MINUTES
TRAVERSE CITY PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 7, 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.), Stow, Warren and Wilmeth
ABSENT: Commissioners McNally and Smyka
STAFF PRESENT: Russ Soyring and Kelli Schroeder

1. CALL MEETING TO ORDER

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

2. CONSENT CALENDAR

A. Minutes - January 3, 2007 Regular Meeting (approval recommended).
B. Minutes - January 17, 2007 Study Session (approval recommended).
C. Minutes - January 29, 2007 Joint Study Session with City Commission (approval recommended).

Motion by Commissioner Stow, seconded by Commissioner Easterday to approve the consent calendar. Upon vote, motion carried 7-0.

3. OLD BUSINESS

A. 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 when dealing with parcels that have substantial environmental and physical constraints. Public hearing.

Russ Soyring explained the proposed amendment and reviewed a map that highlighted parcels throughout the City that might benefit from the amendment.

Discussion.

Commission asked staff to review once again with City Attorney regarding what the appeals process would be if such a request was denied.

Motion by Commission Stow, seconded by Commissioner Bergman to defer item to the next regular meeting scheduled for March 7, 2007. Upon vote, motion carried 7-0.

B. Discussion regarding proposed language changes to the ordinance that would address curb cuts for small, unique, residential infill projects in the C-4 District - Jerry Snowden.

Commissioner Lewis recused himself.

Jerry Snowden, 1449 South Long Lake Road, Developer, spoke about his request and answered questions from the Commission.

Ken Richmond, 333 Boardman Avenue, architect for the applicant, spoke about what he sees as potential lots within the C-4 District that could potentially benefit from the proposed ordinance amendment.

Charlie Meyer, 8921 Gilbert Trail, attorney for Jerry Snowden, spoke about the proposed ordinance language in his January 23, 2007 memo and answered questions from the Commission.

Russ Soyring reviewed the driveway locations along State Street between Pine Street and Boardman Avenue.

Discussion.

4. NEW BUSINESS

A. Discussion regarding access to the West Boardman Shores project - Bob Doriot and Mike Doriot.

Commissioner Lewis returned at 8:22 p.m.

Bob Doriot, 9972 S.W. Bayshore Drive, co-owner of the parcel located at 1527 Cass Street, spoke about his request and answered questions from the Commission.

Discussion.

Motion by Commissioner Stow, seconded by Commissioner Easterday to approve a statement of support for site plan B to allow for a driveway to access the property at 1527 Cass Street from 16th Street contingent that it does not interfere with the proposed Boardman Lake Avenue and West Boardman Lake Trail and recommend to the City Commission for their consideration. Upon vote, motion carried 7-0.

B. Request from David Socks, Developer, to allow for an amendment to Morgan Farms PUD related to the Parkview Town Homes (South).

Russ Soyring reviewed the proposed changes and asked that the Planning Commission to help make a determination as to whether the proposed changes are to be considered a minor or major amendment.

David Socks, 318 West 10th Street, Developer, spoke about his request and answered questions from the Commission.

Discussion.

It was the consensus of the Commission to consider the request a minor amendment because the building envelope is staying intact along with the overall character and the alley is really a service drive for the building envelope.

5. PUBLIC COMMENT

Rob Bacigalupi, Deputy Director of the DDA, spoke about a request from Hagerty Insurance to have the Downtown Development Authority take over the public parking within the River's Edge Development through a lease agreement. In order to do this, however, a text amendment will be needed to allow for public parking in the D-1 zoning district.

Discussion.

Commission instructed staff to bring for introduction a proposed ordinance amendment at the March 7, 2007 regular meeting.

Adrienne Rossi, 312 West 7th Street, spoke.

6. GOALS AND OBJECTIVES

7. REPORTS

A. City Commission
Commissioner Bergman reported.

B. Board of Zoning Appeals
None.

C. City Manager
Commissioner Lewis dispersed copies of a report by Michigan Future, Inc.

D. Bay Front Planning Committee

Russ Soyring informed the Commission about the next public meeting to be held on April 24, 2007.

E. Planning Commission

- Update on the C-2 Overlay in the Industrial Zoned District along Woodmere.
  Kelli Schroeder provided an update.
- Discussion regarding the Master Plan rewrite, the joint meeting held on January 29, 2007 and the upcoming neighborhood meetings.
  Commissioner Warren praised the City Plan Subcommittee for their work thus far and thought that the January 29 Joint Meeting went well.

F. Planning Department

- Discussion of Residential Parking Flyer - is staff on the right track?
  Russ Soyring reviewed the flyer.

8. ADJOURNMENT

The meeting was adjourned at 10:03 p.m.

Respectfully submitted,

Dated: _____

_____
Jeanine Easterday, Secretary