

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING**

**Wednesday, November 12, 2014 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. October 22, 2014
3. **Correspondence**
4. **Reports**
  - a. Township Board
  - b. Planning Commissioners
5. **Business to Come Before the Commission**
  - a. PD 2014- 69– Zoning Ordinance Amendment # 311 - Public Hearing
  - b. PD 2014- 70 - LaFranier Apts. –PUD - Conceptual Review
  - c. PD 2014- 71 - Crown PUD – Contractors Establishment – Conceptual Review
  - d. Continuum Care –Presentation - Housing
  - e. PD 2014-72 - Master Plan discussion
6. **Public Comment**
7. **Items for Next Agenda – December 10, 2014**
  - a. Master Plan
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 Kay Schumacher, Clerk, Ph: (231) 941-1620, or TDD #922

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
October 22, 2014**

**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, Joe Robertson, Terry Clark, Gil Uithol, John Nelson, Kit Wilson and John Racine

**Staff Present:** Rob Larrea

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

*Amend agenda to add item 1a review and approval. Robertson, Nelson moved and seconded to approve the agenda as amended.*

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

*Nays: None*

**2. Minutes**

**a. October 8, 2014 Minutes (7:01)**

*Nelson moved and Clark seconded to adopt the October 8, 2014 Regular Meeting minutes*

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

*Nays: None*

**3. Correspondence (7:02)**

Letter from Township to Great Wolf Lodge – re: Buffalo Ridge Trail

**4. Reports:**

**a. Township Board (7:02)**

Wilson reported that at the budget meeting Kay Schumacher is retiring as of January 1.

**b. Planning Commissioners (7:03)**

Nelson said to take a look at the Planning and Zoning magazine article on climate change.

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

**a. PD 2014-67 Zoning Ordinance Amendment #311 – Introduction (7:04)**

The amendment is proposed to reflect the recently amended language of the Township's police power Medical Marijuana Ordinance. The amendment further clarifies the Township's original intent in describing where and how the use and transfer of Medical Marijuana may take place.

Following discussion by the Commissioners Nelson made a motion and Wilson seconded that the proposed Amendment No. 311 to the Charter Township of Garfield Zoning Ordinance *No.10*, affecting the definition of a Medical Marijuana Collective, be recommended for approval to the Garfield Township Board.

**b. Master Plan Discussion (7:10)**

Commissioners were provided various maps along the US 31 corridor from S. Airport Road to the townships northern boundary. Staff identified areas along the corridor that were currently master planned to change from commercial to industrial. Commissioners agreed that a mistake in mapping must have occurred as the intent was for the area to remain commercial. Larrea described other mapping issues with the Future Land Use Map that should be adjusted to be clearer to property owners and staff. The Planning Commission should consider replacing the Stream Environmental Wetland category with a more accurate stream overlay district. Commissioners discussed incorporating different overlay regulations that would be dependent on how commercialized the area adjacent to the creek is currently. Discussion regarding possible areas for redevelopment and infill were also discussed. Hammond Road maps and future land use designations were briefly discussed. Commissioners will review the maps and bring any questions or comments to the next meeting. East Bay Township's stream overlay was also discussed.


**6. Public Comment (8:40)****7. Items for Next Agenda – November 12, 2014 (8:40)**

- a. Zoning Ordinance Amendment #311 Public Hearing
- b. Culver Meadows Modified Plan
- c. YMCA Minor Amendment

**8. Adjournment:**

*Wilson moved to adjourn the meeting at 8:47pm.*

Zoning Ordinance Amendment - Public Hearing

 <b>Charter Township of Garfield</b>	General:	<input checked="" type="checkbox"/>
	Budget Related:	<input type="checkbox"/>
	In Camera:	<input type="checkbox"/>
Department:	Planning	Report No. PD 2014-69
Prepared:	November 3, 2014	Pages: 1 of 1
Meeting:	November 12, 2014 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Medical Marihuana Ordinance	

**STAFF COMMENT:**

An amendment to the Zoning Ordinance is proposed to reflect the language of the Township's police power Medical Marihuana Ordinance, which was recently amended. Each amendment is intended to clarify the Township's original intent in describing where and how the use and transfer of Medical Marihuana may take place while remaining in conformance with the Michigan Medical Marihuana Act.

The proposed amendment affects **the definition of a Medical Marihuana Collective.**

*The **current** definition of a Medical Marihuana Collective is as follows:*

Medical Marihuana Collective means a use where Medical Marihuana is transferred pursuant to the Michigan Medical Marihuana Act, MCL 333.26421 et seq. and includes uses commonly referred to as Medical Marihuana Dispensaries and Medical Marihuana Cooperatives. The transfer or distribution of Medical Marihuana in connection with any use where any other commodity, product or service is also available shall be considered a Medical Marihuana Collective.

*The **proposed** definition of a Medical Marihuana Collective is as follows:*

Medical Marihuana Collective means means (a) any commercial use of property for the purpose of sale of medical marihuana for money or other consideration to registered qualifying patients or registered primary caregivers, or (b) any commercial business, commercial establishment or commercial structure that provides or rents space to multiple caregivers for storage and/or sale of Medical Marihuana. *Medical Marihuana Collective* includes uses commonly referred to as Medical Marihuana Dispensaries, Compassion Centers, Provisioning Centers and Medical Marihuana Cooperatives. The sale of *Medical Marihuana* where any other commodity, product or service is also available shall be considered a *Medical Marihuana Collective*.

**ACTION REQUESTED:**

The Planning Commission is a recommending body for the purpose of a zoning ordinance amendment. Therefore, following an opportunity for public comment and commissioner discussion, the following motion is offered for consideration.

