

**TRAVERSE CITY PLANNING COMMISSION
2017
ANNUAL REPORT**

ATTENDANCE

COMMISSIONER	MEETINGS ATTENDED
Michael Dow	0 of 1 meetings
Janet Fleshman	19 of 20 meetings
Mike Grant	16 of 20 meetings
Brian Haas	20 of 20 meetings
Gary Howe	14 of 18 meetings
Linda Koebert	16 of 20 meetings
John Serratelli	17 of 18 meetings
Jim Tuller (Admin rep)	17 of 20 meetings
Camille Weatherholt	18 of 20 meetings
Brian McGillivary	19 of 19 meetings
David Hassing	1 of 2 meetings
Heather Shaw	2 of 2 meetings

#	TYPE OF REQUEST	RECOMMEND APPROVAL	RECOMMEND DENIAL
	ORDINANCE AMENDMENTS		
1	An amendment to the Traverse City Code of Ordinances Chapter 1375 <i>Outdoor Lighting</i> regarding establishing regulations for residential and commercial outdoor lighting	5/2/17	
2	An amendment to the Traverse City Code of Ordinances Sections 1332.07 and 1334.07 <i>Accessory Buildings</i> regarding allowing accessory buildings to be connected to the principal dwelling in Single Family and Two-Family Dwelling Districts with conditions	5/2/17	
3	An amendment to the Traverse City Code of Ordinances, <i>Setbacks</i> Section 1346.04 and <i>Special Requirements</i> Section 1346.09 in the C-4 (Regional Center) District and the <i>Site Plan requirements</i> Section 1366.03 regarding eliminating the rear yard building setback; add screening requirements for dumpsters; require utility meters and HVAC units be placed in the rear third of the property; and require the dumpster and HVAC locations be shown on the site plan	6/6/17	
4	That the Accessory Dwelling Unit Ordinance amendment be sent back to the Housing and Building Committee for review and recommendation on a number of issues.	8/1/17	
5	An amendment to the Traverse City Code of Ordinances, <i>Uses Allowed</i> , Section 1332.01 regarding eliminating the maximum number of accessory dwelling units allowed per year (Section 1332.01 (f) (2)) be recommended		8/1/17
6	An amendment to the <i>Definitions</i> , Section 1320.07, <i>Uses Allowed</i> , Section 1332.01; and <i>Accessory buildings</i> , Section 1332.07 in the Single Family Dwelling Chapter, the <i>Uses Allowed</i> , Section 1334.01; and <i>Accessory buildings</i> , Section 1334.07 in the Two Family Dwelling Chapter, and <i>Motor vehicle parking</i> in Section 1374.03 (d) of the Traverse City Code of Ordinances regarding modifying the definition of dwelling unit, the conditions regulating ADUs and accessory buildings in the single family dwelling district and expansion of ADUs to the two family dwelling district	11/7/17	

7	An amendment the <i>Uses Allowed</i> , Section 1336.01 in the Multiple Family Dwelling Chapter of the Traverse City Code of Ordinances regarding allowing accessory dwelling units in the multiple family dwelling districts with conditions	11/7/17	
8	An amendment to the Traverse City Code of Ordinances, <i>Uses Allowed</i> Section 1340.01 in the C-1 (Office Service) District regarding adding medical equipment sales and rentals as an allowed use	7/5/17	
9	An amendment to the Traverse City Code of Ordinances, Section 1320.07 <i>Definitions and</i> Section 1328.01 <i>Uses Allowed</i> in the OS (Open Space) District regarding providing a definition for a municipal market and adding municipal markets as an allowed use	7/5/17	
REZONING			
1	A rezoning request initiated by the Planning Commission for an amendment to the Traverse City Code of Ordinances Zoning Map to rezone 1146 Boon Street from I (Industrial) District to T (Transportation) District and 1331 and 1615 South Garfield Avenue from C-3 (Community Commercial) District to T(Transportation) District	2/7/17	
2	A rezoning request initiated by the Planning Commission for an amendment to the Traverse City Code of Ordinances Zoning Map to rezone 3 properties: 1) an unaddressed Boon Street parcel (tax ID 28-51-113-007-01) located east of 1144 Boon (commonly known as Serra Dealership), 2) an unaddressed Aero Park Drive parcel (tax ID 28-51-850-014-10) located north of 2600 Aero Park Drive (commonly known as Northwestern Michigan College Aero Park Campus), and 3) a portion of 727 Fly Don't Drive (part of the airport parcel) located between 2670 Aero Park Drive and 2750 Aero Park Drive from I (Industrial) District to T (Transportation) District	5/2/17	
3	Conditional rezoning request initiated by Colleen Mulligan, managing member of Old Silver Maple, LLC, to rezone the property commonly known as 415 E. State Street from R-15 (Multiple Family Dwelling District) to R-29 (Multiple Family Dwelling District) with conditions		6/6/17
4	Conditional rezoning request initiated by Colleen Mulligan, managing member of Old Silver Maple, LLC, to rezone the property commonly known as 415 E. State Street from R-15 (Multiple Family Dwelling District) to R-29 (Multiple Family Dwelling District) with revised conditions offered by the applicant in their June 9, 2017 submittal	7/5/17	
5	Conditional rezoning request from Jon Laureto of REI Construction to conditionally rezone the property commonly known as 340 E. State Street from C-4a (Regional Center District) to C-4b (Regional Center District) per the conditional rezoning offer dated July 11, 2017	9/6/17	
6	Request from Thomas Darga, of Dargaworks Inc., of 101 North Park Street , Traverse City, Michigan, to amend the Conditionally Rezoning Agreement for the properties commonly known as 205 and 211 North Union Street and 205 Garland Street which was approved by the City Commission on February 13, 2017 that authorized the rezoning of the properties from C-4a (Regional Center) to C-4b (Regional Center) with conditions	Request withdrawn after public meetings	
SPECIAL LAND USE PERMIT			
1	Request for a Special Land Use Permit by Tom McIntyre of 326 Land Company, LLC to allow for a taller building located at 326 E. State Street be recommended for approval provided eight conditions are met as outlined in Staff Report 17-SLUP-01 as amended. Pursuant to City Charter, the request for a taller building will be placed on a ballot for public vote, prior to going to the City Commission for consideration.	10/3/17	

