

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

**The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Makayla Vitous, Assistant to City Manager, 400 Boardman Avenue, Traverse City, Michigan 49684, 922-4440, T.D.D., 922-4766, has been designated to coordinate compliance with the non-discrimination requirements. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.**

**Planning Commission  
c/o Russell Soyring, Planning Director  
400 Boardman Avenue, Traverse City, MI 49684  
231-922-4778**

**1. CALL MEETING TO ORDER**

**2. ROLL CALL**

**3. CONSENT CALENDAR**

The purpose of the consent calendar is to expedite business by grouping non-controversial items together to be dealt with by one Commission motion without discussion. Any member of the Commission, staff or the public may ask that any item on the consent calendar be removed therefrom and placed elsewhere on the agenda for full discussion. Such requests will be automatically respected.

If an item is not removed from the consent calendar, the action noted in parentheses on the agenda is approved by a single Commission action adopting the consent calendar.

- A. Minutes - February 7, 2007 Regular Meeting (approval recommended).**
- B. Minutes - February 21, 2007 Special Meeting (approval recommended).**

**4. OLD BUSINESS**

- A. Recommendation of membership on the Grand Traverse Commons Joint Planning Commission - 1 year and 2 year terms.**
- B. An Ordinance amendment to the Traverse City Code Section 1362.01(c), *Standards for approval*, to allow 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.**

**5. NEW BUSINESS**

- A. An Ordinance amendment to the Traverse City Code Sections 1342.01 and 1347.01, *Uses Allowed*, to allow for public parking areas and public/private parking structures, subject to standards, in the C-2 (Neighborhood Center) District and the D (Development) Districts. Introduction and schedule for a public hearing on April 11, 2007.**
- B. An Ordinance amendment to the Traverse City Code Section 1374.04, *Driveways and Access Requirements*, to permit driveways within the C-4 District, subject to conditions. Introduction and schedule for a public hearing on April 11, 2007.**
- C. An Ordinance amendment to the Traverse City Code Section 1334.01, *Uses Allowed*, to allow for additional uses along arterial and collector streets within the R-2 (Two-Family Dwelling) District. Introduction and schedule for a public hearing on April 11, 2007.**
- D. An Ordinance amendment to the Traverse City Code Section 1374.06, *Drive-Through Standards*, to require that a pedestrian service area, physically separate from all vehicular circulation be in operation at any time the drive-through is in use. Introduction and schedule for a public hearing on April 11, 2007.**
- E. An Ordinance amendment to the Traverse City Code Section 1334.03, *Lot, Density and Impervious Surface Provisions*, in the R-2 (Two-Family) District to reduce the minimum lot area requirement for two family dwellings. Introduction and schedule for a public hearing on April 11, 2007.**
- F. An Ordinance amendment to the Traverse City Code Section 1320.04, *Changes and Amendments*, to modify the ordinance to comply with the Michigan Zoning Enabling Act to state that if eleven or more adjacent properties are proposed for rezoning than notification, other than the local paper, is not needed, a housekeeping matter. Introduction and schedule for a public hearing on April 11, 2007.**

**6. PUBLIC COMMENT**

**7. GOALS AND OBJECTIVES**

**8. REPORTS**

- A. City Commission**
- B. Board of Zoning Appeals**
- C. City Manager**
- D. Bay Front Planning Committee**
- E. Planning Commission**
- F. Planning Department**

**9. ADJOURNMENT**

