

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

Wednesday, October 14, 2015 @ 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

Call Meeting to Order

Roll Call of Commission Members

1. **Review and Approval of the Agenda - Conflict of Interest**

2. **Minutes**
 - a. August 26, 2015 – Joint Mtg
 - b. September 23, 2015

3. **Correspondence**
 - a. Conservation District monthly Report

4. **Reports**
 - a. Township Board
 - b. Planning Commissioners

5. **Business to Come Before the Commission**
 - a. PD-2015-59 Child Care (7-12) Discussion
 - b. PD 2015-60 Residential Uses in Commercial Zones

6. **Public Comment**

7. **Items for Next Agenda – October 28, 2015**
 - a. Signs – IMAX Theater – Buffalo Ridge PUD
 - b. To be determined

8. **Adjournment**

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

Garfield Township will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to Garfield Township. Individuals with disabilities requiring auxiliary aids or services should contact Garfield Township by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922

Joint Meeting
Charter Township of East Bay Planning Commission
and
Charter Township of Garfield Planning Commission
Wednesday, August 26, 2015

Present: East Bay Township Planning Commissioners Dan Leonard, Tracey Bartlett, Rob Tubbs, Mindy Walters, Louis Groleau, Ted Hentschel, Judy Nemitz

Garfield Township Planning Commissioners John Racine, Gil Uithol, Terry Clark, John Nelson, Pat Cline, Joe Robertson, Kit Wilson

Also Present: Leslie Couturier, John Sych, Brian VanDenBrand, Anne Wendling

- 1. Call to Order**
Planning Commission Chairs John Racine and Rob Tubbs called the meeting to order at the Garfield Township Offices at 7:00pm.
- 2. Introductions**
Sych introduced himself and asked commissioners if they needed to introduce themselves to each other, but since nearly all knew each other, the commissioners declined.
- 3. Purpose of the Meeting**
John Sych, Grand Traverse County Planning Director, said that he would facilitate the discussion between the entities. He said that it was a good time for both commissions to share ideas and information and to focus on working collectively on identified issues. He would like the commissions to identify what opportunities are available to work collaboratively and individually those issues.
- 4. Review Current Activities/Priorities Provided by Each Planning Commission**
East Bay Planning Commissioner Chair Rob Tubbs said that they were working on their Master Plan, which is drafted and is available for comments by other governmental entities. They have also done some ordinance amendments and general cleaning up of language in the zoning ordinance. East Bay has not seen lots of site plan reviews, but will take a deeper look at big box stores at an upcoming joint meeting with the Township Board. East Bay Township Planning and Zoning Administrator, Leslie Couturier added that the township is also struggling with rental properties and growth boundaries.

Garfield Township Planning Commission Chair John Racine said that they recently adopted a new zoning ordinance which was more readable and coherent and are now focusing on the Master Plan. He explained that Garfield has some growth issues such as PUD's and traffic concerns as a result of the PUD's. Racine said that Garfield Township is trying to mix more uses in its commercial and industrial areas as well and has rezoned some industrial areas into Limited Mixed Use and General Mixed Use to invite other compatible uses. Racine added that the township is also struggling with affordable housing, but that there were some PILOT programs for tax incentives. Commissioner Kit Wilson said that the Planning Commission has instituted the Conceptual Review and said it was a great tool which allowed the Planning Commission to look at a project before a developer spends lots of money and time on it. Racine also said that medical marihuana, water drainage and trails were also large issues in the township.

5. Review defined Joint Study Area and Current Conditions of Study Area (Maps)

Garfield Township Deputy Planner Brian VanDenBrand reviewed maps with all commissioners. Included was an aerial photo and parcel map of Townline and South Airport Roads; a Full Zoning District Comparison Map; a Zoning District Comparison Map of Hammond, Townline and South Airport Roads; Master Plan Maps; Core Study Areas of the Master Plans; and the Regional Trails Map.