*(Motion) THAT proposed Amendment No.311 to Charter Township of Garfield Ordinance No.10, affecting the definition of a Medical Marihuana Collective, be recommended for approval to the Garfield Township Board.*

Attachments:

Draft Amendment No. 311 to Garfield Township Zoning Ordinance No. 10

**CHARTER TOWNSHIP OF GARFIELD**

**ORDINANCE NO. 10**

**AMENDMENT NO. 311**

**AN ORDINANCE TO AMEND THE CHARTER TOWNSHIP OF GARFIELD ZONING ORDINANCE**, Grand Traverse County, Michigan, in accordance with the provisions of Act 110 of the Public Acts of 2006, as amended.

**WHEREAS** the Michigan Medical Marihuana Act ("Act") was enacted by the People of the State of Michigan and took effect on December 4, 2008; and

**WHEREAS** the Charter Township of Garfield Zoning Ordinance No. 10, as amended, recognizes and permits activities purported to be allowed by the Act; and

**WHEREAS** the Township finds that the Act has been subsequently amended and otherwise interpreted in the time since it was enacted; and

**WHEREAS** an amendment to the current definitions section of the Charter Township of Garfield Zoning Ordinance No. 10, as amended, is considered necessary to clarify the Township's original intent in regulating activities purported to be allowed by the Act;

**NOW THEREFORE:**

**THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:**

**AMENDMENT NO. 311 TO GARFIELD TOWNSHIP ZONING ORDINANCE NO. 10:**

1. **THAT** the definition of Medical Marihuana Collective, as described within Article III, Definitions, of the Garfield Township Zoning Ordinance, is hereby amended to read as follows:

Medical Marihuana Collective means (a) any commercial use of property for the purpose of sale of medical marihuana for money or other consideration to registered qualifying patients or registered primary caregivers, or (b) any commercial business, commercial establishment or commercial structure that provides or rents space to multiple caregivers for storage and/or sale of Medical Marihuana. *Medical Marihuana Collective* includes uses commonly referred to as Medical Marihuana Dispensaries, Compassion Centers, Provisioning Centers and Medical Marihuana Cooperatives. The sale of *Medical Marihuana* where any

other commodity, product or service is also available shall be considered a *Medical Marijuana Collective*.

Amendment No. 311 to the Charter Township of Garfield Zoning Ordinance No. 10 shall take effect immediately upon publication.

YEAS:  
NAYS:  
ABSTAIN:  
ABSENT:

ORDINANCE AMENDMENTS DECLARED ADOPTED.


CERTIFICATION

I hereby certify that the above is a true copy of an ordinance amendment adopted by the Garfield Township Board at a regular meeting held on \_\_\_\_\_ pursuant to the required statutory procedures.

\_\_\_\_\_  
Kay Schumacher, Clerk  
Charter Township of Garfield

\_\_\_\_\_  
Date

Amendment Introduced:  
Amendment Adopted:  
Amendment Published:  
Amendment Effective:

 <b>Charter Township of Garfield</b>		General:	<input checked="" type="checkbox"/>
		Budget Related:	<input type="checkbox"/>
		In Camera:	<input type="checkbox"/>
Department:	Planning	Report No.	PD 2014- 70
Prepared:	November 4, 2014	Pages:	1 of 2
Meeting:	November 12, 2014 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Conceptual Review of LaFranier Road PUD		
File No.	-	Parcel No.	023-025-20&40 023-026-20&30
Applicant:	Oppenhuizen Architects		
Owner:	Various		

**PURPOSE OF APPLICATION:**

The application requests conceptual review of a proposed 232-unit apartment project on four vacant parcels along the west side of LaFranier Road, about a quarter-mile north of Hammond Road.

**STAFF COMMENT:**

The underlying zoning of the subject properties is A-1 Agricultural, under which a multi-family project such as this would not be allowed. On the other hand, during last month's Master Plan work session the Planning Commission discussed targeting this corridor as an opportunity for high-density residential development.

