

MINUTES
TRAVERSE CITY PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 7, 2005
7:00 P.M.
Commission Chambers
Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684

PRESENT: Commissioners Chavez, Easterday, Hardy, Hoekje, McNally, Smyka, Stow and Warren

ABSENT: None

STAFF PRESENT: Russ Soyring, Tim Lodge and Kelli Schroeder

1. CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m.

2. APPROVAL OF MINUTES

Minutes - November 9, 2005 Regular Meeting (approval recommended).

Minutes - November 16, 2005 Study Special Meeting (approval recommended).

Motion by Commissioner Warren, seconded by Commissioner McNally to approve the November 9, 2005 and November 16, 2005 minutes as presented. Upon vote, motion passed 8-0.

3. OLD BUSINESS

A. Request from Gerald Snowden, Snowden Companies for a Special Land Use Permit 05-SLUP-06, to allow for a financial service drive-through in the C-4c zoning district at 305 West Front Street. Public Hearing.

The Developer requested this item be placed first on the agenda.

Russ Soyring explained the request and the requirements needed along with reviewing the conditions of the Staff Report.

Gerald Snowden, Snowden Companies, gave a presentation over the proposed drive-through.

Discussion.

The public hearing was opened and no public comments were received.

Motion by Commissioner Warren, seconded by Commissioner Hardy that request for Special Land Use Permit 05-SLUP-06 from Gerald Snowden to allow for a financial service drive-through in the C-4c zoning district at 305 West Front

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Street be approved and recommended to the City Commission for adoption provided the following conditions are met:

1. That a full-service, indoor, on-site financial institution is constructed which the drive-through will be accessory to and that provisions are made to safely accommodate customers without motor vehicles at any time the drive-through operation is in service.
2. The ATM service lane needs to be delineated with concrete domes and stripping and two angled parking spaces need to be removed or relocated so the drive-through function is physically separate from customer parking and maneuvering.
3. Directional signage, meeting the requirements of the City Sign Ordinance, be installed to clearly identify that the ingress and egress for the drive-through shall occur from the private alley off of Pine Street.

Upon vote, motion carried 8-0.

B. Request from Gerald Snowden, Snowden Companies for a Special Land Use Permit 05-SLUP-05, to allow for a taller building in the C-4c zoning district at 305 West Front Street. Public hearing.

Russ Soyering reviewed the request and explained the conditions within the Staff Report that need to be met.

Gerald Snowden, Snowden Companies, spoke about the Traffic Study done by URS and answered questions from the Commission.

Discussion.

The public hearing was opened to public comment and the following individuals addressed the Commission:

Rick Buckhalter, 518 West 12th Street, expressed concern regarding traffic.

Bryan Crough, Director of the DDA, spoke about pedestrian access and future plans for this area of the City.

Motion by Commissioner McNally, seconded by Commissioner Easterday that request for Special Land Use Permit 05-SLUP-05 from Gerald Snowden to allow for a taller building at 305 West Front Street be approved and recommended to

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the City Commission for adoption provided the following conditions are met:

1. The building shall have at least one floor designed and used for residential.
2. The applicant applies for and receives a variance by the Board of Zoning Appeals for the driveway access to West Front Street and the driveway width is a maximum of twenty-four (24) feet unless approved by the City Engineer for a driveway up to thirty two (32) feet.
3. Sidewalks along the south side of the parking area shall extend through the internal driveway intersections and through the driveway on West Front Street and the private alley on Pine Street. The curbs shall not continue across the sidewalk as is required by the City Engineer's Curbed Drive Approach Detail.
4. Water, sewer and stormwater systems shall comply with the requirements of the City of Traverse City Code of Ordinances. Adequate provisions for utility extensions for servicing subsequent phases of site development shall be incorporated into the phase one design.
5. The private alley shall be widened to 26 feet and shall meet all the requirements of the International Fire Code.
6. If the sixth floor level is eliminated, the alteration shall be considered a minor amendment.
7. The developer shall work in earnest with the City to provide one access point for ingress and egress on Pine Street for both abutting properties.
8. The Planning Commission reserves the right to require modifications to the driveway on Front Street when the proposed building reaches 80% capacity.

