

2014 Planning Commission Goals

Accepted by the Planning Commission on 2/4/14

- **Corridors Master Plan**

The Planning Commission and the Corridor Steering Committee assisted in the development of corridor plans for 8th Street, 14th Street, Garfield Avenue and East/West Front Streets. The corridor plans provide strategies for revitalizing these corridors as attractive places to dwell and develop business. A subcommittee may need to be formed to recommend zoning ordinance amendments or possible Form Based Codes based on the Corridors Master Plan document. Quarterly implementation progress reports will be provided.
- **Active Transportation Committee**

An Active Transportation subcommittee of the Planning Commission has been formed to guide the process to create a Non-Motorized Plan and reapply for Bicycle Friendly Community designation.
- **Comprehensive Parking Plan**

Once the Active Transportation recommendations are made, a Comprehensive Parking Plan is needed. A subcommittee of the Planning Commission may be formed to guide the process.
- **Bayfront Plan**

The Planning Commission will review proposed public projects for the waterfront for consistency with the Master Plan in terms of location, extent and character. The Planning Commission will rely on the Traverse City Bayfront 2010 (campus plan) to guide decisions. Project review for each implementation phase will be brought before the Planning Commission for review.
- **Master Plan**

The current Master Plan is 5 years old this year and we are required to review it every 5 years. Create a committee to review the Master Plan and make recommendations for changes/updates if necessary.
- **Master Plan Elements Implementation**

Create an implementation plan for Element action items and for short-term and long-term zoning changes to the Traverse City Code of Ordinances to conform to the approved Master Plan Elements.
- **Building Height Measurement**

The current measuring method may be disadvantageous to build a pitched roof building. A study session may need to be allocated to review building height measurement ordinances in other communities, discuss building heights with area architects and review building heights by district.

- **Definition of Mass**

The Planning Commission will study the “M” in HAME (Hours, Auto, Mass, Emissions) and come up with ratios, maps and documentation that will aid the Commission in future discussions related to mega-housing issues and floor area ratios.

- **Formal Planning Commission Training**

In-house training of the legal aspects of planning will be provided by the City Attorney and the City Planning Director. Throughout the year, the Planning Commission will be made aware of training programs available in the area and via the Internet.

2014 Planning Department Projects

Not for acceptance by the Planning Commission

Mission Statement: *The Planning Department’s primary purpose is to guide the City with land use and planning in order to enhance the quality of the community and ensure it remains a place where both citizens and businesses love to call home.*

The Planning Department:

- Helps to administer the City of Traverse City Master Plan, a document that guides City zoning, land use, urban design and physical improvements, such as buildings, streets and parks.
- Provides administrative staff for the Planning Commission, Grand Traverse Commons Joint Planning Commission, Board of Zoning Appeals, and Historic Districts Commission.
- Administers and enforces the zoning, sign, and historic districts ordinances and other land use laws. Administers the Capital Improvement Program.
- Reviews building site plans and prepares reports and recommendations to the Planning Commission for zoning map amendments, zoning laws, special land use permits and planned unit developments.
- Answers zoning and land use questions and interprets land use principles, and planning and zoning laws.
- Works with property owners and developers, other agencies and other City departments to ensure that building plans are consistent with the Master Plan and laws regarding size and placement of buildings, signs, parking areas and landscaping requirements.
- Inspects multi-family rental dwellings, rooming houses, proper anchoring of boats on the near shore of Grand Traverse Bay and property maintenance code violations.

Goals/objectives for the coming 2014 year include:

- **Seek grants** to implement the Bayfront Plan and other City projects.
- **Clinch Park-** The Planning and Engineering Departments are working on completion of the renovation projects and closing out the project grants in 2014.
- **All Planning Elements-** Now that the Elements are approved, they will be prepared for publication using a unifying graphic design to stylize the Elements in a format that conforms

to the Master Plan. The Elements will be printed and bound and to be incorporated as Sub Plans of the Master Plan.

- **Redevelopment Ready Communities certification** – The Planning Department will apply for Redevelopment Ready Community certification in 2014; it is a new program offered by the Michigan Economic Development Corporation and will position Traverse City better to receive state grants for economic development.
- **Pedestrian Right-of-Way Local Ordinance Education**- In 2011, the City passed a Local Ordinance that requires drivers to stop for pedestrians in marked and posted crosswalks. In 2012, City Staff formed a committee to establish a process to work toward implementation. Staff will launch a public education effort and begin enforcement in 2014.
- **Boardman Lake Trail**- In 2012, the City received a Natural Resources Trust Fund grant for the next phase of the Boardman Lake Trail (multi-use trail extension to 14th Street with connections to the neighborhood and a recreation area along Boardman Lake). The Planning Department will be working with the Engineering Department on implementing the project and administering the grant in 2014.
- **Bike Friendly City**- The Planning Department applied for and received the Bicycle Friendly City designation in 2009 at the Bronze level. Reapplication after we complete the Active Transportation Plan is desired to sustain our designation and possibly increase our status to Silver or a higher designation level.
- **Hannah Park sculpture plaza**- Perry Hannah Plaza scope of work includes designing a small sitting plaza with a statue of Perry Hannah as a centerpiece in Hannah Park at the corner of Sixth and Union Streets. Construction will commence as soon as sufficient funds are raised.
- **Public Pier and Murchie Bridge**- The Planning Department will be working on completing the environmental studies, design and engineering for a multi-purpose pier at the mouth of the Boardman River and administering the project grant in 2014.
- **West End Beach Trail and Access Project**- The Planning Department will be working with the Engineering Department on implementing the project and administering the project grants in 2014.
- **Boardman River Boat Launch and Lot D Project**- The Planning Department will be working with the Engineering Department on implementing the project and administering the project grants in 2014.
- **Grand Traverse Commons Zoning Ordinance**- Work continues on drafting a Zoning Ordinance in cooperation with Garfield Township Planning Department and the Grand Traverse Commons Joint Planning Commission.