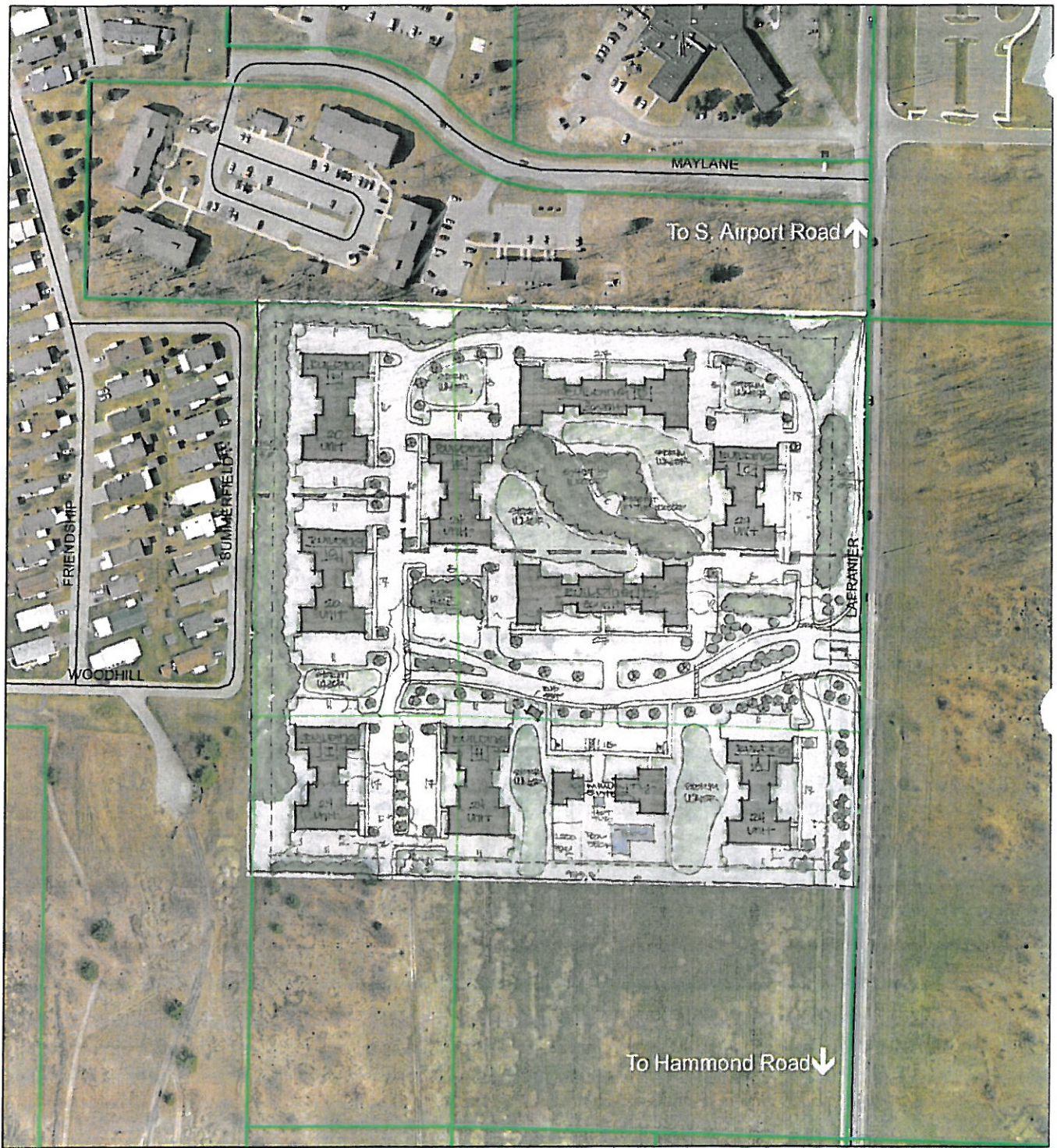
At 11.2 units per acre as proposed, the project would meet the current Medium-Density residential master plan category of 7 to 14 units per acre. However, the Master Plan does not describe this area as Medium Density; rather, it calls for Planned Development of this corner, and is silent to actual zoning districts that may be appropriate.

Because the land is improperly zoned for an apartment complex, and the Master Plan does not call for multi-family zoning, the applicant requests Planning Commission comment on a potential Planned Unit Development to accommodate the use.

As a Planned Unit Development, the Planning Commission generally looks for (at a minimum) a mix of uses, innovative design, and some sort of public benefit in exchange for allowing higher-intensity development. The Planning Commission should discuss if the project as proposed would appear to meet these standards, or if additional site development elements would be necessary in order for this to be looked upon favorably as a PUD.

The applicant will be present at the November 12th Planning Commission meeting to further describe and discuss the project. As a conceptual review, this is an opportunity for the Planning Commission to provide the applicant with informal guidance. No formal action is necessary.

*(Parcel Overlay Map Follows)*



**Conceptual Development Map**  
**La Franier Road PUD**

Garfield Charter Township  
 3848 Veterans Drive  
 Traverse City, MI 49684  
 Phone: 231.941 1620  
 Fax: 231 941 1688  
[www.garfield-twp.com](http://www.garfield-twp.com)



**NOT A LEGAL SURVEY**

Garfield Township Planning Dept: 11/5/2014

The map is based on digital databases prepared by the Charter Township of Garfield. The Township does not warrant, expressly or implicitly, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or potentially accurate.



# Proposal for a 232 Unit Apartment Project La Franier Road Garfield Township, Michigan

**Index:**

No #	Application for a Conceptual Plan Review & Site Plan indicating current property owners
1 of 1	Boundary & Topographical Survey
S1.0	Site Concept Plan and Project Information
A1.0	Main Floor Plan - 20 & 24 Unit Building
A1.1	2 <sup>nd</sup> & 3 <sup>rd</sup> Floor Plan - 24 Unit Building
A1.2	2 <sup>nd</sup> & 3 <sup>rd</sup> Floor Plan - 20 Unit Building
A1.3	Main Floor Plan - 36 Unit Building
A1.4	2 <sup>nd</sup> & 3 <sup>rd</sup> Floor Plan - 36 Unit Building
A2.0	Exterior Elevations - 24 Unit Building
A2.1	Exterior Elevation - 36 Unit Building

(Note: The 20 Unit Bldg. Elevation is similar to the 24 Unit Bldg.)

**Developer**

Midwest MFD, LLC  
Scott Knowlton - contact  
403 Oak Street  
Spring Lake, Michigan 49456  
616-842-2030  
scott@westwindconstruction.net

**Architect**

Oppenhuizen Architects  
Mark A. Oppenhuizen AIA - principal  
333 Jackson Street  
Grand Haven, Michigan 49417  
616-846-8990  
mark @ oppenhuizenarchitects.com



# Charter Township of Garfield

## Grand Traverse County

3848 VETERANS DRIVE  
TRAVERSE CITY, MICHIGAN 49684  
PH: (231) 941-1620 • FAX: (231) 941-1588

### APPLICATION FOR PLANNING COMMISSION CONCEPTUAL REVIEW OF A PROPOSAL

#### APPLICANT INFORMATION:

Name of Applicant: Midwest MFD, LLC, (Attention: Scott Knowlton)

Address: 403 Oak Street \* Spring Lake, MI. 8 49456

Phone: 616-842-2030 E-mail: scott@westwindconstruction.net

Name of Agent: Oppenhuizen Architects (Attention: Mark A. Oppenhuizen AIA)

Address: 333 Jackson Street \* Grand Haven, Michigan \* 49417

Phone: 616-846-8990 E-mail: mark@oppenhuizenarchitects.com

Name of Owner: Multi Owners see attachment

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Please specify to whom all communications should be sent: Applicant  Agent  Owner

#### LOCATION OF PROPOSED PROJECT:

The west side of La Franier Road between Hammond Road and Maylane

**PLEASE BRIEFLY DESCRIBE THE PROPOSED PROJECT:** (attach additional sheet if necessary):

The project is a 232 unit market rate apartment project as depicted on the attached conceptual drawings.