6. Identify Challenges and Opportunities in Study Area

a. Compatibility of Master Plans

Sych discussed future plans for the Cherry Capital Airport that are identified in their Master Plan such as a future cargo air facility and VanDenBrand mentioned that East Bay may want to consider rezoning along their South Airport border to accommodate a possible hotel project.

b. Corridor Planning

Brian VanDenBrand talked about the corridors between the townships and noticed the conflicting zoning between the borders. Garfield has a border of Natural Area zoning on Townline Road while East Bay has Low to Medium Density Residential zoning along the same corridor. He pointed some differences in zoning along Hammond Road as well. Wetland protection along Miller Creek while maintaining a reasonable development standard and setbacks was discussed. Couturier expressed confusion over industrial uses along Townline Road and all agreed that a better cohesion of land uses along the corridor was needed. Commissioners saw the importance of common standards for signage, lighting, utilities and landscaping along large corridors such as Hammond and South

Airport. Possibly working together with power companies to make lighting more uniform in the region was discussed.

c. *Access Management*

The importance of Industrial Parks in the townships was stressed for their road access and utilities

d. *Non-Motorized Trail Connectivity*

VanDenBrand said that Garfield Township is trying to complete the Boardman Lake Trail. Sych went over the trails plans for the future which include stretches to Cadillac and then on to Grand Rapids. Conversations with all the connecting entities, including TART, would be beneficial and help to build partnerships. Trail maintenance and power line trails were also discussed.

Commissioners also discussed a possible map showing the infrastructure between the townships to determine if anything could be improved or shared. Sych discussed Northern Nexus and their ability to provide tax abatements in the area as well as talking about a possible TIF along Townline Road.

7. Determine Follow-Up/Next Steps

Commissioner decided that a top priority is to look at Hammond Road and see that there are consistent standards applied. Sych will talk to TART Director Julie Clark and see that elected officials meet with her to discuss funding and maintenance of the trail system. Sych announced an upcoming Planning Workshop for newer commissioners.

8. Adjournment

Sych adjourned the meeting at 8:35pm.

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**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
September 23, 2015**

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.

Commission Members Present: Pat Cline, Kit Wilson, Gil Uithol, Joe Robertson, John Nelson and John Racine

Absent and Excused: Terry Clark

Staff Present: Rob Larrea

1. Review and Approval of the Agenda – Conflict of Interest: (7:02)

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

Ayes: Nelson, Robertson, Uithol, Cline, Wilson, Racine

Nays: None

2. Minutes

a. September 9, 2015 Minutes (7:01)

Nelson moved and Wilson seconded to adopt the September 9, 2015 Regular Meeting minutes as presented.

Ayes: Nelson, Wilson, Uithol, Cline, Robertson, Racine

Nays: None

3. Correspondence (7:01)

None

4. Reports:

a. Township Board (7:01)

Wilson said they had several people who commented on short term seasonal rentals and told the PC members that it is an issue that may be coming to the Planning Commission in the future. Short term rentals in the R-1 district were discussed briefly.

b. Planning Commissioners (7:06)

No reports

5. Business to Come Before The Commission

a. PD 2015-57 Residential Density – Map Discussion (7:06)

Larrea said this is a continuation of a discussion between the residential density in the Master Plan and density in the Zoning Ordinance. He gave

Commissioners several maps of developments in Garfield Township so that they could better see what the density actually looks like when developed. Larrea said that historically density was calculated as an overall density of the entire property, rather than by individual use and the area that the residential use encompasses, which can be an issue when determining compatibility with adjacent land uses

Maps of Lone Tree, Brookside Commons, Maple Ridge Apartments, Premier Place Apartments, the Village at Bay Ridge and the Grand Traverse Crossings Apartments were shown to Commissioners. Lone Tree density is 2 units per acre and is a PUD made up of single family homes and duplexes.

Brookside Commons includes nine, two-story apartment buildings and four commercial building sites with a density of 6 units per acre.

Maple Ridge Apartments has 232 apartment units and the project density is 10 units per acre. This site plan has open space for each building, as well as, play areas and a walking path.

Premier Place works out to be 16 units per acre, the Village at Bay Ridge is 17 units per acre and the Grand Traverse Crossings has a density of 23 units per acre.

Commissioners discussed the overall density of projects and felt it was appropriate to view different uses and their density by area rather than overall acreage. Commissioners also commented on the underlying zoning and making sure the request for a PUD is not to circumvent zoning.

