

TRAVERSE CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, November 1, 2016

7:30 P.M.

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

Posted: 10/28/16

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. October 4, 2016 Regular Meeting minutes and October 18, 2016 Study Session minutes (Approval recommended)

B. Consideration of an Amendment to the Planning Commission Bylaws Revised September 28, 2016 to change the Planning Commission meeting start time from 7:30 p.m. to 7:00 p.m. (Approval recommended)

5. OLD BUSINESS

- A. Public Hearing to consider an amendment to the Traverse City Code of Ordinances Development (D-1, D-2, D-3) District, Section 1347.01 *Uses Allowed* regarding allowing manufacturing or processing of various products (Action requested)
- B. Public Hearing to consider a Special Land Use Permit (16-SLUP-02) request by Grand Traverse Area Catholic Schools to allow for a school at 218 Vine Street (currently known as 215 N. Division Street) (Action requested)
- C. Consideration of requests by Grand Traverse Area Catholic Schools for Site Plan Review (16-SPR-04) for a school and Master Site and Facilities Plan approval for the Immaculate Conception Campus located at 218 Vine Street (currently known as 215 N. Division Street) (Action requested)
- D. Consideration 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 (Action requested)

6. NEW BUSINESS

- A. Letter from Kim Pontius of Traverse Area Association of Realtors regarding 833 Fern Street (Discussion)
- B. Consideration of an amendment to the Traverse City Code of Ordinances Chapter 868 *Tourist Homes* and Section 1332.01 Single Family Dwelling (R-1a, R-1b) District *Uses Allowed* regarding changing the conditions allowing tourist homes. (For introduction and possibly scheduling a Public Hearing for December 6, 2016)

7. CORRESPONDENCE

- A. Community Development Update from Jean Derenzy of Grand Traverse County Planning and Development Department

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 Grant
- D. Arts Commission- Koebert
- E. Planning Commission
 - 1. Master Plan Review Committee—Commissioner Dow
 - 2. Parking Regulation Committee- Commissioner Serratelli
 - 3. Traffic Calming Review Committee- Commissioner 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