#### INDICATE DESIRED REVIEW LEVEL:

- |                                     |  |            |
|-------------------------------------|--|------------|
| <input checked="" type="checkbox"/> | Conceptual review with no public notice        | (\$100.00) |
| <input type="checkbox"/>            | Conceptual review with direct mail notice only | (\$150.00) |
| <input type="checkbox"/>            | Conceptual review with full public notice      | (\$300.00) |

**REQUIRED SUBMISSION MATERIAL:** completed application, site plan (may be in rough sketch format), and review fee.

Additional material or information that you feel may be important to the discussion may also be submitted.

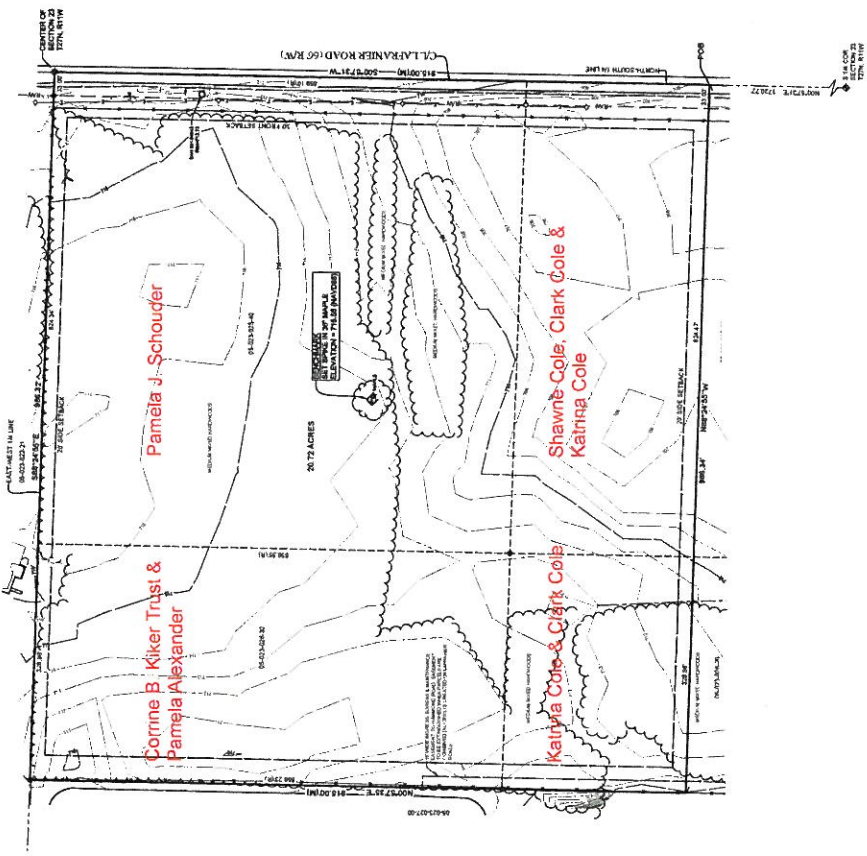
Please submit the completed application and fees to the Planning Department, Charter Township of Garfield, 3848 Veteran's Drive, Traverse City, Michigan, 49684.



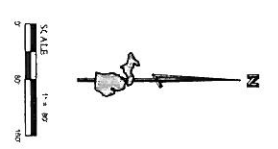
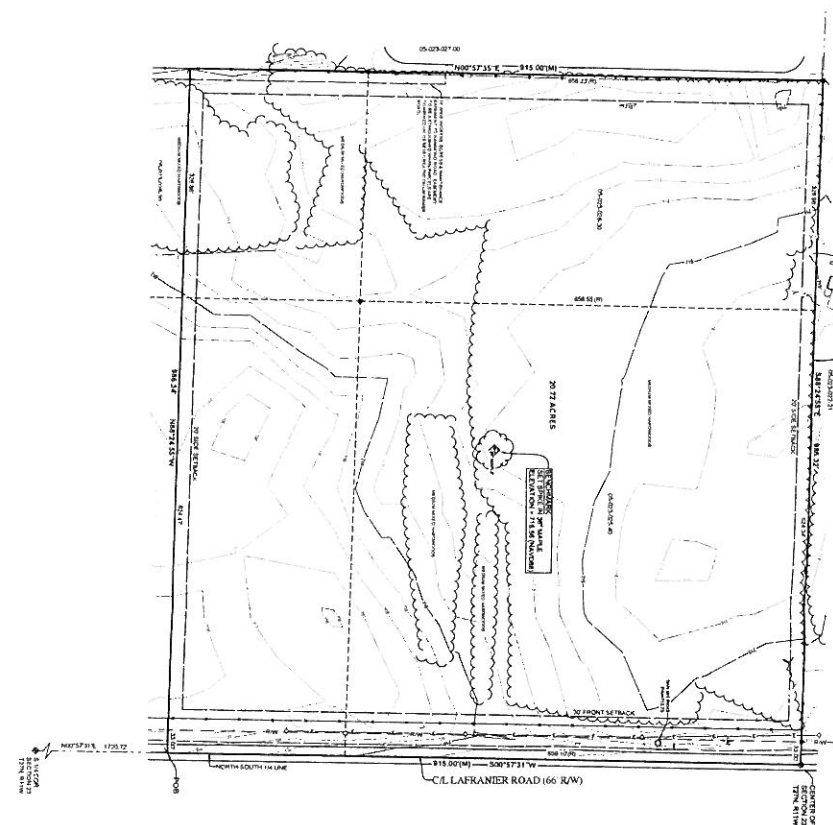
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  - ◆ SECTION CORNER
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  - EXISTING MANHOLE (AS NOTED)
  - ◆ EXISTING IRON ANCHOR
  - ◆ EXISTING TELEPHONE PERSHAL
  - ◆ EXISTING SIGN
  - ◆ EXISTING UNDERGROUND MARKER
  - EXISTING SECTIONAL TREE
  - EXISTING DECIDUOUS TREE LIFE
  - EXISTING FENCE
  - EXISTING ELECTRIC DEMAND

