

TRAVERSE CITY PLANNING COMMISSION REGULAR MEETING

WEDNESDAY, September 7, 2016

7:30 P.M.

Training Room

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

Posted: 8/29/16

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. August 2, 2016 Regular Meeting minutes (Approval recommended)

B. Grand Traverse County Awards Nominations (For introduction and possible action on October 4, 2016)

5. OLD BUSINESS

- A. Consideration of a draft amendment to the City of Traverse City Master Plan for distribution to the City Commission for review and comment. (Approval recommended)

6. NEW BUSINESS

- A. Consideration of an amendment to the Traverse City Code of Ordinances Section 1332.01 Single Family Dwelling (R-1a, R-1b) District *Uses Allowed* regarding changing the conditions allowing accessory dwelling units in the single-family dwelling districts. (For introduction and possibly scheduling a Public Hearing for October 4, 2016)
- B. Consideration of a conditional rezoning request initiated by Thomas Darga of DargaWorks, Inc. to rezone properties commonly known as 205 and 211 Union Street and 205 Garland Street from C-4a (Regional Center District) to C-4b (Regional Center District) with conditions (For introduction and possibly scheduling a Public Hearing for October 4, 2016)
- C. Consideration of a Special Land Use Permit request by Munson Medical Center to allow for a taller building at 1105 Sixth Street (For introduction and possibly scheduling a Public Hearing for October 4, 2016)
- D. Consideration of a Site Plan Review request by Munson Medical Center for a family birth and children's center medical building located at 1105 Sixth Street (For introduction and possible action on October 4, 2016)
- E. Consideration of a street vacation request by Munson Medical Center to vacate the 1100 block of Sixth Street and the opening of a new street approximately 200 feet north of this block (Possible action requested)
- F. Communication from Mike Powers requesting a possible text amendment to the Development District, Section 1347.01 to expand the uses allowed to include a coffee roastery (Discussion)

7. CORRESPONDENCE

- A. Bayfront Chairs correspondence from Commissioner Koebert

8. REPORTS

- A. City Commission - Commissioners Richardson and Howe
- B. Board of Zoning Appeals – Commissioner Koebert
- 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. Parking Regulation Committee- Commissioner Serratelli
 - 3. Traffic Calming Review Committee- Commissioners Howe, Fleshman and Weatherholt
- F. Planning Department—Mr. Soyring

1. Public Engagement Plan Committee- Commissioners Dow, Koebert and Fleshman
2. Community Development/Economic Development- Mr. Soyring
3. Capital Improvement Program- Mrs. Luick

9. PUBLIC COMMENT

10. ADJOURNMENT