Commissioners discussed the Crossings PUD and questioned if crime increased when the residential apartments were required in such close proximity to commercial businesses. Larrea stated that CPO Chris Barsheff is looking at crime stats for the Crossings to try to determine any trends.

Commissioners discussed the matter and agreed that the Planning Commission should retain its right to see and analyze projects that have a greater density than 10 units per acre. It was also agreed that Redevelopment Districts could be looked at for higher density. Staff will create language and criteria that are objective and enforceable for redevelopment areas and will also draft something regarding density for the master plan.

b. Joint Meeting Summary Report Discussion (7:35)

County Planner John Sych prepared a report summary of the Joint Meeting between the Planning Commissions of Garfield and East Bay. Nelson reiterated that the Road Commission has no jurisdiction for the trail system and nothing budgeted for trails to maintain the trails. East Bay Township is

hiring a new Planner, and Larrea will approach him/her about the common boundaries discussion.

6. Public Comment (7:41)

None

7. Items for Next Agenda – October 14, 2015 (7:41)

a. Residential Uses in Commercial Zones – Draft Standards

Racine mentioned that he had noticed that Child care (7-12) was previously indicated that it might be on the agenda for this meeting. Larrea said that there was one person who may apply for a Special Use Permit which would be on the next agenda.

Larrea also mentioned that he is meeting with a member of the Silver Lake Association regarding septic inspections at the time of sale. Commissioners briefly discussed the matter and noted that Blair Township also needs to be on board. Commissioners felt that Grand Traverse County should also be involved.

8. Adjournment (7:48)

Cline made the motion and Robinson seconded to adjourn the meeting at 7:48 p.m.

Monthly Parkland Responsibilities

Nature Center Visitation this Month 333

Continued trail steward activities, performed routine maintenance on all trails, and performed trailhead maintenance tasks where appropriate.

Program Participants this month 192

Prog Partips Sep'

Drop ins this month 141

Drop ins Sept 20

Nature Center Visitation this year 4,784

Nature Center Visitation since 2008 4,315

Activity Detail	Conservation District Pillar	Location of activity	Property Own
9/3-9/8 – Invasive species display at GT Visitor Center (>300 people contacted)	Stewardship (Boardman River and Non-parklands ISN)	Community Partner Location	N/A
9/9 - Presented <i>Go Beyond Beauty</i> to Iosco County group (webinar; 5 present)	Stewardship (Boardman River and Non-parklands ISN)	Leelanau/Benzie/Manistee Counties	N/A
9/11 - Hosted ISN Steering Committee Meeting	Stewardship (Boardman River and Non-parklands ISN)	Leelanau/Benzie/Manistee Counties	N/A
9/17 - Interviewed by WTCM about workbees	Stewardship (Boardman River and Non-parklands ISN)	Leelanau/Benzie/Manistee Counties	N/A
9/21 - Interviewed by Record Eagle about workbees	Stewardship (Boardman River and Non-parklands ISN)	Leelanau/Benzie/Manistee Counties	N/A
9/22 - Presented <i>Habitat Matters</i> at Leelanau 5th Grade Field Day (150 students, 10 teachers)	Stewardship (Boardman River and Non-parklands ISN)	Leelanau/Benzie/Manistee Counties	N/A
9/30 - Presented <i>Habitat Matters</i> to Frankfort Rotary (30 present)	Stewardship (Boardman River and Non-parklands ISN)	Leelanau/Benzie/Manistee Counties	N/A
9/30 - Co-hosted The Watershed Center/ISN Day of workbee at Kid's Creek (12 volunteers; 36 volunteer hours, 1 acre treated, 66 bags of invasives removed)	Stewardship (Boardman River and Non-parklands ISN)	Community Partner Location	N/A
Finished last JK treatments (2 sites in Manistee County; 0.125 acres)	Stewardship (Boardman River and Non-parklands ISN)	Leelanau/Benzie/Manistee Counties	N/A
9/8 - Attended & reported at Frankfort Tree Board mtg (8 present)	Stewardship (Boardman River and Non-parklands ISN)	Leelanau/Benzie/Manistee Counties	N/A
9/17 - "Attended" MISIN treatment tracking conference call	Stewardship (Boardman River and Non-parklands ISN)	Other	N/A
9/29 - Met with Plant-It-Wild re: GBB presentation	Stewardship (Boardman River and Non-parklands ISN)	Leelanau/Benzie/Manistee Counties	N/A
9/29 - Attended & reported at MISC meeting (~10 present)	Stewardship (Boardman River and Non-parklands ISN)	Other	N/A
Submitted GLRI proposal <i>Growing "Go Beyond Beauty"</i> for ~\$300,000	Stewardship (Boardman River and Non-parklands ISN)	Leelanau/Benzie/Manistee Counties	N/A
Sent "first contact" letters to prospective nurseries (58 people reached)	Stewardship (Boardman River and Non-parklands ISN)	Leelanau/Benzie/Manistee Counties	N/A
Returned permission forms to new treatment places (10 people reached)	Stewardship (Boardman River and Non-parklands ISN)	Leelanau/Benzie/Manistee Counties	N/A
Continued to assist growers as they work towards verification	Agriculture	On Farm	Private Property
Provided MAEAP updates for Antrim, Benzie, and Leelanau Conservation District Boards of Directors	Agriculture	Other	N/A
Completed 3 on farm risk assessments	Agriculture	On Farm	Private Property
Completed 4 new MAEAP verifications	Agriculture	On Farm	Private Property

