

**MINUTES
TRAVERSE CITY PLANNING COMMISSION
REGULAR MEETING**

Tuesday, November 7, 2017

7:00 P.M.

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

1. **CALL MEETING TO ORDER-** Vice-Chairperson Koebert called the meeting to order at 7:00 p.m.
2. **ROLL CALL-** Mrs. Luick called roll for the Planning Commission.

PRESENT: Commissioners Janet Fleshman (arrived at 7:03 p.m.), Mike Grant, Brian Haas, Gary Howe (left at 8:26 p.m.), Vice-Chairperson Linda Koebert, Jim Tuller, Brian McGillivray (arrived at 7:03 p.m.), and Camille Weatherholt.

ABSENT: Chairperson John Serratelli.

STAFF: Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant

3. **ANNOUNCEMENTS-** Vice-Chairperson thanked all of the candidates running for City Commission and reminded city residents to vote if they haven't done so already.

4. **APPROVAL OF MINUTES**

- A. October 3, 2017 Regular Meeting minutes and October 17, 2017 Special Meeting minutes (Approval recommended)

Motion by Commissioner Haas, second by Commissioner Grant, that the October 3, 2017 Regular Meeting minutes and October 17, 2017 Special Meeting minutes be approved as presented.

Motion carried 6-0 (Commissioners Fleshman, McGillivray and Chairperson Serratelli absent).

Commissioner Fleshman arrived at 7:03 p.m.

5. **OLD BUSINESS**

- A. Public Hearing to consideration a request initiated by Thomas Darga of DargaWorks, Inc. to amend the conditional rezoning agreement for the properties commonly known as 205 and 211 Union Street and 205 Garland Street which was approved by the City Commission on February 13, 2017 (No Action requested)

Mr. Soyring introduced the topic and summarized his memo dated November 2, 2017.

Commissioner McGillivary arrived at 7:06 p.m.

Thom Darga, DargaWorks, addressed the Commission.

Commission discussion.

Public Hearing was opened. The following made public comment on the topic:

- Deni Scudato, 422 E. State Street
- Ellen Fivenson, 717 Bloomfield and owner of property at 229 Garland Street

Commission discussion included keeping the public hearing open until the November 21, 2017 meeting.

Additional commission discussion included a request to staff to provide an analysis of how the project is related to the Master Plan and other standards as well as a summary of building heights in the vicinity and variances granted.

Motion by Commissioner Haas, second by Commissioner McGillivary, to continue the Public Hearing at the November 21, 2017 meeting regarding the request initiated by Thomas Darga of DargaWorks, Inc. to amend the conditional rezoning agreement for the properties commonly known as 205 and 211 Union Street and 205 Garland Street which was approved by the City Commission on February 13, 2017.

Motion carried 8-0 (Chairperson Serratelli absent).

- B.** Public Hearing to consider an amendment to the *Definitions*, Section 1320.07, *Uses Allowed*, Section 1332.01; and *Accessory buildings*, Section 1332.07 in the Single Family Dwelling Chapter, the *Uses Allowed*, Section 1334.01; and *Accessory buildings*, Section 1334.07 in the Two Family Dwelling Chapter, and *Motor vehicle parking* in Section 1374.03 (d) of the Traverse City Code of Ordinances regarding modifying the definition of dwelling unit, the conditions regulating ADUs and accessory buildings in the single family dwelling district and expansion of ADUs to the two family dwelling district as recommended by the Housing and Building Committee (Action requested)

Mrs. Luick summarized her November 3, 2017 communication to the Planning Commission. Mrs. Luick summarized the proposed amendment changes.

Commission discussion.

A Public Hearing was opened. The following make public comment on the topic:

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- Linda Lidke, 715 Pine Street
- Kathy Borak, 214 W. 11th Street
- Rick Buckhalter, 932 Kelley Street
- Jan Clelland, 211 W 12th Street
- Adrienne Rossi, 312 W. 7th Street
- Ryan Thomas, 855 Webster Street
- Judy Nelson, 429 Garfield Ave.
- Deni Scrudato, 422 E. State Street

The Public Hearing was closed.

Commissioner Howe left the meeting at 8:26 p.m.

Commission discussion.

Motion by Commissioner Fleshman, second by Commissioner Weatherholt, that an amendment to the *Definitions*, Section 1320.07, *Uses Allowed*, Section 1332.01; and *Accessory buildings*, Section 1332.07 in the Single Family Dwelling Chapter, the *Uses Allowed*, Section 1334.01; and *Accessory buildings*, Section 1334.07 in the Two Family Dwelling Chapter, and *Motor vehicle parking* in Section 1374.03 (d) of the Traverse City Code of Ordinances regarding modifying the definition of dwelling unit, the conditions regulating ADUs and accessory buildings in the single family dwelling district and expansion of ADUs to the two family dwelling district be recommended for approval to the City Commission.

Commission discussion.

Motion carried 6-1 (Commissioner Haas opposed, Chairperson Serratelli and Commissioner Howe absent).

- C. Public Hearing to consider an amendment the *Uses Allowed*, Section 1336.01 in the Multiple Family Dwelling Chapter of the Traverse City Code of Ordinances expansion regarding allowing accessory dwelling units in the multiple family dwelling districts with conditions as recommended by the Housing and Building Committee (Action Requested)

Mrs. Luick briefly explained the proposed amendment.

A Public Hearing was opened.

A Public Hearing was closed.

Commission discussion.

Motion by Commissioner Fleshman, second by Commissioner Weatherholt that an amendment the *Uses Allowed*, Section 1336.01 in the Multiple Family Dwelling Chapter of the Traverse City Code of Ordinances regarding allowing accessory dwelling units in the multiple family dwelling districts with conditions be recommended for approval to the City Commission.

Motion carried 4-3 (Commissioners Grant, Hass and Koebert opposed, Commissioners Howe and Serratelli absent).

6. NEW BUSINESS- None.

7. CORRESPONDENCE

- A. Code Enforcement Quarterly Report
- B. Community Development Report

8. REPORTS

- A. City Commission - Commissioners Haas reported.
- B. Board of Zoning Appeals – Commissioner Koebert reported.
- C. Grand Traverse Commons Joint Planning Commission – No report.
- D. Arts Commission- Commissioner Koebert reported.
- E. Planning Commission Committees:
 - 1. Traffic Calming Review Committee- No report.
 - 2. Housing and Building Committee- No report.
- F. Planning Department—Mr. Soyring reported.
- G. Planning Department/Staff-led Committees:
 - 1. Community Development/Economic Development- No report.
 - 2. Capital Improvement Program- Mrs. Luick reported.
 - 3. Tree Committee (Watershed Center Committee)- Commissioner Grant reported
 - 4. Safe Routes to School- Mrs. Luick reported.

9. PUBLIC COMMENT- None.

10. ADJOURNMENT

Vice-Chairperson Koebert adjourned the meeting at 9:17 p.m.

Date: December 5, 2017

Respectfully submitted,

Janet Fleshman
Janet Fleshman, Secretary