

## 2021 Planning Commission Goals

*Accepted by the Planning Commission on 01/05/2021*

### 1. **Expand Housing Opportunities**

The demand for housing in our region is high, particularly in location efficient areas of the community. The Planning Commission will consider a host of regulatory changes to provide additional housing opportunities. Rezoning parcels for higher residential densities and modifying development regulations in regards to building setbacks, building heights, impervious surface limits, parking requirements will be considered. The Planning Commission will also reevaluate locations where Vacation home rentals are allowed since they compete for dwellings for permanent housing. **The Planning Commission may also consider a text amendment that would make existing legal non-conforming "Missing Middle Housing" conforming.**

*Goal: Finish the review in Q1 2021 with any amendments recommended by Q2.*

### 2. **EighthStreet Rezoning and Development Regulations**

Form Based Code for Eighth Street was reviewed by a Planning Commission subcommittee in 2019. The subcommittee presented a set of recommendations that included rezoning several blocks of 8th Street along with establishing different requirements in regards to building setbacks, building heights, parking requirements and special requirements. **A public hearing on the amendments was held on December 1. Additional revisions were discussed at the December 15 meeting and a second public hearing has been scheduled for January 5, 2021.**

*Goal: Public hearing on rezoning and development regulations by Q1.*

### 4. **Riparian Buffers/Riparian Overlay Districts**

Currently, there are no riparian regulations beyond building setbacks. The Planning Commission's Riparian Buffer subcommittee has been working a draft riparian buffer ordinance for Boardman Lake, Kids Creek and Grand Traverse Bay. Public education and information will be a significant part of this work. Also, the Downtown Development Authority hired a consultant in December 2018 to address development along the river (including the water setback) among other related river activities. **The Lower Boardman River Leadership Group will provide recommendations to revise for the February 3 meeting. City Departments will also provide comments on the draft ordinance by February 3.**

*Goal: Public hearing on a riparian buffer ordinance by Q1.*

**5. *Traverse City Master Plan Vision & Community Survey***

- The Traverse City Master Plan was adopted in 2009 and amended in 2017. The Master Plan Committee recommended a larger community engagement/vision process to prepare for the next 5-year review of the Master Plan. The Community Survey was prioritized by the Planning Commission to occur in 2019 **and 2020**, however the project was not advanced. Goal: Complete writing the community survey in Q2 with the survey published and results tabulated by Q4.

**6. *Large footprint building Special Land Use Permit***

- This concept was discussed with the Building Heights Committee to possibly require Special Land Use Permits for large footprint buildings.

***Goal: Staff to create a proposed amendment for Planning Commission consideration in Q4.***