BEARING BASE NAD83 MONSIEUR EARTH PLUMB CENTRAL ZONE  
 PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23  
 TOWNSHIP 36 NORTH, RANGE 14 WEST, COUNTY OF GARFIELD, NEW MEXICO  
 CORNER OF SAO SECTION 23, THENCE ALONG THE NORTH-SOUTH 1/4 LINE  
 NORTH 82°42'57" WEST 190.24 FEET, THENCE NORTH 82°52'00" WEST  
 190.24 FEET, THENCE ALONG THE EAST-WEST LINE SOUTH 82°42'57" EAST  
 190.24 FEET, THENCE ALONG THE EAST-WEST LINE SOUTH 82°42'57" EAST  
 WEST 190.24 FEET TO THE POINT OF BEGINNING, CONTAINING 20.72 ACRES  
 AND SUBJECT TO RESTRICTIONS OR ENCUMBRANCES OF RECORD, IF ANY

ZONING: PER GARFIELD TOWNSHIP  
 ZONING DISTRICT A-1  
 MINIMUM SETBACKS  
 FRONT 25'  
 SIDE 25'  
 REAR 25'  
 PER GARFIELD TOWNSHIP ZONING REGULATIONS FOR COMPLETE  
 REQUIREMENTS AND USES.



BEARING BASE NAD83 MONSIEUR EARTH PLUMB CENTRAL ZONE  
 PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23  
 TOWNSHIP 36 NORTH, RANGE 14 WEST, COUNTY OF GARFIELD, NEW MEXICO  
 CORNER OF SAO SECTION 23, THENCE ALONG THE NORTH-SOUTH 1/4 LINE  
 NORTH 82°42'57" WEST 190.24 FEET, THENCE NORTH 82°52'00" WEST  
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**LEGAL DESCRIPTION**  
 THAT PART OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 11 WEST, DANFELD TOWNSHIP, OSAGE COUNTY, MISSOURI, DESCRIBED AS COMMENCED IN THE SOUTH 1/4 NORTH 07° 31' EAST 170.72 FEET TO THE NORTH OF BEARING THENCE NORTH 89° 07' 31" WEST 511.21 FEET TO THE NORTH 07° 31' EAST 185.50 FEET TO THE WEST LINE OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 11 WEST, DANFELD TOWNSHIP, OSAGE COUNTY, MISSOURI, AND BEING 20.71 ACRES, SAID BEING SUBJECT TO RESTRICTIONS OR EASEMENTS OF RECORD, IF ANY.

**ZONING** PER DANFELD TOWNSHIP  
 ZONING DISTRICT: T-1  
 APPLICABLE ZONING REGULATIONS:  
 DANFELD TOWNSHIP  
 REAR YARD SETBACKS:  
 REAR 35'  
 ALL DANFELD TOWNSHIP ZONING REGULATIONS FOR COMPLETE RECOMMITMENTS AND USES.

REAR YARD SETBACKS PER DANFELD TOWNSHIP ZONING REGULATIONS FOR COMPLETE RECOMMITMENTS AND USES.

Project 11/10/2018

The development is proposed for a site on the east side of Littlewood Road between North Street and the Community Center at 200 West 20th Street. The development is proposed for 118 units and 144 parking spaces. The site is currently vacant and the proposed development is intended to be a multi-family residential development. The site is located on a lot that is zoned R-100 (Single-Family Residential) and the proposed development is intended to be a multi-family residential development. The site is located on a lot that is zoned R-100 (Single-Family Residential) and the proposed development is intended to be a multi-family residential development.