<p>1</p> <p>2</p>	<p>SITE PLAN REVIEW</p> <p>Request by Erik Falconer and Joe Sarafa of Pine Street Development One, LLC for Site Plan Review (17-SPR-01) for a mixed-use building located at 305 W. Front Street</p> <p>Request by Kyle Scholten of Regency Midwest Ventures Limited Partnership for Site Plan Review 17-SPR-02 for development of a conference center and swimming pool/exercise room located at 300 East State Street</p>	<p>3/7/17</p> <p>6/6/17</p>	
<p>1</p>	<p>PLANNED UNIT DEVELOPMENT</p> <p>Request from Chad Miller, representing Gateway Condominium Association to expand the hard surface parking by 19 spaces as shown in the submittal be approved provided the hard surface for this parking is constructed using a porous hard surface and three bike racks are installed. With these conditions being met, the Planning Commission concurs with staff that these changes are considered to be a minor amendment to the Planned Unit Development.</p>	<p>7/5/17</p>	
<p>1</p>	<p>STREET/ALLEY VACATION REQUEST</p> <p>Request from Roger Send of Cornerstone Affordable Homes, LLC to vacate a north/south alley located between 1027 and 1029 E. Front Street provided utility easements are provided, the curbcut on E. Front Street be closed and provided that 1029 E. Front Street has legal access to the east/west alley</p>	<p>12/5/17</p>	

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:
 - Eighth Street project from Union to Barlow Street conditioned that public transit be accommodated (4/4/17)
 - West Boardman Lake Trail (4/4/17)
 - Park Street Bridge (7/5/17)
 - Cass Street Bridge (7/5/17)
 - Station Street (7/5/17)
 - Lake Avenue Streetscape (10/17/17)
 - Hickory Hills Recreation Area Improvements (12/5/17)

PRESENTATIONS/DISCUSSIONS

- Planning Commission Goals presented on 1/18/17 and accepted 2/7/17.
- Draft lighting ordinance (1/18/17; 2/22/17), amendment discussion (12/5/17)
- Conditional Rezoning Guidelines (4/4/17)
- Draft Active Transportation Plan discussion (4/18/17)
- Draft amendment to the Traverse City Master Plan (2/7/17; 5/2/17; 6/6/17)
- Fiber to the Premise presentation by Traverse City Light and Power (5/16/17)
- Mobile Food Vendor Courts discussion (6/20/17)
- Accessory Dwelling Units (6/20/17; 9/6/17)
- 8th Street Form Based Code presentation (6/20/17; 9/19/17)
- Tourist Homes (7/5/17)
- Morgan Farms proposed apartment development (8/1/17)
- Slabtown Neighborhood zoning discussion (8/1/17)
- Medical Marijuana discussion (9/19/17)
- Boardman River Water Trail presentation and concept approval (11/21/17)

COMMITTEES/COMMISSIONS

- Planning Commission representatives on the Grand Traverse Commons Joint Planning Commission
- Planning Commission representative on the Board of Zoning Appeals
- Planning Commission representative of the Public Arts Commission
- Planning Commission representatives on the Watershed Center-led Tree Committee
- Planning Commission representative on the Green Team
- 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
- Traffic Calming Committee as a subcommittee of the Planning Commission
- Building Height Committee as a subcommittee of the Planning Commission
- Master Plan Review Committee as a subcommittee of the Planning Commission
- Parking Regulation Committee as a subcommittee of the Planning Commission

MISCELLANIOUS

- Planning Commission Annual Report received (1/4/17)
- 2017/18-2022/23 Capital Improvement Program adopted (3/7/17) amended (6/6/17)
- Nominated Rob Bacigalupi for his 20 Years of Service with the Downtown Development Authority for the Roger Williams Planner Award for recognition at the Grand Traverse County Planning Annual Awards Banquet (10/3/17)
- Nominated State Street Marketplace for adaptive re-use of former Master Dry Cleaners site by Kevin O'Donnell for the Outstanding Development Award for recognition at the Grand Traverse County Planning Annual Awards Banquet (10/3/17)