

**TRAVERSE CITY PLANNING COMMISSION  
2015  
ANNUAL REPORT**

**ATTENDANCE**

**COMMISSIONER**

**MEETINGS ATTENDED**

Jody Bergman	17 of 19 meetings (term expired 11/9/15)
Michael Dow	19 of 22 meetings
Jeanine Easterday	13 of 19 meetings (term expired 11/3/15)
Janet Fleshman	19 of 22 meetings
Gary Howe	2 of 3 meetings (appointed on 11/9/15)
Linda Koebert	19 of 22 meetings
Ross Richardson	3 of 3 meetings (appointed on 11/9/15)
John Serratelli	19 of 22 meetings
Jim Tuller	3 of 3 meetings (appointed on 11/9/15)
Bill Twietmeyer	15 of 19 meetings (term expired on 11/9/15)
Jan Warren	19 of 22 meetings
Camille Weatherholt	3 of 3 meetings (appointed on 11/16/15)
Tim Werner	17 of 19 meetings (term expired on 11/9/15)

#	TYPE OF REQUEST	RECOMMEND APPROVAL	RECOMMEND DENIAL
	<b>ORDINANCE AMENDMENTS</b>		
1	An amendment to the Traverse City Code of Ordinances Sections 1320.07, <i>Definitions</i> ; 1332.01 Single Family Dwelling (R-1a, R-1b) District <i>Uses Allowed</i> ; 1332.07 Single Family Dwelling (R-1a, R-1b) District <i>Accessory Buildings</i> ; 1374.03 Circulation and Parking <i>Motor Vehicle Parking</i> ; and Chapter 1377 <i>Accessory Dwelling Units Overlay Districts</i> ; regarding allowing accessory dwelling units in the single-family dwelling districts with conditions	2/3/15	
2	An amendment to the Traverse City Code of Ordinances, General Provisions and Definitions Section 1320.07, <i>Definitions</i> ; Industrial (I) District Section 1354.01, <i>Uses Allowed</i> , regarding allowing funeral services and crematories with conditions	8/4/15	
3	An amendment to the Traverse City Code of Ordinances Special Land Use Regulations Section 1364.08, <i>Special Land Use Permits Granted by the City Commission</i> , regarding increasing the impervious surface allowed for schools	12/1/15	
	<b>CONDITIONAL REZONING</b>		
1	Request from, Doug Mansfield, Mansfield Land Use Consultants representing Traverse Development Group, to conditionally rezone the properties commonly known as 2351, 2455 and 2457 North Aero Park Court from I (Industrial District) to C-3 (Community Center District) with conditions	11/3/15; <i>Later withdrawn by applicant</i>	
	<b>REZONING</b>		
1	A rezoning request initiated by Cynthia Anderson on behalf of Bonter Properties, LLC, to rezone 314 E. Eighth Street from R-29 (Multiple Family Dwelling) District to C-2 (Neighborhood Center) District	3/3/15	
2	Consideration of a rezoning request initiated by Tom Krause on behalf of Robert T. Cole and Richard Laylin, to rezone 1015 Hannah Ave and 1025 Hannah Ave from R-2 (Two-Family Dwelling) District to C-2 (Neighborhood Center)	3/3/15	

<b>SPECIAL LAND USE PERMIT</b>			
1	Request by Craig Patterson on behalf Pine Street Development One, LLC for a Special Land Use Permit to allow for a taller building at 305 W. Front Street	<b>8/4/15; Later withdrawn by applicant</b>	
2	Request by Erik Falconer, Pine Street Development One, LLC for a Special Land Use Permit to allow for a taller building at 305 W. Front Street	<b>11/3/15</b>	
<b>SITE PLAN REVIEW</b>			
1	Request by Ted Lockwood on behalf of the Moorings, LLC for the properties commonly known as 10597 E. Traverse Highway and 13910 West Bayshore Drive for a single-family dwelling development	<b>1/6/15</b>	
2	Request from W. Keith Owen of Owen Architects Collaborative, LLC on behalf of Federated Properties, LLC for major change to Site Plan Review 14-SPR-01 at the property commonly known as 124 W. Front Street	<b>4/7/15</b>	
3	Request by Craig Patterson on behalf Pine Street Development One, LLC for Site Plan Review at 305 W. Front Street	<b>8/4/15; Later withdrawn by applicant</b>	
4	Request by Erik Falconer, Pine Street Development One, LLC for Site Plan Review at 305 W. Front Street	<b>11/3/15; Admin error in motion</b>	
5	Request by Erik Falconer, Pine Street Development One, LLC for Site Plan Review at 305 W. Front Street	<b>12/1/15</b>	

