

**TRAVERSE CITY PLANNING COMMISSION
2018
ANNUAL REPORT**

PLANNING COMMISSION MEETING ATTENDANCE

COMMISSIONER	MEETINGS ATTENDED
Tyler Bevier	3 of 3 meetings
Janet Fleshman	21 of 22 meetings
Mike Grant	20 of 22 meetings
Brian Haas	9 of 13 meetings
David Hassing	20 of 22 meetings
Michele Howard	6 of 9 meetings
Linda Koebert	20 of 22 meetings
Brian McGillivary	21 of 22 meetings
Heather Shaw	20 of 22 meetings
Jim Tuller (Admin rep)	18 of 22 meetings
Camille Weatherholt	9 of 19 meetings

#	TYPE OF REQUEST	RECOMMEND APPROVAL	RECOMMEND DENIAL
	ORDINANCE AMENDMENTS		
1	An amendment to the Traverse City Code of Ordinances Chapter 1352 <i>Planned Redevelopment Districts</i> be recommended to the City Commission which would repeal the entire Planned Redevelopment (PR) District Chapter and rename it due to the adoption of the Grand Traverse Commons Development Regulations, which is a housekeeping matter.	1/3/18	
2	An amendment to the Traverse City Code of Ordinances Section 1320.07 <i>Definitions</i> ; Section 1372.01, <i>Compliance Required</i> ; and Section 1372.05, <i>Landscape development internal to a parking area</i> regarding modifying the parking area landscaping requirements	3/6/18	
3	An amendment to the Traverse City Code of Ordinances <i>Uses allowed</i> , Section 1332.01, <i>Uses allowed by special land use permit</i> , Section 1332.02 in the Single Family Dwelling District, the <i>Uses Allowed</i> , Section 1334.01, <i>Uses allowed by special land use permit</i> , Section 1334.02 in the Two Family Dwelling District, <i>Uses Allowed</i> , Section 1336.01, <i>Uses allowed by special land use permit</i> , Section 1336.02 in the Multiple Family Dwelling District, <i>Uses allowed</i> , Section 1338.01 in the Hotel Resort District, <i>Uses allowed</i> , Section 1340.01 in the Office Service District, <i>Uses allowed</i> , Section 1342.01 in the Neighborhood Center District, <i>Uses allowed</i> , Section 1350.01 in the Government/Public District, <i>Uses allowed</i> , Section 1356.01 in the Northwestern Michigan College Districts, <i>Uses allowed</i> , Section 1358.01 in the Hospital Districts, <i>Administrative special land use permits</i> , Section 1364.09 in Special Land Use Regulations regarding modifying the regulations for child care organizations, family child care homes and group child care homes	6/5/18	
4	An amendment to the Traverse City Code of Ordinances <i>Definitions</i> , Section 1320.07; <i>Uses Allowed</i> , Section 1332.01 in the Single Family Dwelling District, the <i>Uses Allowed</i> , Section 1334.01 in the Two Family Dwelling District and the <i>Tourist Home</i> Chapter 868 of the Traverse City Code of Ordinances regarding expanding the regulations allowing Tourist Homes be	6/5/18	

	recommended to the City Commission for approval subject to the following change to the primary residence definition to “a housing unit in which an owner or lessee resides for the majority of the year and provides proof of primary residence evidence acceptable to the City Clerk.”		
5	An amendment to the Traverse City Code of Ordinances <i>Definitions</i> , Section 1320.07; <i>Uses Allowed</i> , Section 1344.01 in the Community Center Chapter, the <i>Uses Allowed</i> , Section 1354.01 Industrial Chapter and the <i>Uses Allowed</i> , 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	7/11/18	
6	An amendment to the Traverse City Code of Ordinances <i>Definitions</i> , Section 1320.07; <i>Lot, density and impervious surface provisions</i> , Section 1347.03, <i>Setbacks</i> , Section 1347.04, <i>Special requirements</i> , Section 1347.09 in the Development District Chapter; <i>Motor vehicle parking</i> , Section 1374.03 and <i>Driveways and access requirements</i> , 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, with a revision to the ordinance amendment to change the front setback from a maximum of 8 feet to a maximum of 10 feet in the D-1, D-2, and D-3 districts, except from Grandview Parkway and Gillis Street.	8/7/18	
7	An amendment to the Traverse City Code of Ordinances <i>Accessory buildings</i> , 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, with a revision to the ordinance amendment so that it only applies to parcels on corner lots.	8/7/18	
8	An amendment to the Traverse City Code of Ordinances <i>Building height</i> , Section 1347.06 in the Development Districts, regarding changing the building height and stepback requirements	9/18/18	
9	An amendment to the Traverse City Code of Ordinances <i>Definitions</i> , Section 1320.07; <i>Uses Allowed</i> , Section 1344.01 in the Community Center Chapter, and the <i>Uses Allowed</i> , Section 1358.01 in the Hospital Chapter to support the removal of Medical marihuana collective as a use and all references to Medical marihuana collective be removed from the Zoning Code	10/16/18	
10	An amendment to the Traverse City Code of Ordinances <i>Uses Allowed</i> , Section 1338.01 in the Hotel Resort Chapter, <i>Uses Allowed</i> , Section 1342.01 in the Neighborhood Center Chapter, <i>Uses Allowed</i> , Section 1347.01 in the Development Districts Chapter, <i>Uses Allowed</i> , Section 1354.01 in the Industrial District Chapter and the <i>Uses Allowed</i> , Section 1358.01 in the Hospital Chapter regarding amending regulations to consider allowing Medical marihuana provisioning centers for the following zoning districts: C-2 (Neighborhood Center), C-3 (Community Center), C-4 (Regional Center), D-1, D-2, D-3 (Development), HR (Hotel-Resort), H-1, H-2 (Hospital) and I (Industrial) Districts	11/6/18	

