



Planning Commission Annual Goals

2022

Accepted by the Planning Commission 02.01.22

GOAL 1: Expand Housing Opportunities

The demand for housing in our region remains high, particularly in locations that are convenient and accessible to one's daily needs. Recognizing they play but one role in mitigating the housing issue, the Planning Commission will consider a host of regulatory changes to remove barriers to provide additional housing opportunities. Allowing up to four total dwelling units in the R-2 district.

- Allowing duplexes and/or triplexes on corner lots in the R-1a/b districts that are 1.5 times the minimum lot size, or simply allowing duplexes by right in the districts.
- Amending the cluster housing options to be an administrative SLUP as opposed to a City Commission SLUP, and reduce the minimum lot size from five acres to one acre.
- Permitting two principal dwellings on lots that are twice the minimum lot size with requiring the lots to be divided and with appropriate setbacks.
- Reducing the minimum lot width and area, with a corresponding incremental increase in impervious surface in the R-1a/b districts.
- Promoting the creation of more accessory dwelling units throughout the City by eliminating the annual cap, allowing them on lots with duplexes, and no longer requiring owner occupancy.

Building off the work that has already been accomplished, the Planning Commission will explore these potential options and others that may present themselves.

Objectives:

- a. Compile a suite of housing reforms into a comprehensive package by the end of Q1.
- b. Conduct community engagement in preparation for Planning Commission action during Q2.





Planning Commission Annual Goals

GOAL 2: Create a Riparian Buffer Zone Ordinance

Currently, there are no riparian regulations beyond building setbacks. The Planning Commission's Riparian Buffer subcommittee has completed draft components to a riparian buffer zone ordinance that staff will compile into a single draft, to be applicable to Kids Creek, Boardman River, Boardman Lake, and Grand Traverse Bay. The Downtown Development Authority has completed the Lower Boardman Unified Plan, with the Planning Commission adopting the document on January 19, 2022. Riparian recommendations from that plan will be reviewed for incorporation into the draft ordinance. Public outreach, information, and engagement will be a necessary component of this process because it will impact public and private property development.

Objectives:

- a. Staff will present a compiled draft to the Planning Commission by Q1.
- b. Public Engagement to be completed by Q2.
- c. Public hearing and Planning Commission Action during Q3.

GOAL 3: Begin the Master Plan and Mobility & Bicycle Action Plan¹ Process

The Planning Commission supported a complete rewrite of the Traverse City Master Plan which was adopted in 2009, and updated in 2017. The City Commission has approved funding for the project in the FY 2021/22 budget. A request for proposals (RFP) for consultant services on this project has been written, vetted, and is prepared to be released. It is anticipated that the new master plan will be finished within 18-24 months after executing a contract with the selected consult. Select Planning Commissioners will be asked to serve on the established leadership team, with all being asked to help facilitate the public engagement phase and work with the consultant throughout the process.

A separate parallel planning exercise is proposed to address non-motorized and other emerging mobility options in the City, such as e-scooters, one wheels, etc. This plan will include the assessment of the entire City street and non-motorized network, identification of community values and goals, a review of current policies and ordinances, a balanced summary and applicability of "Complete Streets" and other mobility/bicycling best practices in the City, and an implementation plan that addresses opportunities for micro-mobility and identifies a preferred mobility and bicycle network plan. The planning process will also identify immediate, medium, and long range actions,





Planning Commission Annual Goals

potentials costs, and partnerships. An RFP has been issued with a proposal due date of February 11, 2022. The identification of the need for the plan arose after the FY 2021/22 budget was adopted, so a funding source will need to be secured. Select Planning Commissioners will be asked to serve on the established leadership team, with all being asked to help facilitate the public engagement phase and work with the consultant throughout the process.

Objectives:

- a. Master Plan
 - i. Release the RFP in Q1
 - ii. Select the preferred consultant and execute a contract and establish Planning Commission roles in this process in Q2
 - iii. Work with the consultant on providing background data, assisting in public engagement, and creating a community vision and draft set of goals during Q2 – Q4.
- b. Mobility & Bicycle Network Plan
 - i. Review proposals and secure RRC Technical Assistance funding through MEDC in Q1
 - ii. Approve match funding from the City and DDA, execute a contract with the selected consultant, and establish Planning Commissioner roles in Q2.
 - iii. Work with the consultant on providing background data, assisting in public engagement, and creating a community vision and draft set of goals during Q2 – Q4.

ⁱ Pending an established funding source.

