

**TRAVERSE CITY PLANNING COMMISSION
2006
ANNUAL REPORT**

ATTENDANCE

COMMISSIONER	MEETINGS ATTENDED
Jody Bergman	3 of 3 meetings
Debra Chavez	7 of 10 meetings
Jeanine Easterday	21 of 28 meetings
Jason Eckerly	19 of 24 meetings
Scott Hardy	22 of 25 meetings
David Hoekje	25 of 28 meetings
Richard Lewis	11 of 15 meetings
Cecil McNally	25 of 28 meetings
Linda Smyka	27 of 28 meetings
Robert Stow	22 of 28 meetings
Jan Warren	26 of 28 meetings

TYPE OF REQUEST	TOTAL	RECOMMEND APPROVEL	RECOMMEND DENIAL
Ordinance Amendments	9		
Limit buildings within 100 ft of Grandview Pkwy in the D-3 District to 45 ft maximum building height and place an exemption from residential standards and PUD and SLUP requirements on those buildings built prior to 2005.		x	
Reinstate "Planning Director referral to Planning Commission" in the Special Land Use Regulations chapter.		x	
Increase building height to 110 feet and remove reference to stories in the H-2 district.		x	
Communication towers on buildings in the HR district through an administrative SLUP		x	
Termination of PUDs and SLUPs follow the same process as granting or amending such order		x	
Change the front setback requirement in the HR, C-1 and C-3 districts to be consistent with C-2			x
New Michigan Zoning Enabling Act changes		x	
Remove all reference to stories from the zoning code		x	
Change the front setback requirement in the HR district to be the lesser of 8 feet or the average setback of principal buildings on the same face block		x	

TYPE OF REQUEST	TOTAL	RECOMMEND APPROVAL	RECOMMEND DENIAL
Rezoning 13900 S.W. Bayshore Dr. from R-1b to C-3 1329 S. Division from R-15 to C-3	2	x x	
Special Land Use Permits 145 W. Front Street taller building 05-SLUP-08 550 Hannah Ave. 06-SLUP-01 for the construction of a boathouse 221 Garland St. 06-SLUP-02 for a micro-brewery in the C-4 District 150 Pine St. 06-SLUP-03 for an essential service building and antennas on the roof of the Riverview Terrace Building 1105 6th St. 06-SLUP-04 for three additional stories to be added to an already existing building	5	x x x x x	
Master Site and Facility Plans Amendment to Munson Medical Center's Master Site and Facilities Plan	1	x	
Approved Site Plan Review Major amendment to 05-SPR-01, 124 W. Front Street, to allow for a reduction in parking space and additional building square footage. 128 S. Union 06-SPR-01 for a private development	2	x x	
Alley/Street Vacations	0		
Grand Traverse Commons District Plan amendments for lighting and parking. District Plan amendment to add a development zone in Subarea 4 Subarea 4 amendment to add a building envelope	3	x x x	

Project reviews for consistency with City Plan
West Boardman Lake Avenue
Six Year Public Improvement Plan

Resolutions

Creation of potential Neighborhood Enterprise Zones

Presentations/Discussions

Residential parking regulations
Buildings alterations to Traverse Heights Elementary School
Neighborhood Enterprise Zones (NEZ)
Parking plans/deck in Old Town
Termination of River's Edge PUD
Boardman Lake Avenue
Design of Elmwood Avenue south of 11th Street
Creation of a Joint Planning Commission for the Grand Traverse Commons
Courtesy review for proposed changes to building elevations for Special Land Use Permit
05-SLUP-05
Relationship between county planning and local government
Termination of PUDs and SLUPs
Residential bonus requirements
Increase in the percentage of the gross floor area that a PUD project can be developed into
C-2 uses and to add non-accessory self storage business as a permitted use within the
Morgan Farms PUD area
Additional uses in the C-1 zoning district to allow for low impact retail
City Plan rewrite process
Garfield township proposed Comprehensive Land Use Plan
Elimination of parking requirements in the in the D-3 District
Depot property
Building heights in the HR, C-1 and C-2 Districts
Private streets as a principal use
Depot area neighborhood designated as a NEZ
Affordable housing
Champion Tree Project along Grandview Parkway
Development concept for 127 Munson Avenue
TCAPS Administration building - 412 Webster
Southwest corner of Division and Front Streets
ADU's within selected areas within the City
Drive-throughs in the HR (Hotel Resort) district
Removal of the "no driveways" prohibition from the C-4 district