

**MINUTES
TRAVERSE CITY PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 3, 2007
7:00 P.M.
Commission Chambers
Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684**

PRESENT: Commissioners Bergman, Easterday, Hoekje, Lewis (7:05 p.m.), McNally, Smyka, Stow and Warren

ABSENT: None

STAFF PRESENT: Russ Soyring and Kelli Schroeder

1. CALL MEETING TO ORDER

The meeting was called to order at 7:01 p.m.

2. ELECTION OF OFFICERS

A. Chairperson

Nomination by Commissioner McNally to reelect Commissioner Warren as Chair. Upon vote, motion carried 7-0.

B. Vice-Chairperson

Nomination by Commissioner Stow to reelect Commissioner McNally as Vice-Chair. Upon vote, motion carried 7-0.

C. Secretary

Nomination by Commissioner Bergman to elect Commissioner Easterday as Secretary. Upon vote, motion carried 8-0.

3. CONSENT CALENDAR

A. Minutes - December 6, 2006 Regular Meeting (approval recommended).

B. City Planning Commission 2006 Annual Report (approval recommended).

Motion by Commissioner Stow, seconded by Commissioner Hoekje to approve the consent calendar. Upon vote, motion carried 8-0.

4. OLD BUSINESS

A. An Ordinance amendment to the Traverse City Code Section 1324.07(a) to change the required days to file with the Circuit Court from 21 to 30 per the new Michigan Zoning Enabling Act, a housekeeping matter. Public hearing.

Motion by Commissioner Bergman, seconded by Commissioner McNally that amendment to the Traverse City Code of Ordinances Section 1324.07 to change the required days to file with the Circuit Court from 21 to 30 per the new Michigan Zoning Enabling Act be approved and recommended to the City Commission for adoption. Upon vote, motion carried 8-0.

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5. NEW BUSINESS

A. Discussion regarding R-2 zoning in areas with lot sizes less than 8000 square feet.

Russ Soyring reviewed the current percentage of lots within the Kids Creek neighborhood that are not allowed to have R-2 zoning which is approximately 37%, along with other factors.

Discussion.

The Commission requested that this agenda item be combined with the discussion of "mega housing".

B. Discussion of a potential fence ordinance.

Russ Soyring introduced the agenda item.

The following individuals addressed the Commission:
Jim Carruthers, 218 West 11th Street, spoke.
Christine Maxbauer, 503 West 8th Street, spoke.
Karen Neilson, 1223 Randolph Street, spoke.

Discussion.

The Commission directed staff to place on an upcoming study session agenda.

C. Discussion regarding "mega housing" within the City.

Russ Soyring explained the nation wide phenomena occurring with regards to mega housing and possible solutions such as lowering the height limit, implementing a scaled setback as you go up or a building volume ratio approach.

Discussion.

The following individual addressed the Commission:
Jim Carruthers, 218 West 11th Street, expressed support in regulating size.

The Commission asked that this item along with R-2 zoning be placed on an upcoming study session agenda.

D. An Ordinance amendment to the Traverse City Code Section 1362.01(c), *Standards for approval*, to allow the Planning Commission flexibility in waiving the three acre size requirement for Planned Unit Developments

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when dealing with parcels that have substantial environmental and physical constraints. Introduction and schedule for a public hearing on February 7, 2006.

Russ Soyring spoke about the agenda item.

Discussion.

The Commission requested that the City Attorney review the proposed amendment.

The following individuals addressed the Commission:

Sandra Cartwright, 602 North Elmwood Avenue, had questions for the Commission.

Mary Joseph, 1422 Wayne Street, spoke.

Motion by Commissioner Hoekje, seconded by Commissioner Smyka for an ordinance amendment to the Traverse City Code Section 1362.01(c), *Standards for Approval*, to allow the Planning Commission flexibility in waiving the three acre size requirement for Planned Unit Developments be scheduled for a public hearing on February 7, 2007.

Motion by Commissioner Hoekje, seconded by Commissioner Smyka to amend the motion to include "under certain conditions".

Upon vote, motion failed 4-4, with Commissioners Easterday, Lewis, McNally and Warren voting in opposition.

Motion by Commissioner Easterday, seconded by Commissioner Stow that an amendment to the Traverse City Code of Ordinances Section 1362.01(c) to allow the Planning Commission flexibility in waiving the three acre size requirement for smaller parcels with significant environmental features and/or substantial physical constraints be scheduled for a public hearing on February 7, 2007. Upon vote, motion carried 5-3, with Commissioners Lewis, Smyka and Warren voting in opposition.

6. PUBLIC COMMENT

Christine Maxbauer, 503 West 8th Street, had questions regarding accessory dwelling units.

7. GOALS AND OBJECTIVES

None.

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8. REPORTS

- C.** City Commission
Commissioner Smyka reported.
- D.** Board of Zoning Appeals
Commissioner Hoekje reported.
- E.** City Manager
Commissioner Lewis informed the Commission that he will be giving a brief presentation at the January 17 Planning Commission study session regarding what he will be reviewing with the public starting in February.
- F.** Bay Front Planning Committee
Commissioner McNally informed the Commission of the upcoming meetings on January 11 and January 25.
- G.** Planning Commission
None.
- H.** Planning Department
None.

9. ADJOURNMENT

The meeting was adjourned at 9:12 p.m.

Respectfully submitted,

Dated: _____

Jeanine Easterday, Secretary