

GRAND TRAVERSE COUNTY PLANNING COMMISSION (GTCPC)

February 21, 2017

Chair Cockfield called the meeting to order at 3:01 p.m. in the Commission Chambers located in the Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

MEMBERS PRESENT: Peter Albers, Jeff Cockfield, Bob Fudge, Sue Kelly, Joe Lawrence and Sarna Salzman

ABSENT: Ron Clous

STAFF PRESENT: Marcia Carmoney and John Sych

OPENING CEREMONIES AND EXERCISES

The Pledge of Allegiance to the Flag of the United States of America was recited.

APPROVAL OF AGENDA

Moved by Albers, seconded by Salzman to approve the February 21, 2017 GTCPC Agenda as presented. **Approved unanimously.**

PUBLIC COMMENT

None

DECLARATION OF CONFLICT OF INTEREST

Lawrence noted that his wife is a member of the Fife Lake Township Planning Commission in reference to item 8b on the Agenda.

CONSENT CALENDAR

APPROVAL

- a. January 17, 2017 GTCPC Meeting Minutes

RECEIVE AND FILE

- b. Director's Report
- c. Board of Commissioners Meeting Minutes of January 18, 2017, January 28, 2017 and February 1, 2017
- d. Parks and Recreation Commission Meeting Minutes of December 15, 2016 and January 19, 2017
- e. Road Commission's January Report to the Board of Commissioners

ACTION ON CONSENT CALENDAR

Moved by Fudge, seconded by Kelly to approve the Consent Calendar as presented. **Approved unanimously.**

NEW BUSINESS

Grant Township Zoning Ordinance Map Amendment

Sych provided an overview of the Amendment as outlined and answered Commissioners' questions. Discussion relative to spot zoning and future master plan. The County Planning Commission provided the following comments: the original zoning amendment seemed reasonable; question as to the appropriateness of going to a larger scale rezoning; Moyer's written comments on the resulting situation of the Amendment have been noted.

Moved by Kelly, seconded by Lawrence that in accordance with the Zoning Enabling Act and having considered neighboring zoning and the County Master Plan, the County Planning Commission concurs with the Township Planning Commission's proposed action.

Approved unanimously.

Fife Lake Township Master Plan Review

Sych provided an overview of the Plan as outlined and answered Commissioners' questions. Lawrence reported on the latest changes to the plan relative to the North Country Trail and Fife Lake Utility Authority. The next step is a rework of the entire zoning ordinance with the inclusion of tiny house and weekend vacation rental guidelines.

Moved by Fudge, seconded by Salzman that the Grand Traverse County Planning Commission considers the proposed master plan to be consistent with the master plans of adjacent municipalities and the County master plan. **Approved unanimously.**

2017 Committee Appointments

Cockfield reviewed the Committee appointments and called for any amendments and/or additions to the current slate. There being no other changes, the following Committee appointments were confirmed:

Finance Committee: Cockfield, Lawrence, Fudge, Staff

Nominating Committee: Cockfield, Clous, Kelly, Staff

Land Development Review Committee: Cockfield, Staff

Awards Banquet Committee: Albers, Fudge, Staff

2016 GTCPC Annual Report

Sych provided an overview of the Report as outlined and answered Commissioners' questions. Discussion relative to the role of the Planning Commission with the County's Capital Improvement Plan, and zoning updates. Sych will include a zoning review update in his monthly Director's Report.

Moved by Albers, seconded by Kelly to approve the 2016 Planning Commission Annual Report. **Approved unanimously.**

COMMISSIONER/COMMITTEE REPORTS

- a. Parks & Recreation Commission – Commissioner Albers reported on the Business Development Team’s focus shifting to Medalie Park and potential meeting time/date changes.
- b. TCAPS – Commissioner Kelly reported on the highlights from TCAPS 2016 Community Report, State legislation on 3rd grade reading level requirements and the school budget.

COMMISSIONER COMMENT

Fudge inquired about the Planning Commission vacancies. Sych reported that applications have been received, but no BOC interviews have been scheduled yet. Today’s Ticker article on developing community leadership was discussed.

PUBLIC COMMENT

None

ADJOURNMENT

Meeting adjourned at 4:01 p.m.

Joe Lawrence, Secretary