

**MINUTES
TRAVERSE CITY PLANNING COMMISSION
REGULAR MEETING**

Wednesday, July 11, 2018

7:00 P.M.

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

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

PRESENT: Commissioners Janet Fleshman, Vice-chairperson Mike Grant, David Hassing, Chairperson Linda Koebert, Brian McGillivray, Jim Tuller, and Camille Weatherholt.

ABSENT: Commissioners Brian Haas and Heather Shaw.

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

- 3. ANNOUNCEMENTS-** Mr. Soyring announced that the Planning Department has welcomed a new intern, Katia Childs.

- 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.** June 5, 2018 Regular Meeting minutes and June 19, 2018 Study Session meeting minutes (Approval recommended)
- B.** Removed.

Motion by Commissioner Hassing, second by Commissioner Weatherholt, to approve the Consent Calendar as amended.

Motion carried 7-0 (Commissioners Haas and Shaw absent).

ITEM(S) REMOVED FROM THE CONSENT CALENDAR

- 4.B. Consideration of an amendment to the Traverse City Code of Ordinances *Accessory buildings*, in Sections 1332.07, and 1334.07 in the Single Family Dwelling District and Two Family Dwelling District regarding adding a height requirement for accessory buildings that are connected to a principal dwelling (For Introduction and recommend scheduling a Public Hearing for August 7, 2018)

Vice-chairperson Grant removed item 4B from the Consent Calendar.

Commission discussion. Staff to bring additional documentation regarding rationale for the 15' height limitation.

Motion by Commissioner Weatherholt, second by Commissioner McGillivray, that consideration of an amendment to the Traverse City Code of Ordinances *Accessory buildings*, in Sections 1332.07, and 1334.07 in the Single Family Dwelling District and Two Family Dwelling District regarding adding a height requirement for accessory buildings that are connected to a principal dwelling be introduced and recommended for scheduling a Public Hearing for August 7, 2018.

Motion carried 7-0 (Commissioners Haas and Shaw absent).

5. OLD BUSINESS

- A. Consideration of an amendment to the Traverse City Code of Ordinances *Definitions*, Section 1320.07; *Uses Allowed*, Section 1344.01 in the Community Center Chapter, the *Uses Allowed*, Section 1354.01 Industrial Chapter and the *Uses Allowed*, Section 1358.01 in the Hospital Chapter of the Zoning Code of the Traverse City Code of Ordinances regarding amending regulations concerning Medical Marihuana Facilities (Action requested).

Mr. Soyring presented to the commission and summarized his July 2, 2018 communication to the commission.

Commission discussion.

Motion by Commissioner Weatherholt, second by Commissioner McGillivray, that the Traverse City Code of Ordinances *Definitions*, Section 1320.07; *Uses Allowed*, Section 1344.01 in the Community Center Chapter, the *Uses Allowed*, Section 1354.01 Industrial Chapter and the *Uses Allowed*, Section 1358.01 in the Hospital Chapter of the Zoning Code of the Traverse City Code of Ordinances regarding amending regulations concerning Medical Marihuana Facilities.

The following individuals made public comment on the topic:

- Brad Spencer, 8165 South Bingham Ridge Drive
- Andy Silk, 713 Lake Avenue

Motion carried 6-1 (Vice-chairperson Grant opposed, Commissioners Haas and Shaw absent).

6. NEW BUSINESS

- A. Consideration of an amendment to the Traverse City Code of Ordinances *Definitions*, Section 1320.07; *Lot, density and impervious surface provisions*, Section 1347.03; *Setbacks*, Section 1347.04; *Building height*, Section 1347.06; *Special requirements*, Section 1347.09 in the Development District Chapter; *Motor vehicle parking*, Section 1374.03 and *Driveways and access requirements*, Section 1374.04 in the Circulation and Parking Chapter regarding amending regulations in the Development Districts, changing the parking requirements for properties within 500 feet of a transit center and limiting new driveway access on 8th Street (For Introduction and recommend scheduling a Public Hearing for August 7, 2018)

Commission discussion.

Commissioner Tuller left the meeting at 7:29 pm.

Motion by Vice-chairperson Grant, second by Commissioner Hassing, that an amendment to the Traverse City Code of Ordinances *Definitions*, Section 1320.07; *Lot, density and impervious surface provisions*, Section 1347.03; *Setbacks*, Section 1347.04; *Special requirements*, Section 1347.09 in the Development District Chapter; *Motor vehicle parking*, Section 1374.03 and *Driveways and access requirements*, Section 1374.04 in the Circulation and Parking Chapter regarding amending regulations in the Development Districts, changing the parking requirements for properties within 500 feet of a transit center and limiting new driveway access on 8th Street be introduced and scheduled a Public Hearing for August 7, 2018.

The following individuals made public comment on the topic:

- Elise Crafts, Commonplace Cooperative and 878 Centre Street
- TJ Andrews, Watershed Center and 619 Webster Street
- Jan Vlack, 207 E. 8th Street

Motion carried 6-0 (Commissioners Haas, Shaw, and Tuller absent).

Commissioner Tuller rejoined the meeting at 8:16 pm.

7. CORRESPONDENCE – None.

8. REPORTS

- A. City Commission – Commissioners Haas and McGillivray- Commissioner McGillivray reported that the City Commission created an ad hoc committee for tourist homes. Commissioner McGillivray also reported that Commissioner Haas plans to resign from the Planning Commission.
- B. Board of Zoning Appeals – Commissioner Hassing- No report.
- C. Grand Traverse Commons Joint Planning Commission - Commissioners Shaw and Haas- Mr. Soyring reported that the Grand Traverse Commons Joint Planning Commissioner met the night before (July 10, 2018) and edited the by-laws.
- D. Planning Commission Committees:
 - 1. PC Transportation Committee- Commissioner Weatherholt- No report.
 - 2. Housing and Building Committee- Commissioner Fleshman- No report.
- E. Planning Department—Mr. Soyring- Planning Intern Emily Vanek reported that the department has begun working on a small place making project on the Pump Station lot on East Front Street as an implementation of the Plan-It East project.
- F. Planning Department/Staff-led Committees:
 - 1. Tree Committee (Watershed Center Committee)- Commissioners Grant and McGillivray- No report.

9. PUBLIC COMMENT

- Chairperson Koebert informed the commission and the public about the free bus service that BATA has implemented in Traverse City.
- Chairperson Koebert commented on the amount of child-friendly activities during the National Cherry Festival and gave appreciation of the festival.

10. ADJOURNMENT- Chairperson Koebert adjourned the meeting at 8:21 pm.

Date: August 7, 2018

Respectfully submitted,

Heather Shaw _{RS}

Heather Shaw, Secretary