Upon vote, motion carried 7-1 with Commissioner Hardy voting in opposition.

C. Zoning ordinance options for Harbour View Centre located at 321-325 Grandview Parkway.

Russ Soyering provided an overview of the agenda item.

Margaret Dodd, 240 Washington Street, representative for Stover and Associates, gave a brief history of the project, the hardships that have occurred and answered questions from the Commission.

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Discussion.

Motion by Commissioner Hoekje, seconded by Commissioner Hardy to set a public hearing for January 4, 2006 to consider an amendment to section 1347.06 that would waive or reduce the residential requirements for buildings that are four or five stories in height. Upon vote, motion carried 7-0, with Commissioner Stow abstaining.

Recess called at 9:55 p.m.
Meeting resumed at 10:00 p.m.

4. NEW BUSINESS

A. Rezoning of 1234 and 1248 Hastings Street from "I", Industrial District to C-3, Community Center District. Introduction and schedule for a public hearing on January 4, 2006.

Sue Olson, R. Clark and Associates, gave a presentation regarding the rezoning and answered questions from the Commission.

Discussion.

Motion by Commissioner Hoekje, seconded by Commissioner Hardy that request from Sue Olson, R. Clark and Associates, to rezone the parcels located at 1234 and 1248 Hastings Street from "I", Industrial District to C-3, Community Center District be introduced and scheduled for a public hearing on January 4, 2006. Upon vote, motion carried 8-0.

B. Request from Casey Comstock, Comstock Construction, agent for Trinity Lutheran Church, for a Special Land Use Permit 05-SLUP-07 to allow for an expansion of the school portion of the church in an R-1b, Single Family Zoning District. Introduction and schedule for a public hearing on January 4, 2006.

Russ Soyring provided a brief overview of the request.

Discussion.

Motion by Commissioner Hoekje, seconded by Commissioner Chavez that request for Special Land Use Permit 05-SLUP-07 from Casey Comstock, Comstock Construction, to allow for the expansion of the school portion of the church located at 1003 South Maple Street be introduced and scheduled for a

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public hearing on January 4, 2006. Upon vote, motion carried 7-0 with Commissioner Hardy abstaining.

- C. Request from Michael Uzelak, Federated Properties, LLC, for a Special Land Use Permit 05-SLUP-08 at 145 West Front Street to allow for a building taller than four stories or 60 feet in a C-4c zoning district. Introduction and schedule for a public hearing on January 4, 2006.**

Russ Soyering introduced the agenda item.

Bryan Crough, DDA Director, informed Commission why Mike Uzelak was not in attendance as well as announcing that there was a new requirement by the DEQ that all soil on the property will need to be removed.

Bob Holdeman and Mark Humitz, both of AAI, provided a presentation highlighting changes that have been made to parking, elevations and the entrance configuration off of Front Street.

Discussion.

Motion by Commissioner McNally, seconded by Commissioner Hardy that request for Special Land Use Permit 05-SLUP-08 from Michael Uzelak, Federated Properties, LLC. for the addresses of 119, 123 and 145 West Front Street to allow for a building taller than four stories or 60 feet in the C-4c zoning district be introduced and scheduled for a public hearing on January 18, 2006 and that all materials must be submitted no later than two weeks from today. Upon vote, motion carried 8-0.

5. PUBLIC COMMENT

None.

6. GOALS AND OBJECTIVES

None.

7. REPORTS

- A.** City Commission
Report by Commissioner Hardy and Commissioner Smyka.
- B.** Board of Zoning Appeals
Report by Commissioner Hoekje.
- C.** City Manager
None.

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- D.** Bay Front Planning Committee
Commissioner McNally announced the upcoming Bayfront Planning Committee Meeting scheduled for tomorrow.
- E.** Planning Commission
None.
- F.** Planning Department
Russ Soyring announced that the City received the Natural Resources Trust Fund Grant. In addition, he also announced that the December 21, 2005 Planning Commission meeting will be canceled.

8. ADJOURNMENT

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Dated: _____

Cecil McNally, Secretary