

**TRAVERSE CITY PLANNING COMMISSION
2019
ANNUAL REPORT**

PLANNING COMMISSION MEETING ATTENDANCE

COMMISSIONER	MEETINGS ATTENDED
Tyler Bevier	23 of 23 meetings
AnnaMarie Dituri	13 of 16 meetings
Janet Fleshman	21 of 23 meetings
Mike Grant	4 of 5 meetings
David Hassing	22 of 23 meetings
Michele Howard	10 of 11 meetings
Linda Koebert	18 of 23 meetings
Brian McGillivary	20 of 23 meetings
Roger Putman	11 of 12 meetings
Heather Shaw	21 of 23 meetings
Jim Tuller (Admin rep)	18 of 23 meetings

#	TYPE OF REQUEST	RECOMMEND APPROVAL	RECOMMEND DENIAL
	ORDINANCE AMENDMENTS		
1	Amendment to the Zoning Code of the Traverse City Code of Ordinances to clarify that Medical Marihuana Facilities are not allowed in the Transportation District and to eliminate Medical Marihuana cultivation in all Residential districts and the Industrial District. (2-05-19)	2/05/19	
2	Amendment to the Traverse City Code of Ordinances regarding eliminating measuring water setbacks from the dockline in all sections that currently measure from the dockline. (4/2/19)(5/7/19)	05/07/19	
3	Amendment to the Traverse City Code of Ordinances regarding adding a density maximum limit in the Single Family Dwelling District and the Two Family Dwelling District. (4/2/19)(5/7/19)	05/07/19	
4	Amendment to the Traverse City Code of Ordinances regarding allowing more than one principal building on a lot. (4/2/19)(5/7/19)	05/07/19	
5	Amendment to the Traverse City Code of Ordinances regarding Major Street Setbacks, Chapter 1368, Section 1368.02. (4/2/19)(6/18/19)(9/17/19)(10/1/19)(11/5/19)	11/05/19	
6	Amendment to the Traverse City Code of Ordinances regarding Landscaping and Trees amendment Section 1320.07, 1366.01, 1366.02 and Chapter 1372. (4/6/19)(6/4/19)(8/20/19)(10/1/19)	10/01/19	
7	Amendment to the Traverse City Code of Ordinances regarding giving the Planning Director the ability to waive setback requirement to save a tree and amending land use permit applicability. (5/7/19)(6/4/19)	06/04/19	
8	Amendment to the Traverse City Code of Ordinances Chapter 1379, Distributed Antenna Systems, Small Cells and Associated Wireless facilities Support Structures. (5/21/19)(6/4/19)(8/6/19)	08/06/19	
9	Amendment to the Traverse City Code of Ordinances, Chapter 1358 to amend Section 1358.01 uses allowed, to allow for vacation home	10/01/19	

10	rentals for properties with frontage on Sixth Street or Elmwood Street. (6/18/19)(7/2/19) Amendment to the Traverse City Code of Ordinances to disallow Vacation home rentals in the C-1 and C-2 districts. (10/15/19)(11/5/19)(11/19/19)(12/3/19)	12/03/19	
11	Amendment to the Traverse City Code of Ordinances Definitions, Section 1320.07 be amended to include Hospitality house. (8/6/19)(9/4/19)	09/04/19	
12	A request from Whiteford and Associates for a Text Amendment Request for C-4 District Water setbacks to allow for balconies (11/5/19)(11/19/19)(12/3/19)	12/03/19	
#	TYPE OF REQUEST	RECOMMEND APPROVAL	RECOMMEND DENIAL
	REZONING		
1	Rezoning request from Mark Johnson to rezone S. Compass Rose and Meridian Drives from R1-b (MU) Single Family to a C-1 Office Service District (7/2/19)(8/06/19)	08/06/19	
2	Rezoning request from Blarney Castle Oil company to rezone the property commonly known as 2008 E. Eighth Street from R-1b (Single Family Dwelling District) to C-2 (Neighborhood Center district) be recommended for denial to the City Commission.	01/02/19	
	SITE PLAN REVIEW		
1	A request by Kate Redman, authorized representative, on behalf of Commongrounds cooperative for a site plan review (19-SPR-01) of a 4-Story mixed-use building project for the property commonly known as 416 E. Eighth Street. (3/5/19)(3/19/19)	3/19/19	
2	A request by Pine street Development One, LLC for a Site Plan Review (19-SPR-02) of a 4-story mixed-use building project for 305 W. Front Street. (7/02/19)(8/06/19)	08/06/19	
	PLANNED UNIT DEVELOPMENT		
1	Major Amendment #1 to the Morgan Farms Planned Unit Development No 02-PUD-01 which reduces the commercial requirements for the Neighborhood Center area within Morgan Farms as amended to include the maximum impervious surface area for each subarea be recommended for approval to the City Commission. (1/2/19)(3/5/19) (5/7/19)	3/05/19	
2	A reaffirmed decision on the Major Amendment #1 to the Morgan Farms Planned Unit Development No 02-PUD-01 which reduces the commercial requirements for the Neighborhood Center area within Morgan Farms as amended to include the maximum impervious surface area for each subarea. (1/2/19)(3/5/19) (5/7/19)	05/07/19	

PRESENTATIONS/DISCUSSIONS

- Traverse City Street Design Manual (6/18/19)(12/17/19)
- Traverse City Master Plan and Community Survey discussion (6/18/19)
- Planning Commission Goals presented on 1/15/2019 and accepted 2/5/19.
- Density limit for R-1, R-2 districts; elimination of temporary Accessory Dwelling Units in RC and R-1 districts, clarify building front setbacks and setback overlay for districts along state highways (2/5/19).

- Encroachments into the setbacks in the Development District and Riparian Buffer Overlay Districts Possible Amendment (2/5/19).
- Capital Improvement Program presented on 2/20/19 and adopted on 3/5/19.
- Eighth Street Form Based Code Committee Recommendations (2-20-19).
- Bay Area Transportation Authority services and future projects (3/19/19)
- Neighborhood Center text amendment request for discussion (5/7/19)
- Residential Parking Program Discussion (5/21/19)(8/6/19)
- Lower Boardman River Public Participation Plan discussion (5/21/19)(8/6/19)(12-3-19)
- Safe Harbor Major Amendment to Special Land Use Permit 14-03 (6/4/19)(7/2/19)
- Riparian Buffer Regulations discussion (6/18/19)(8/20/19)(9/4/19)(12/17/19)
- Rezone request from Homestretch for 1027 Fern Street from R1-b Single Family Dwelling District to a R-29 Multiple Family Dwelling District for discussion (8/6/19)
- Form based Code for discussion (9/17/19)
- 2019 Planning Commission Goals review (10/15/19)
- 2020 Planning Commission Goals for discussion (12/17/19)

COMMITTEES/COMMISSIONS

- Planning Commission representatives on the Grand Traverse Commons Joint Planning Commission (Linda Koebert, Heather Shaw)
- Planning Commission representative on the Board of Zoning Appeals (David Hassing)
- Tree Committee as a subcommittee of the Planning Commission (Tyler Bevier, Linda Koebert, Brian McGillivray, Roger Putman)
- Morgan Farms Phase 3 Committee as a subcommittee of the Planning Commission (Tyler Bevier, David Hassing, Brian McGillivray)
- Riparian Buffer Zone Ordinance Committee as a subcommittee of the Planning Commission (Anna Dituri, Janet Fleshman, Heather Shaw)

MISCELLANEOUS

- Planning Commission Annual Report received (1/2/19)
- 2019/2020 Capital Improvement Program adopted (3/5/19)