

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
October 12, 2016**

Call Meeting to Order: Chair Racine called the meeting to order at 7:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Roll Call of Commission Members:

Present: Kit Wilson, Chris DeGood, John Nelson, Joe Robertson, and John Racine

Absent and Excused: Pat Cline, Gil Uithol

Staff Present: Rob Larrea

1. Review and Approval of the Agenda – Conflict of Interest (7:01)

Wilson moved and Nelson seconded to approve the agenda as presented.

Yeas: Wilson, Nelson, DeGood, Robertson, Racine

Nays: None

2. Minutes (7:01)

a. September 28, 2016 Regular Meeting Minutes

Nelson moved and DeGood seconded to approve the September 28, 2016 Regular Meeting Minutes as amended noting that in Item 4 – Reports, the text should read, “. . . person to cross the new bridge was former Planning Commissioner Jack Robbins.”

Yeas: Nelson, DeGood, Robertson, Wilson, Racine

Nays: None

3. Correspondence (7:03)

None

4. Reports (7:03)

Township Board Report

Wilson said that the Crown Development proposed Stay and Play use was scheduled for a Public Hearing at the Township Board meeting on November 15th.

Planning Commissioners

None

Planners Department

None

5. **Business to Come Before the Commission**

a. **PD 2016-62 Ridges @ 45 – Conceptual PUD Review**

This application proposes a PUD on primarily vacant land to the south of the recently approved “Ridges @ 45” apartment complex on LaFranier Road. The applicant proposes additional multi-family units an assisted living facility, a pharmacy, two medical office buildings, and storage units. The land is master planned as a Planned Development zone and the proposed uses appears to meet the developmental objective. Architect Mark Oppenhuizen presented the concept to the Planning Commission. The proposed development is located at the Northwest corner of Hammond and LaFranier Roads. They propose to build 150 units of Senior Housing consisting of 120 units of assisted living and 30 units of Memory Care living. They propose senior apartments in another building to the west. Two entrances were discussed – one tying in with Lloyd Lane and another boulevard entrance further to the east.

Commissioners asked questions regarding stormwater, entrances, fire safety and traffic. Commissioners also wanted to know if the proposed storage facility was for the use of residents or the public at large. Scott Knowlton with Midwest LLC said that the three buildings currently under construction will open in December, and the rest of the buildings would have scattered openings between January and late summer of 2017. Buffer requirements were discussed as were concerns with the phasing of the project. The setback along Lloyd Lane was discussed in depth as the applicant wishes to keep the setbacks to 30 feet rather than the 50 feet required by the PUD setback.

Commissioners reacted positively to the conceptual review.

b. **PD 2016-63 Ashland Park – Amendment (8:03)**

The applicant requests to amend Phase Two and Phase Three of the Ashland Park PUD. The most significant request is to replace the proposed quad-plex units with single family housing. The density would decrease by 87 units.

Ben Brower with Peachtree Investments discussed the amendment with commissioners. He said that the hill on the southwest boundary will have higher end single family homes and the proposed duplexes near the center of the PUD would continue to be built as approved. There are bike trails and sidewalks throughout the whole PUD as well as street trees. The infrastructure is in place and they wish to remove as few trees as possible. A connector road to Traditions Drive, approved uses and setbacks were also discussed

The applicant said that to create a sense of uniformity, he would like the setback to be remain as approved along that western border and would like the commission to once again waive the PUD buffer setback in that area. The utilities are already in the ground therefore dictating the design

of the project. Lot sizes will be compatible with the adjacent single family properties and be approximately 165x80 in size.

Commissioners discussed tree preservation with the applicant and could not come to an agreement regarding a setback. Brower suggested that Commissioners make a site visit to see the layout of the property.

Wilson moved and Robertson seconded to hold a Special Meeting on October 26, 2016 at 5:30 at the proposed Ashland Park PUD.

Yeas: Wilson, Robertson, Nelson, DeGood, Racine

Nays: None

7. **Public Comment (9:06)**

None

8. **Items For Next Agenda (9:06)**

a. To be determined

9. **Adjournment**

Wilson moved to adjourn the meeting at 9:07.



Joe Robertson, Secretary
Garfield Township Planning
Commission
3848 Veterans Drive
Traverse City, MI 49684