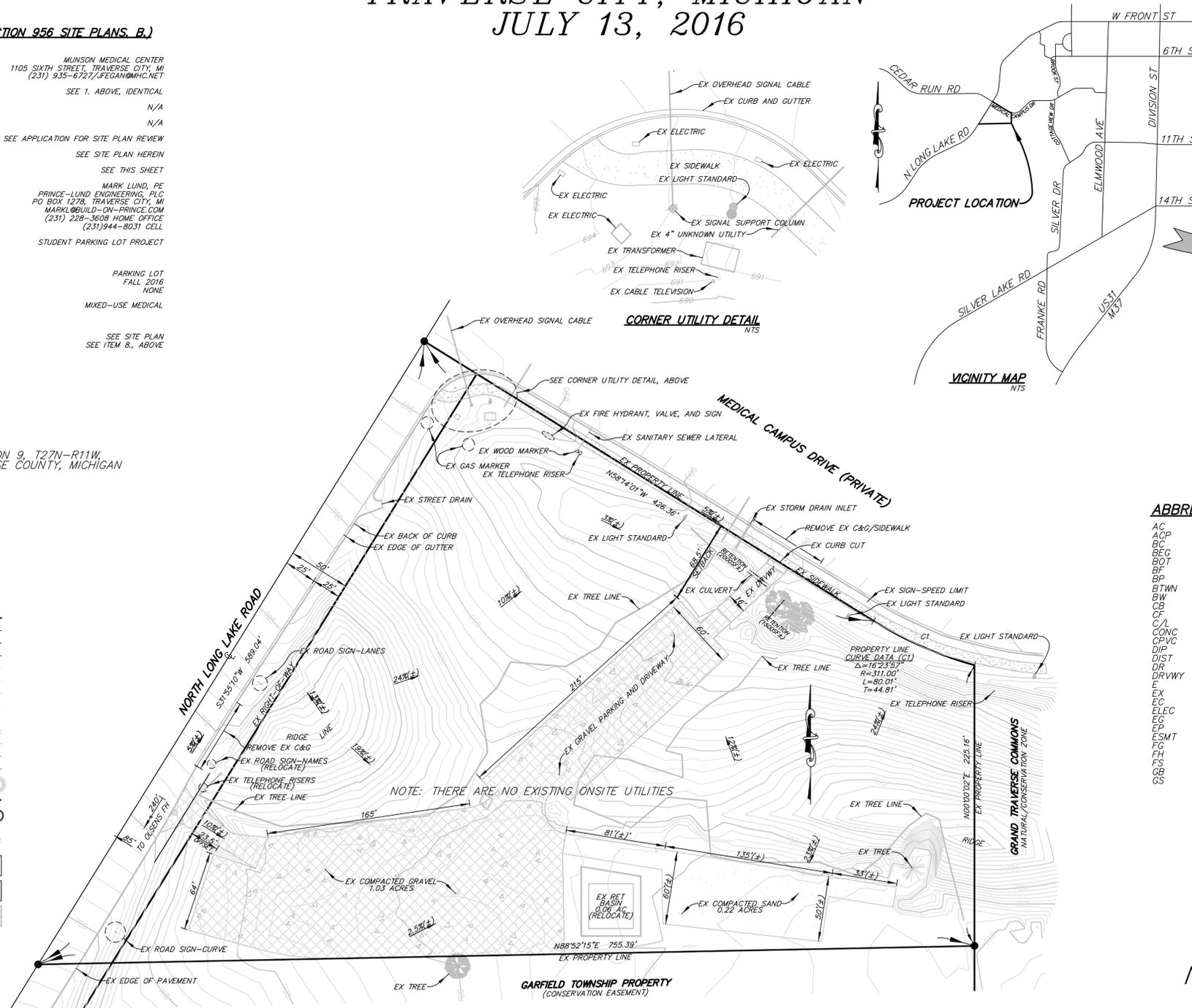
5.36 AC (GROSS), 4.70 AC (NET)

EX ZONING

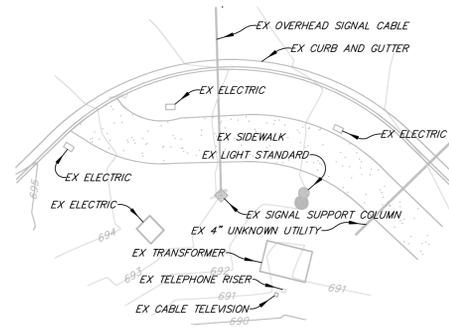
PROFESSIONAL HEALTH CARE

LEGEND

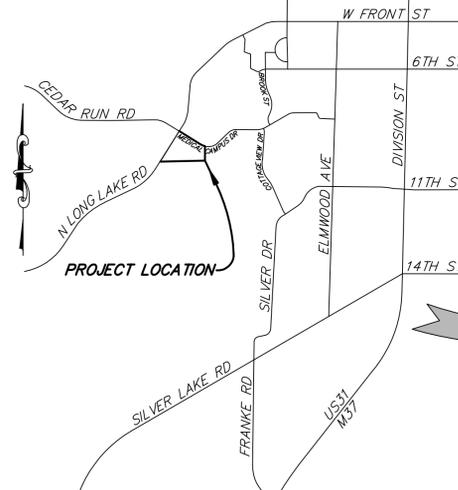
PROPERTY OR R/W	---
STREET CENTERLINE	---
STREET FLOWLINE	---
GRADE BREAK/SLOPE CHANGE	---
EX WATER	---
EX GAS	---
EX FIBER OPTIC	---
EX TELEPHONE	---
DRAINAGE DIRECTION/SLOPE	---
EX WALL	---
EX UTILITY (AS NOTED)	---
EXPANSION JOINT	---
CONTROL JOINT	---
EX FIRE HYDRANT	---
WATER LINE (SIZE AS NOTED)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



CORNER UTILITY DETAIL



VICINITY MAP

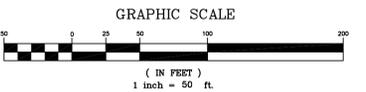


SHEET INDEX

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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	LATITUDE 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
FC	FINISHED GRADE	VERT	VERTICAL
FB	FIRE HYDRANT	W	WEST
FS	FINISHED SURFACE	W/O	WITHOUT
GH	GRADE BREAK	X	CROSS
GS	GROUND SURFACE		



NOT FOR CONSTRUCTION

EXISTING SITE PLAN AND AMMENITIES
GRAVEL PARKING LOT/WOODED AREA 1"=50'

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

Prince-Lund
Engineering, PLLC
P.O. Box 1268, Traverse City, Michigan 49685
(888) 416-2695
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

REVISIONS	DESCRIPTION	DATE	BY

Use of these Plans is governed by the terms of an End User License Agreement (EULA) that accompanies these plans. By using these plans, the user confirms acceptance of the EULA. If the EULA is not attached to these plans, it may be obtained by contacting Richard E. Prince at rick@build-on-prince.com

