

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
October 28, 2015**

**Call Meeting to Order:** Vice Chair Nelson 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: Pat Cline, Kit Wilson, John Nelson, Terry Clark, Gil Uithol,

Absent and Excused: Joe Robertson, John Racine

Staff Present: Rob Larrea

**1. Review and Approval of the Agenda – Conflict of Interest (7:00)**

*Clark moved and Cline seconded to approve the agenda as amended adding Item 5d – IMAX Signage for Buffalo Ridge.*

*Ayes: Wilson, Clark, Uithol, Cline, Nelson*

*Nays: None*

**2. Minutes (7:01)**

**a. October 14, 2015 Minutes**

*Clark moved and Wilson seconded to approve the minutes of October 14, 2015 as presented.*

*Ayes: Clark, Wilson, Uithol, Cline, Nelson*

*Nays: None*

**3. Correspondence (7:01)**

**a. Letters – Short Term Rentals**

**4. Reports (7:02)**

**Township Board Report**

Wilson said that the Silver Lake Rental group was at the Board meeting and are concerned with the timeliness of the process.

**Planning Commissioners**

None

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

**a. PD 2015-61 TC Medical Properties – Conceptual Review (7:03)**

The Planning Commission has previously heard a conceptual review for development of the two remaining commercial sites within the Lone Tree PUD. The general plan is to construct a medical office at the Lone Tree PUD. Dr. Richard Nielsen, Managing Physician for Crystal Lake Clinic is requesting to combine the two remaining building sites to construct one

larger more efficient building medical clinic building. It is important to join the lots so a building can be constructed large enough to hold a lab and a physical therapy section. Architect Robert Yvon discussed the project and said that the function is good for the building and the size of the one building is less than the overall allowed square footage of two buildings on the lots. They are working on making sure the stormwater containment is appropriate. The entrance was moved to Rosewood. Commissioners like the idea of one building and discussed landscaping and signage on the property.

**b. PD-2015-62 Child Care (7-12 Children) – Discussion (7:20)**

Commissioners continued to discuss the streamlining of the 7-12 childcare process. Staff drafted a proposed text change which will allow for the review of plans, notifying owners of property within 300 feet and holding a hearing. No SPU will be required.

*Clark moved and Uithol seconded THAT the proposed text changes to the 2015 Garfield Township Zoning Ordinance, as described in Planning Department Report No. 2015-62, be scheduled for a Planning Commission public hearing on December 9, 2015.*

*Yeas: Clark, Uithol, Cline, Wilson, Nelson*

*Nays: None*

**c. PD 2015-63 Residential Uses in Commercial Zones – Discussion (7:25)**

Based on comments from the last meeting, Staff has brought forth a revised draft to allow residential dwellings in commercial zones. Density standards and parking will be consistent with the R-3 zoning district and site design is required to comply with PURD standards. Lighting will be low level and adequate.

*Uithol moved and Cline seconded THAT the proposed text changes to the 2015 Garfield Township Zoning Ordinance, as described in Planning Department Report No. 2015-63, be scheduled for a Planning Commission public hearing on December 9, 2015.*

*Yeas: Uithol, Cline, Wilson, Clark, Nelson*

*Nays: None*

**d. IMAX Theatre Buffalo Ridge PUD Signage (7:28)**

Larrea said that the signage complies with commercial standards, but is in a PUD thus triggering a PC review. This is a formality.

*Clark moved and Cline seconded to approve the IMAX signage located at Buffalo Ridge provided they comply with the commercial standards as proposed.*

*Yeas: Clark, Cline, Wilson, Uithol, Nelson*

*Nays: None*

**6. Public Comment (7:31)**

Scott Ogden of the Silver Lake community commented on short term rentals.

Dave Cannon of 1315 Silver Lake Drive commented on the short term rentals.

Dennis Broder of Old Incochee Farm Trail commented on short terms rentals.

**7. Items for Next Agenda –November 4, 2015 (7:40)**

a. Signs – IMAX Theatre – Buffalo Ridge PUD

b. Short Term Rentals – Silver Lake

Larrea gave Commissioners the option to cancel the November 4<sup>th</sup> meeting since there was not sufficient time to gather any significant information on the short term rental matter. A meeting on December 9<sup>th</sup> would give Staff time to tally data from the surveys and gather as much information as possible on the subject.

*Clark moved and Cline seconded to cancel the Planning Commission meeting scheduled for November 4, 2015.*

*Yeas: Clark, Cline, Uithol, Wilson, Nelson*

*Nays: None*

**8. Adjournment**

Uithol moved to adjourn the meeting at 7:52.



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