Completed 6 MAEAP pre-verifications	Agriculture	On Farm	Private Property
Conducted routine MDARD water monitoring samples from 5 farms	Agriculture	On Farm	Private Property
Attended and provided MAEAP update at Benzie-Manistee Farm Bureau County Annual	Agriculture	On Farm	Private Property
Attended and provided MAEAP update at Northwest Farm Bureau County Annual	Agriculture	Other	N/A
Completed article about changes to MAEAP; September 26 edition of the Record Eagle	Agriculture	Other	N/A
Participated in the Leelanau Conservation District 5th grade field day	Agriculture	Other	N/A
Prepared for and attended Rotary Gourmet Game Dinner	Stewardship (Boardman River and Non-parklands ISN)	Other	N/A
Presented to Michigan Council of Trout Unlimited re: Boardman River dams update	Stewardship (Boardman River and Non-parklands ISN)	Other	N/A
Prepared for and presented at Boardman River Showcase and Fly Rod Raffle	Stewardship (Boardman River and Non-parklands ISN)	Other	N/A
Prepared for and conducted a Stewardship Series kayak down the Boardman River	Stewardship (Boardman River and Non-parklands ISN)	Other	N/A
Attended City Commission Mtg to answer questions re: \$300,000 request from the Park Improvement Fund to support recreational improvements at Brown Bridge Quiet Area.	Stewardship (Boardman River and Non-parklands ISN)	Other	N/A
Coordinated the contractor treatment of high priority Invasive Phragmites on bottomlands	Stewardship (Boardman River and Non-parklands ISN)	Other	Private Property
Assisted the Invasives Species Network with the contractor coordination for treatment of Grand Traverse County Phragmites	Stewardship (Boardman River and Non-parklands ISN)	Other	Private Property
Treated remaining roadside stands of high priority invasive Phragmites as part of contract agreement with the GT County Road Commission	Stewardship (Boardman River and Non-parklands ISN)	Other	Private Property
Met with contractors and subcontractors daily while work commenced on the TCL&P utility line upgrade through Hickory Meadows to ensure best practices	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreation Authority
Provided daily updates on progress of the TCL&P utility upgrade through Hickory Meadows to Matt Cowall and the Advisory Committee	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreation Authority
Coordinated and attended Hickory Meadows Advisory Committee meeting	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreation Authority
Prepared and submitted a TC Track Club Grant request for continuation of a universally accessible trail at Hickory Meadows	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreation Authority
Met with Hickory Hills Advisory Committee members in collaboration of a comprehensive trail plan between Hickory Hills and Meadows	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreation Authority
Compiled 2016 budget and workplan for Garfield Township	Parklands (including Parklands-based ISN)	Other	Garfield Township