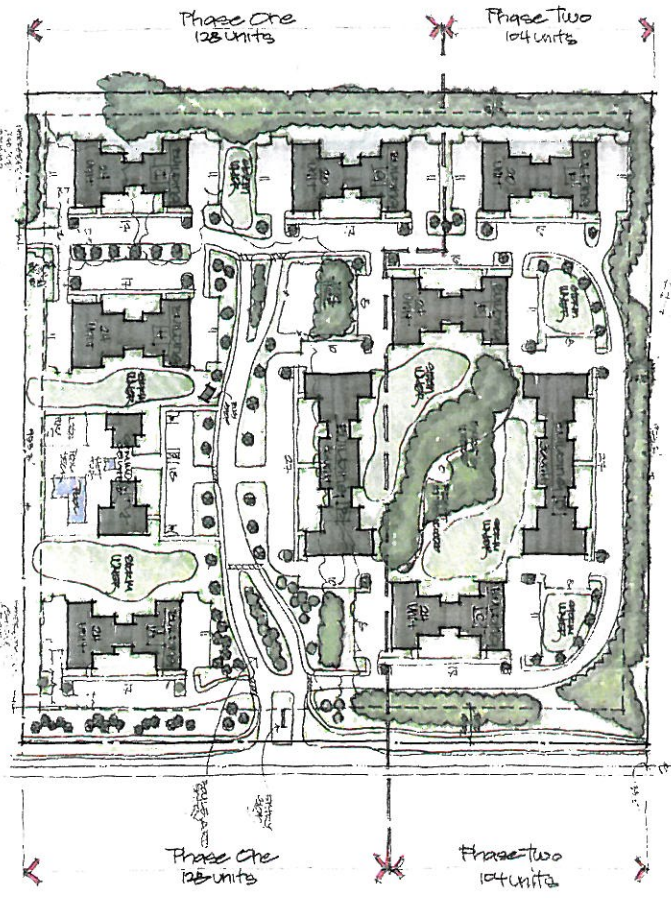
- The proposed development is intended to be a multi-family residential development.
- The site is located on a lot that is zoned R-100 (Single-Family Residential) and the proposed development is intended to be a multi-family residential development.
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Project 11/10/2018

Site Area - 20 acres  
 Total No. of Units - 212  
 Site Density - 22,270 - 11.6 units per acre  
 Parking - 144 spaces (1:1) - 144 spaces  
 Parking Spaces per unit - 0.66  
 Total Building Area - 1,100,000 sq ft  
 Total Building Area per unit - 5,188 sq ft  
 Total Building Area per acre - 103,700 sq ft  
 Total Building Area per acre - 103,700 sq ft