#	TYPE OF REQUEST	RECOMMEND APPROVAL	RECOMMEND DENIAL
1	REZONING A rezoning request initiated by the Planning Department to rezone the properties located at 205 South Union Street, 211 South Union Street and 205 Garland Street from C-4b (Regional Center) with conditions to C-4a (Regional Center)	4/3/18	
1	SITE PLAN REVIEW Request by David C. VanderKlok, agent for Innovo TC Garland, LLC, for Site Plan Review (18-SPR-01) for a project referred to as "Breakwater" which is a 4-story mixed-use building with a 2-story companion parking deck for the properties commonly known as 205 N. Union, 211 N. Union and 205 Garland Street	3/20/18	
1	PLANNED UNIT DEVELOPMENT Request from Doug Mansfield, Mansfield Land Use Consultants, for consideration of an apartment development for Phase 3 (Neighborhood Center) of Morgan Farms Planned Unit Development		2/6/18

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:
 - Fish Pass Project (1/3/18)
 - 2018 Boardman River Walk Phase 1 Project (4/17/18)
 - Sidewalk Project (8/7/18)

PRESENTATIONS/DISCUSSIONS

- Planning Commission Goals presented on 1/17/18 and accepted 1/17/18.
- Transportation Demand Management Study Presentation (2/21/18)
- Plan It East Report (2/21/18)
- Slabtown Neighborhood C-1 Amendment Proposal (3/20/18)
- Tourist Home Discussion (3/20/18)
- Group Day Care and Child Care Organization discussion (4/3/18)
- Building Height Committee recommendations from April 2017 (4/3/18)
- Medical Marihuana discussion regarding possible amendments related to the medical Marihuana Facilities Licensing Act of 2016 (4/3/18)
- Tourist Home discussion (4/3/18)
- Medical Marihuana facilities in downtown (5/22/18)
- Lower Boardman River Planning (5/22/18)
- Downtown Planning Presentation (5/22/18)
- Text amendment fee discussion (6/19/18)
- Accessory Building (breezeway) regulation discussion (6/19/18)
- Development District Regulations (6/19/18)
- Office Service District (C-1) Regulations (6/19/18)
- Lighting Ordinance Possible Amendment discussion (9/18/18)
- Tree Protection Ordinance Possible Amendment discussions (9/18/18, 10/2/18, 11/6/18, 12/4/18)
- Medical Marihuana Provisioning Center and Medical Marihuana Collective Uses discussion (10/2/18)
- Lower Boardman River Draft Assumptions (10/2/18)
- Consideration of a request initiated by the Planning Commission to rezone fourteen properties located at 205, 209, 213, 217, 223, 305, 319, 325, 330, 333, 339, 340 Sixth Street and 203, 209 Wadsworth Street from R-2 (Two-Family Dwelling) District to R1-b (Single-Family Dwelling) District (11/6/18)
- Fish Pass Project Update Presentation (11/20/18)

- Prioritization and Status of Planning Topics Discussion (11/20/18)
- Home Sharing Request (11/20/18)
- Traverse City Street Design Manual public engagement process discussion (12/18/18)

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
- Planning commission representative on the Boardman River Water Unified Plan Committee led by the Traverse City DDA
- Housing Building Planning Committee as a subcommittee of the Planning Commission
- Traffic Calming Committee as a subcommittee of the Planning Commission
- Eighth Street Form Based Code Committee as a subcommittee of the Planning Commission

MISCELLANIOUS

- Planning Commission Annual Report received (1/17/18)
- Planning Commission Bylaws amended (3/6/18)
- 2018/19-2023/24 Capital Improvement Program adopted (3/20/18)