with Philip Girard, Greenspire Teacher, in regards to soil improvement projects for students at the Commons	Parklands (including Parklands-based ISN)	Commons Natural Area	Garfield Townsh
Installed silt fencing for trail reroute behind Emerald Hills Condo's at Miller Creek	Parklands (including Parklands-based ISN)	Miller Creek Nature Reserve	Garfield Townsh
Staged materials for boardwalk at BVNP south of YMCA	Parklands (including Parklands-based ISN)	Boardman Valley Nature Preserve	Garfield Townsh
Attended Badge Bash through Girl Scouts, 50 people attended	Education	Other	N/A
Attended Northwest Michigan County Farm Bureau annual meeting to report on farm camp grant	Education	Other	N/A
Provided a Cub Scout program for 20 Cub Scouts at Nature Center, 40 adults attended	Education	Nature Center	N/A
Attended Nonprofit Expo. Recruited three volunteer applications and filled docent slot	Education	Other	N/A
Forester visited 4 sites with 478 total acres	Forester	Other	N/A
Forester conducted Chainsaw Safety Wksp	Forester	Other	N/A
Forester met with various landowner regarding oak wilt	Forester	Other	N/A

**** Staff Initials**

JA = Jessica Alpers (Rasch)

LR = Laura Rigan (Spencer)

KG = Katie Grzesiak, Invasive Species Network Coordinator

TV = Tom Vitale, Parkland Steward

RR = Reb Ratliff, Parkland Steward


TC = Taryn Carew, Education Coordinator

KR = Kama Ross, District Forester (GT; Leelanau; Benzie)

SL = Steve Largent, Conservation Team Coordinator/Acting Executive Director

EC = Emily Cook, Invasive Species Network Outreach Specialist

Crew = ISN Crew (led by Samantha Palmer)

 Charter Township of Garfield Planning Department Report No. PD 2015-59			
Prepared:	September 28, 2015	Pages:	1 of 2
Meeting:	October 14, 2015 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Adult and Child Care Facilities in Residential Districts		

STAFF COMMENT:

Recently, Staff was approached by a person who is interested in operating a small-group daycare from her home on Zimmerman Road. A small-group home is described as providing care to 7-12 children. Currently, this use requires a Special Use Permit.

In visiting the Zimmerman site, Staff began to question if a Special Use Permit should be required in order to establish a daycare facility for less than 13 children. Most of the time, this type of facility would be operated out of a residential home, by one or two persons. In all likelihood, the primary concerns would be potential impact on the neighborhood due to pickups and dropoffs, ensuring that the facility is licensed by the state, and ensuring that the facility is safely designed and operated (driveways, fences, etc).

The full Special Use Permit process is an expensive and time consuming requirement. Site plans must be provided, which is something of a moot point because most of these facilities are operated out of an existing home.

Therefore, Staff is interested in a discussion to potentially allow 7-12 person care facilities as a use permitted under certain conditions rather than as an SUP. This could be established by modifying the Supplemental Use Regulations which have already been included in Article 7 of the Zoning Ordinance, as follows.

Please note that text which is not highlighted below already exists in the Zoning Ordinance. New text is highlighted.

- DRAFT Section 719 - Child Care, Small Group Home (7-12)
 - A. REGULATIONS AND CONDITIONS
 - (1) A Planning Commission hearing is required.
 - (2) Facility shall maintain all valid state and local licenses
 - (3) Facility shall be operated within the primary residence of the caregiver
 - (4) All outdoor areas used for the care and supervision of patrons shall have appropriate fencing for the safety of the children in the group day-care home of no less than 4 feet in height or in accordance with State regulations.
 - (5) Such facilities shall at all times be maintained in a manner consistent with the character of the surrounding neighborhood.
 - (6) Hours of operation shall not exceed sixteen (16) hours during a 24-hour period. The Planning Commission shall not prohibit evening operations completely, but may establish limitations on hours of operation and/or activities between the hours of

10PM and 6AM.


- (7) The Planning Commission shall determine that the facility will be safe to enter and exit via motor vehicle, and may request a County Road Commission opinion if necessary.
- (8) The Planning Commission shall determine that the site is properly designed and capable of safely accommodating the proposed facility.
- (9) The Township Planning Commission may deny the request if any of the following facilities exist within 1,500 feet of the subject property:
 - (a) A licensed or pre-existing operating group day-care home.
 - (b) An adult care small group home (1-12 adults).
 - (c) An adult foster care large group home (13-20 adults).
 - (d) A facility offering substance abuse treatment and rehabilitation service to 7 or more people.
 - (e) A community correction center resident home halfway house or similar facility under jurisdiction of the Department of Corrections.