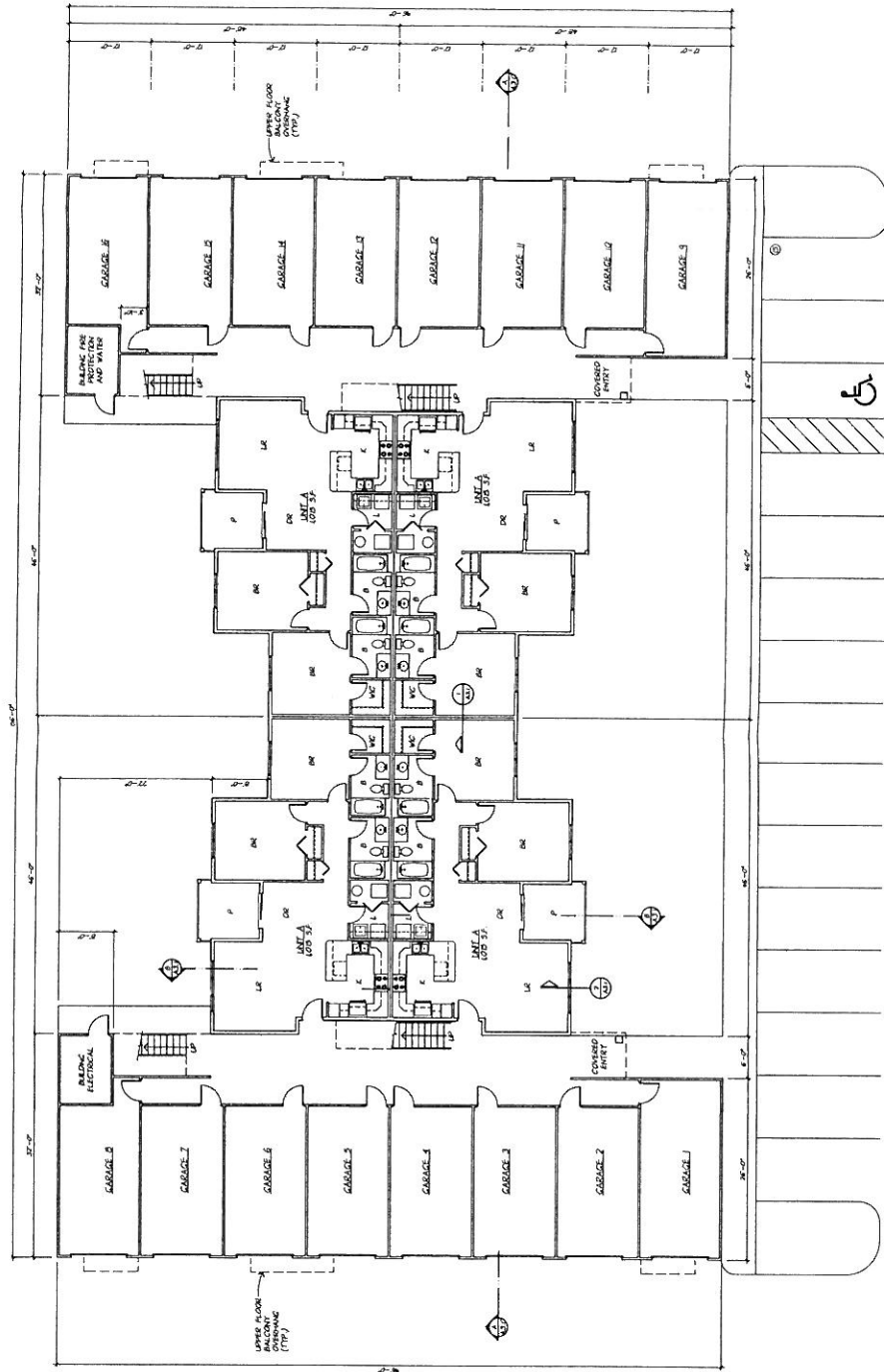
Unit Mix	Unit Type	18/19	20/21	21/22	22/23
A - 24 unit	1	4	4	0	0
B - 36 unit	1A	4	4	0	0
C - 24 unit	2	4	4	0	0
D - 24 unit	3	4	4	0	0
E - 24 unit	4	4	4	0	0
F - 20 unit	5	4	4	0	0
G - 20 unit	6	4	4	0	0
H - 24 unit	7	4	4	0	0
I - 24 unit	8	4	4	0	0
J - 24 unit	9	4	4	0	0
K - 24 unit	10	4	4	0	0
L - 24 unit	11	4	4	0	0
M - 24 unit	12	4	4	0	0
N - 24 unit	13	4	4	0	0
O - 24 unit	14	4	4	0	0
P - 24 unit	15	4	4	0	0
Q - 24 unit	16	4	4	0	0
R - 24 unit	17	4	4	0	0
S - 24 unit	18	4	4	0	0
T - 24 unit	19	4	4	0	0
U - 24 unit	20	4	4	0	0
V - 24 unit	21	4	4	0	0
W - 24 unit	22	4	4	0	0
X - 24 unit	23	4	4	0	0
Y - 24 unit	24	4	4	0	0
Z - 24 unit	25	4	4	0	0
AA - 24 unit	26	4	4	0	0
AB - 24 unit	27	4	4	0	0
AC - 24 unit	28	4	4	0	0
AD - 24 unit	29	4	4	0	0
AE - 24 unit	30	4	4	0	0
AF - 24 unit	31	4	4	0	0
AG - 24 unit	32	4	4	0	0
AH - 24 unit	33	4	4	0	0
AI - 24 unit	34	4	4	0	0
AJ - 24 unit	35	4	4	0	0
AK - 24 unit	36	4	4	0	0
AL - 24 unit	37	4	4	0	0
AM - 24 unit	38	4	4	0	0
AN - 24 unit	39	4	4	0	0
AO - 24 unit	40	4	4	0	0
AP - 24 unit	41	4	4	0	0
AQ - 24 unit	42	4	4	0	0
AR - 24 unit	43	4	4	0	0
AS - 24 unit	44	4	4	0	0
AT - 24 unit	45	4	4	0	0
AU - 24 unit	46	4	4	0	0
AV - 24 unit	47	4	4	0	0
AW - 24 unit	48	4	4	0	0
AX - 24 unit	49	4	4	0	0
AY - 24 unit	50	4	4	0	0
AZ - 24 unit	51	4	4	0	0
BA - 24 unit	52	4	4	0	0
BB - 24 unit	53	4	4	0	0
BC - 24 unit	54	4	4	0	0
BD - 24 unit	55	4	4	0	0
BE - 24 unit	56	4	4	0	0
BF - 24 unit	57	4	4	0	0
BG - 24 unit	58	4	4	0	0
BH - 24 unit	59	4	4	0	0
BI - 24 unit	60	4	4	0	0
BJ - 24 unit	61	4	4	0	0
BK - 24 unit	62	4	4	0	0
BL - 24 unit	63	4	4	0	0
BM - 24 unit	64	4	4	0	0
BN - 24 unit	65	4	4	0	0
BO - 24 unit	66	4	4	0	0
BP - 24 unit	67	4	4	0	0
BQ - 24 unit	68	4	4	0	0
BR - 24 unit	69	4	4	0	0
BS - 24 unit	70	4	4	0	0
BT - 24 unit	71	4	4	0	0
BU - 24 unit	72	4	4	0	0
BV - 24 unit	73	4	4	0	0
BW - 24 unit	74	4	4	0	0
BX - 24 unit	75	4	4	0	0
BY - 24 unit	76	4	4	0	0
BZ - 24 unit	77	4	4	0	0
CA - 24 unit	78	4	4	0	0
CB - 24 unit	79	4	4	0	0
CC - 24 unit	80	4	4	0	0
CD - 24 unit	81	4	4	0	0
CE - 24 unit	82	4	4	0	0
CF - 24 unit	83	4	4	0	0
CG - 24 unit	84	4	4	0	0
CH - 24 unit	85	4	4	0	0
CI - 24 unit	86	4	4	0	0
CJ - 24 unit	87	4	4	0	0
CK - 24 unit	88	4	4	0	0
CL - 24 unit	89	4	4	0	0
CM - 24 unit	90	4	4	0	0
CN - 24 unit	91	4	4	0	0
CO - 24 unit	92	4	4	0	0
CP - 24 unit	93	4	4	0	0
CQ - 24 unit	94	4	4	0	0
CR - 24 unit	95	4	4	0	0
CS - 24 unit	96	4	4	0	0
CT - 24 unit	97	4	4	0	0
CU - 24 unit	98	4	4	0	0
CV - 24 unit	99	4	4	0	0
CU - 24 unit	100	4	4	0	0



# Site Concept Plan

Scale: 1" = 100'

