

MINUTES
TRAVERSE CITY PLANNING COMMISSION
Regular Meeting

WEDNESDAY, January 3, 2018

7:00 P.M.

Training Room

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-** Mr. Soyring called roll for the Planning Commission.

PRESENT: Commissioners Janet Fleshman, Vice-Chairperson Mike Grant, Brian Haas, David Hassing, Chairperson Linda Koebert, Brian McGillivary, Heather Shaw, Jim Tuller and Camille Weatherholt

ABSENT: None.

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

3. **ANNOUNCEMENTS-**None.

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. December 5, 2017 Regular Meeting minutes (Approval recommended)
- B. Reappointment of Planning Director's Designee as the Recording Secretary for the City of Traverse City Planning Commission (Approval recommended)
- C. Removed from the Consent Calendar.

Motion by Commissioner McGillivary, second by Commissioner Fleshman, to approve the Consent Calendar as amended.

Motion carried 9-0.

- C. Consideration of an Amendment to the Planning Commission Bylaws Revised December 29, 2017 to eliminate the land division provisions (a housekeeping matter) and change the number of days prior to a meeting request are due (For introduction and possible action on February 6, 2018)

Commission discussion.

Motion by Commissioner Haas, second by Commissioner Grant to introduce the bylaws dated December 29, 2017 as presented with possible action on February 6, 2018.

Motion carried 8-1 (Commissioner McGillivary opposed).

5. **ELECTION OF OFFICERS**

- A. Chairperson (Action requested)

Nominations for Chairperson included Vice Chairperson Koebert and Commissioner Fleshman.

Motion by Commissioner Haas, second by Commissioner Hassing for Commissioner Koebert to serve as Chairperson.

Commission discussion.

Motion carried 6-3 (Commissioners Fleshman, McGillivary and Weatherholt opposed.)

- B. Vice-Chairperson (Action requested)

Nominations for Vice-Chairperson included Commissioner Fleshman and Commissioner Grant.

Motion by Commissioner Shaw, second by Commissioner McGillivary for Commissioner Fleshman to serve as Vice-Chairperson.

Commission discussion.

Motion failed 3-6 (Commissioners Grant, Haas, Hassing, Koebert, McGillivary and Tuller opposed).

Commission discussion.

Motion by Commissioner Fleshman, second by Commissioner Haas, for Commissioner Grant to serve as Vice-Chairperson.

Motion carried 9-0.

C. Secretary (Action requested)

Nominations for Secretary included Commissioner Shaw.

Motion by Commissioner Haas, second by Commissioner Fleshman for Commissioner Shaw to serve as Secretary.

Motion Carried 9-0.

6. APPOINTMENTS

A. Grand Traverse Commons Joint Planning Commission (Action requested)

Commission discussion.

Motion by Commissioner Haas, second by Chairperson Koebert that Commissioner Haas serve as a Planning Commission representative Grand Traverse Commons Joint Planning Commission be recommended to the City Commission.

Motion carried 9-0.

B. Board of Zoning Appeals (Action requested)

Commission discussion.

Motion by Commissioner Hassing, second by Chairperson Koebert that Commissioner Hassing serve as a Planning Commission representative on the Board of Zoning Appeals be recommended to the City Commission.

Motion carried 9-0.

C. Arts Commission (Action requested)

Commission discussion. No action.

D. Traffic Calming Committee (Action Requested)

Commission discussion.

Motion by Commissioner Weatherholt, second by Commissioner Fleshman that Commissioner Tuller serve on the Traffic Calming Committee filling a vacancy.

Motion carried 9-0.

E. Housing Building Committee (Action Requested)

Commission discussion. No action.

7. **OLD BUSINESS**

- A. Public Hearing to consider an amendment to the Traverse City Code of Ordinances Chapter 1352 *Planned Redevelopment Districts* regarding repealing the Planned Redevelopment (PR) District Chapter and renaming it due to the adoption of the Grand Traverse Commons Development Regulations, which is a housekeeping matter (Action Requested)

Mr. Soyring introduced the subject and summarized his December 29, 2017 communication to the Planning Commission.

Commission discussion.

Motion by Commissioner McGillivray, second by Commissioner Haas that an amendment to the Traverse City Code of Ordinances Chapter 1352 *Planned Redevelopment Districts* be recommended to the City Commission which would repeal the entire Planned Redevelopment (PR) District Chapter and rename it due to the adoption of the Grand Traverse Commons Development Regulations, which is a housekeeping matter.

Public hearing opened.

Public hearing closed.

Motion carried 9-0.

8. **NEW BUSINESS**

- A. FishPass Project- Review for Consistency with Master Plan (Approval Recommended)

Mr. Soyring introduced the subject and summarized his December 28, 2017 communication to the Planning Commission.

A presentation was made by:

- Dan Zielinski, Computational Engineer Great Lakes Fishery Commission
- Dan DeVaan, Project Manager AECOM

Commission Discussion.

The following addressed the Commission on the topic:

- Bill Springstead, co-owner/resident at Rivers Edge.
- Kathy Hurkleman, Rivers Edge.
- Judy Nelson, 429 Garfield Avenue.
- Jean Esch, Rivers Edge.

Commission discussion.

Motion by Commissioner McGillivray, second by Commissioner Fleshman, that the FishPass Project is found to be consistent with the City Master Plan in terms of location, extent and character and that the action be communicated to the City Commission.

Commission discussion.

Motion carried 9-0.

9. CORRESPONDENCE

- A. Letter from Tessa Alexander dated 12/18/17 regarding a possible rezoning of 1223 E. Eighth Street.

Mr. Soyring briefly introduced the informal request and explained what the Master Plan and Corridors Master Plan call out for that area of Eighth Street.

Commission discussion.

The following addressed the Commission on the topic:

1. Tony Lentch, Traverse City Housing Commission.

Commission discussion included willingness to consider a request from Ms. Alexander.

- B. Community Development Update dated 12/14/17.

10. REPORTS

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

11. PUBLIC COMMENT

- Judy Nelson, 429 Garfield, commented regarding the proposal at 1223 E. Eighth Street.
- Commissioner Koebert thanked Norte for their efforts coordinating volunteers to shovel snow after our big snow event and thanked the Park Place construction workers for persevering through the cold winter days.
- Commissioner Weatherholt thanked Traverse City Light and Power lineworkers for their service.
- Commissioner Hassing appreciates the development on 13th Street and that the new block of houses offers good variety of shape and scale.

12. ADJOURNMENT

Chairperson Koebert adjourned the meeting at 9:16 p.m.

Date: February 6, 2018

Respectfully submitted,

Heather Shaw *RS*

Heather Shaw, Secretary