B) PROCEDURE

- (1) Applications shall be submitted to the Planning Department for completeness review. All applications shall include sufficient site plans or site diagrams, and written information to adequately describe the application as it relates to the conditions of approval. Upon determination that the application is complete, the Planning Department shall forward the application to the Planning Commission for review.
- (2) The Planning Department shall notify the owners of all real property within 300-feet of the subject property that an application for a Child Care, Small Group Home has been received. This notice shall inform the recipient that an opportunity for public comment on the application is available, but shall not be considered a public hearing for the purposes of the Michigan Zoning Enabling Act. The notice shall include a description of the proposed application, the mailing address where written comment may be sent, and the date, time, and address where the Planning Commission hearing will occur.
- (3) The Planning Commission, in its review, shall consider the standards of § 719.A as well as any public comment made in writing or made verbally at the Planning Commission's hearing. After this consideration, the Planning Commission may approve, approve with conditions, or deny the request.

ACTION REQUESTED:

No formal action is necessary. The Planning Commission's discussion will provide Staff with guidance on how to prepare a potential zoning ordinance amendment. .

		Charter Township of Garfield	
		Planning Department Report No. PD 2015-60	
Prepared:	October 8, 2015	Pages:	1 of 2
Meeting:	October 14, 2015 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Multi-family dwellings in commercial zoning districts		

STAFF COMMENT:

At its meeting on September 23, 2015 the Planning Commission discussed a number of items related to residential developments. The result of the meeting was as follows:

- General support to allow multi-family developments by Special Use Permit within commercial zoning districts, subject to certain design standards to help ensure "quality" developments.
- Support to correct an inadvertent error in the new zoning ordinance which imposed greater setbacks on apartment buildings, and also to modify setbacks in the R-3 zone from 25-10-30 (F-S-R) to 25-20-20.
- Support to remove "group housing" as an allowable use.

The purpose of this report is to further the discussion on multi-family in commercial zones. Staff has prepared a first draft of what could become a supplemental standard in Article 7 of the zoning ordinance, as follows:

DRAFT SECTION 725 COMMERCIAL DISTRICT HOUSING DEVELOPMENTS

A. REGULATIONS AND CONDITIONS

1. Design.

- a. Multiple-family residential uses built within commercial zoning districts shall be designed to cohesively integrate with the surrounding commercial uses.
- b. Multi-family structures shall be abutted by open space on at least one side per building.
- c. Project density shall be.... (*Same as R-3; More than R-3; Unlimited as long as all other standards such as open space and parking is met?*)
- d. Parking requirements shall be..... (*as described in the R-3 District, less than R-3 if ample parking is already on the commercial site?*) Parking areas shall not be located within any setback.
- e. Landscaping shall be as required in Article 5, Table 531.1. In the event that the multi-family project does not sit on its own parcel, the application shall indicate a project boundary area which shall be used for the purpose of landscaping placement.
- f. Pedestrian walkways shall be provided within the subject parcel or project boundary for the purpose of providing safe and convenient movement within the site and towards other walkable places of interest such as stores, restaurants, or entertainment.

- g. *Lighting?*
2. Open Space Requirements.
 - a. A minimum of fifty square feet per unit of private outdoor space with a minimum dimension of four feet in any direction. Private open space shall be accessible directly from the living area of the unit, in the form of a fenced yard, patio, deck, or balcony.
 - b. A minimum of three hundred square feet per unit of common outdoor open space. Required open space shall be consolidated to the extent reasonably possible to provide areas for the residents and/or to help buffer the residential structures from adjacent commercial uses.
 - c. Open space shall be designed to provide a rear yard along the longest building length of a given structure.
 - d. Required setback areas shall not be included towards required open space areas; however, placing required open space areas adjacent to setbacks is supported.
 3. Compatibility. Applications shall describe measures which will be taken to mitigate common commercial impacts such as noise, light, and nighttime operations on the multi-family project.

ACTION REQUESTED:

No formal action is requested. Planning Commission input on the above will help Staff to further refine this new standard.