



**TRAVERSE CITY PLANNING COMMISSION
PUBLIC HEARINGS**

Please take notice that the Traverse City Planning Commission has scheduled a Public Hearing for 6:00 p.m. on **Tuesday, May 6, 2025**, in the Commission Chambers on the second floor of the Governmental Center, 400 Boardman Avenue, Traverse City, Michigan, to consider the following:

Planning Commission-initiated zoning text amendments as follows:

That Chapter 1344: C-3 Community Center District; Section 1344.01 Uses Allowed, in the Zoning Code of the Traverse City Code of Ordinances, be amended to add the following item:

- *Vacation home rentals meeting the following requirements:*
 - (1) *The vacation home rental is located on a parcel with two or more dwellings,*
 - (2) *The maximum number of vacation home rentals on the parcel shall be the greater of 1 or 35 percent of the total number of dwellings on the parcel; and*
 - (3) *A City vacation home rental license is maintained.*

That Chapter 1346: C-4 Regional Center District; Section 1346.01 Uses Allowed, in the Zoning Code of the Traverse City Code of Ordinances be amended to add the following item:

- *Vacation home rentals meeting the following requirements:*
 - (1) *The vacation home rental is located on a parcel with two or more dwellings;*
 - (2) *The maximum number of vacation home rentals on the parcel shall be as follows:*
 - a. *C-4a - the greater of 1 or 50 percent of the total number of dwellings on the parcel*
 - b. *C-4b - the greater of 1 or 50 percent of the total number of dwellings on the parcel*
 - c. *C-4c - the greater of 1 or 25 percent of the total number of dwellings on the parcel;*
 - and*
 - (3) *A City vacation home rental license is maintained.*

That the following item in Chapter 1347: Development Districts; Section 1347.01 Uses Allowed, in the Zoning Code of the Traverse City Code of Ordinances be amended to read as follows:

- *Vacation home meeting the following requirements:*
 - (1) *The vacation home rental is located on a parcel with two or more dwellings;*
 - (2) *The maximum number of vacation home rentals on the parcel shall be as follows:*
 - a. *D-1 – the greater of 1 or 25 percent of the total number of dwellings on the parcel*
 - b. *D-2 – the greater of 1 or 25 percent of the total number of dwellings on the parcel*
 - c. *D-3 – the greater of 1 or 50 percent of the total number of dwellings on the parcel; and*

(3) A City vacation home rental license is maintained.

That the following item in Chapter 1354: I – Industrial District; Section 1347.01 Uses Allowed, in the Zoning Code of the Traverse City Code of Ordinances be amended to read as follows:

• C-2 District uses, except vacation home rentals which are prohibited, meeting the setbacks (§1342.02), building height (§1342.06) and special requirements (§1342.09) of the C-2 District, with the exception of Section 1342.09(1) limiting building size;

You may view the request at the Planning Department. Office hours are Monday-Friday from 8:00 a.m. - 4:00 p.m. You may also view the public hearing documents at <https://www.traversecitymi.gov/calendar/meetings.html>. You are hereby invited to voice your opinion by attending the public hearing, or by sending comments to the Planning Commission by email at planningcommission@traversecitymi.gov, or by mail to 400 Boardman Avenue, Traverse City, Michigan 49684.

Sincerely,

Shea M. O'Brien, Secretary
Traverse City Planning Commission

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. Deborah Allen, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 231-922-4444, T.D.D. 231-922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in section 235.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. 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.