#### MASTER PLAN- PROJECT REVIEWS FOR CONSISTENCY WITH CITY MASTER PLAN

- Approved as consistent with the Traverse City Master Plan in terms of location, extent and character:
  - Approval of Sara Hardy Farmers Market Reconstruction Project (8/4/15)

#### PRESENTATIONS/DISCUSSIONS

- Planning Commission Goals presented on 1/21/15 and accepted 2/3/15.
- Capital Improvement Program discussion (2/3/15, 2/18/15, 3/3/15) and adoption (4/7/15)
- Community Engagement strategies discussion (3/17/15)
- Review of Redevelopment Ready Communities Evaluation Report (3/17/15)
- Division Street- Review of Planning/Environmental/Linkages (PEL) Report discussion (3/17/15)
- Vegetated Roofs discussion (4/21/15)
- Review of Building Heights discussion (4/21/15)
- Funeral Home and Crematory discussion (5/19/15 and 6/16/15)
- Taller building at 305 W Front Street discussion (5/19/15)
- 2016-17 Street Projects discussion (5/19/15)
- Discussion of possibility of rezoning properties on Garfield Avenue from C-1 to C-3 (5/19/15 and 6/16/15)
- Parks and Recreation prioritization for park projects and Brown Bridge Trust Fund discussion (7/7/15)
- Discussion of possibility of rezoning 209 W 14<sup>th</sup> Street from R-9 to C-1 (7/7/15)
- Review of zoning regulations for schools discussion (9/1/15)
- Discussion of possibility of rezoning 202 E. 14<sup>th</sup> Street (9/1/15)
- Red Mill District Redevelopment Ready Communities Development Feasibility Report discussion (9/1/15)
- West Front Street (Place Plan) planning and code development discussion (9/1/15)
- Planning for resilient communities presentation and discussion (9/15/15)
- Vine Street and Second Street vacation request and preliminary site plan review for Immaculate Conception Campus discussion (9/15/15)
- Morgan Farms Planned Unit Development possible amendment request discussion (9/15/15)
- Watershed Center Grand Traverse Bay urban tree protection grant request and discussion (9/15/15)
- Review of Section 1368.03 Lot Width, Lot Area, Impervious Surface and Density Requirements discussion (10/20/15)

- West Front Street Form Based Code discussion (12/1/15)
- Draft Parks and Recreation 5-Year Plan discussion (12/15/15)
- Hickory Hills Master Plan discussion (12/15/15)
- Costco interest in developing in Traverse City presentation and discussion (12/15/15)

## **COMMITTEES**

- Planning Commission representatives on the Grand Traverse Commons Joint Planning Committee
- Planning Commission representative on the Board of Zoning Appeals
- Planning Commission representative of the Public Arts Commission
- Planning Commission representative on the staff-led TC Place Plan Committee
- Planning Commission representatives on the staff-led Public Engagement Plan Committee
- Capital Improvement Program Committee as a staff-led committee with representation from three Planning Commissioners, one of which is also a City Commissioner
- Housing Building Planning Committee as a subcommittee of the Planning Commission, dissolved on 9/1/15
- Active Transportation Committee as a subcommittee of the Planning Commission, dissolved on 9/1/15
- Master Plan Review Committee as a subcommittee of the Planning Commission
- Parking Regulation Committee as a subcommittee of the Planning Commission

## **MISCELLANEOUS**

- Planning Commission Annual Report received (1/6/15)
- Boardman River Plan accepted as general guide for the lower Boardman River area (3/3/15)
- Walking tour of 305 W. Front Street (8/3/15)
- Walking tour of West Front Street from Pine to Division and discussion of possible revised development regulations for the corridor (9/14/15)
- Nominated Cordia Senior Living redevelopment project as an Outstanding Development Project for recognition at the Grand Traverse County Planning Annual Awards Banquet
- Nominated West End Beach Trail and Access Project and Perry Hannah Statue Plaza for Placemaking Awards for recognition at the Grand Traverse County Planning Annual Awards Banquet
- Adoption of the Arts Commission Master Plan “A Public Art Program Master Plan for Traverse City” (10/6/15)
- Capital Improvement Plan Prioritizing exercise (10/20/15 and 12/15/15)
- Consideration of a request by Grand Traverse Area Catholic Schools to vacate Vine Street from a point 280’ south of Randolph to Second Street, vacate Second Street from Cedar Street to Vine Street and grant a new right-of-way along the north property line of the campus connecting Vine to Cedar Streets (12/1/15)