

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
October 26, 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, Pat Cline, Joe Robertson, Gil Uithol and John Racine

Absent and Excused: John Nelson

Staff Present: Rob Larrea

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

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

Yeas: Uithol, Wilson, Cline, DeGood, Robertson, Racine

Nays: None

2. Minutes (7:01)

a. October 12, 2016 Regular Meeting Minutes

Wilson moved and DeGood seconded to approve the October 12, 2016 Regular Meeting Minutes as presented.

Yeas: Wilson, DeGood, Uithol, Cline, Robertson, Racine

Nays: None

3. Correspondence (7:02)

None

4. Reports (7:02)

Township Board Report

Wilson said that she had no report.

Planning Commissioners

None

Planners Department

None

5. Business to Come Before the Commission

a. Ashland Park – Continued Discussion (7:02)

The applicant requests to amend Phase Two and Phase Three of the Ashland Park PUD. The most significant request is to replace the proposed multifamily units with single family lots. The amendment

requests to lower the density by 87 units, which would result in a decrease in impervious surface, and surface water runoff. Due to the decrease in intensity and expansion of an already approved single family use, Planning Commissioners could view this request as a minor amendment.

The Planning Commissioners held a site visit meeting this evening to familiarize themselves with the property's topography, tree stands and utility layout. The applicant has requested to maintain all setbacks as originally approved and in turn has provided sidewalks on both sides of the single family homes that will connect to pathways throughout the project. A proposed connection to the Traditions and Birmley Estates development's were discussed. Ben Brower, representative for the applicant, shared the tree removal calculations and said that over 400 new trees would be planted in the proposed development with 85 already in place. Commissioners assumed that the treed area to the rear of the development was to be left as open space in the original application, but asked staff to research the issue and report next time. Commissioners discussed connectivity between other neighborhoods and would also like research done on what the original application stated about connectivity. Commissioners were agreeable to the setback request.

b. PD 2016-66 – Master Plan Discussion (7:38)

Larrea updated the Commissioners on the previously discussed changes to the master plan and Future Land Use map. Changes were made so that the new content includes Rural Land, Low Density Residential, Moderate Density Residential and High Density Residential. Larrea said that he worked to match the density to reflect what is on the ground. Commissioners discussed the new designations and made suggestions for some small edits. Larrea will look at the future land use on the border with East Bay Township. An area near Sam's Club and an area near McRae hill was also discussed. He asked commissioners to comment further by email.

7. Public Comment (8:15)

None

8. Items For Next Agenda (8:15)

a. To be determined

9. Adjournment

Wilson moved to adjourn the meeting at 8:16.



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