010  
 0214  
 0304  
 0404  
 0504  
 0604  
 0704  
 0804  
 0904  
 1004  
 1104  
 1204  
 1304  
 1404  
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 2104  
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 2904  
 3004  
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 3204  
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 3704  
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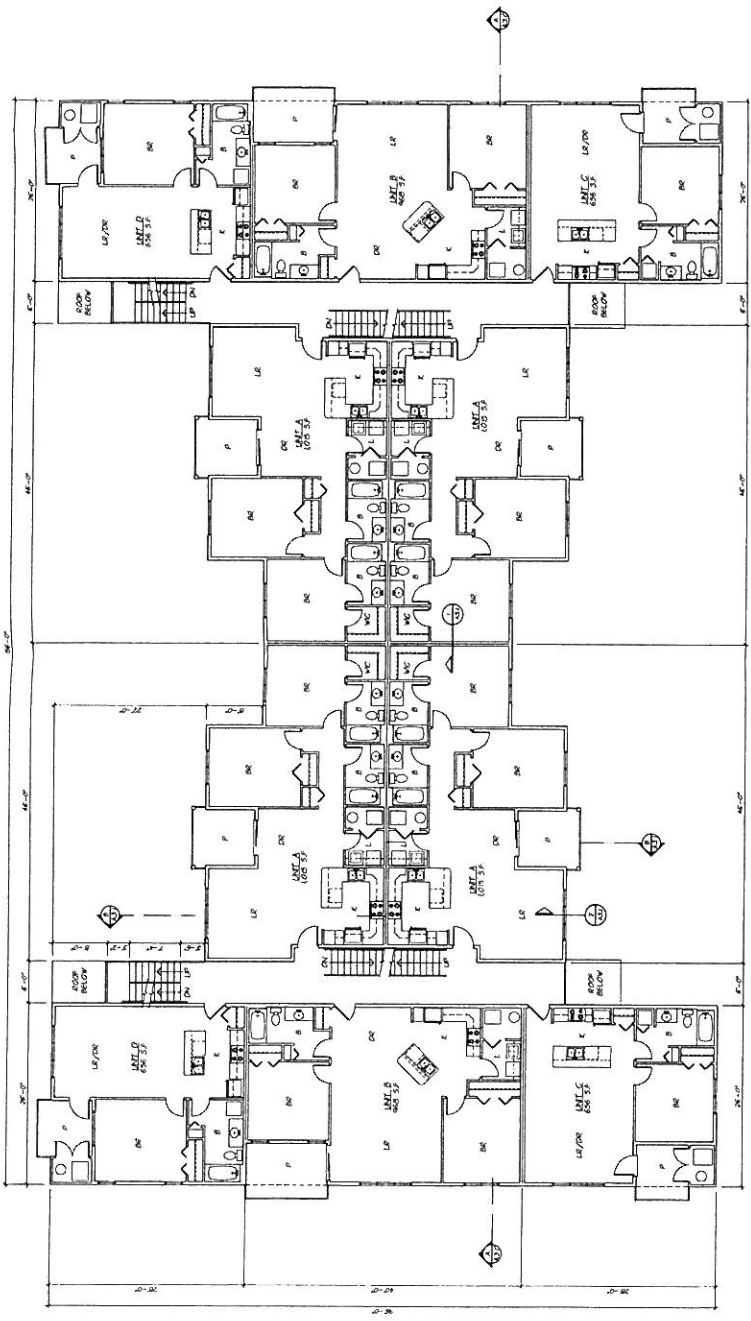


OVERALL BUILDING - MAIN FLOOR PLAN (20 AND 24 UNIT BUILDING)

UNIT A	1
UNIT B	1
UNIT C	1
UNIT D	1
UNIT E	1
UNIT F	1
UNIT G	1
UNIT H	1
UNIT I	1
UNIT J	1
TOTAL	12 UNITS

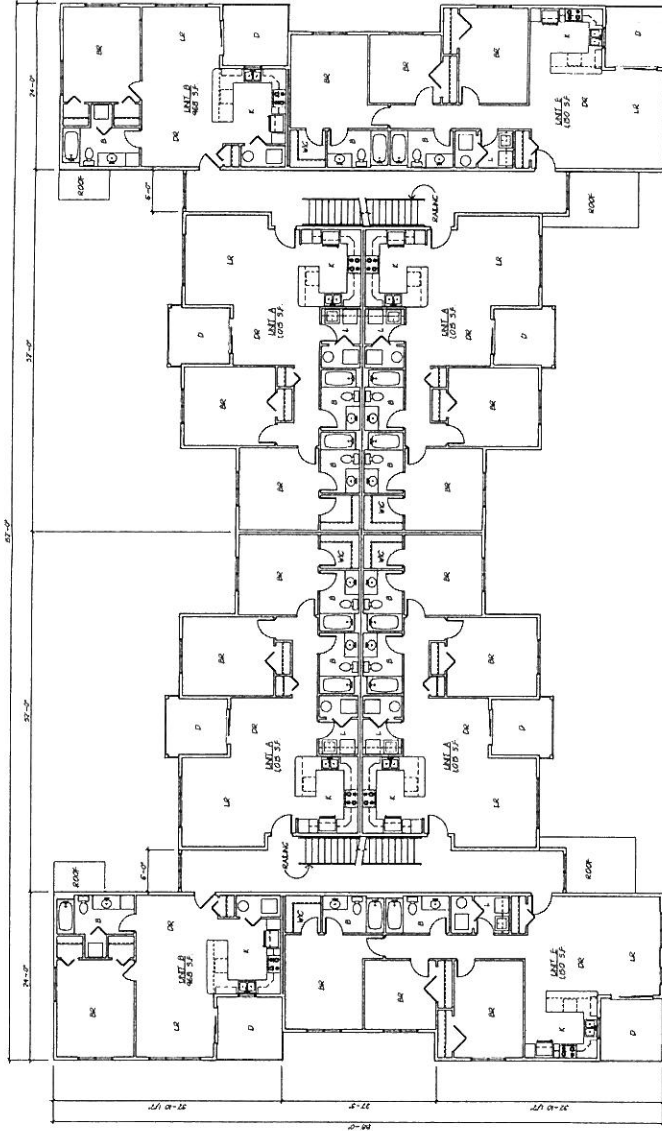
The drawings are prepared by  
 the architect and are subject to  
 the provisions of the contract  
 and the building code.

Oppenheimer Architects  
 Inc. 110 West 42nd Street  
 New York 36, N.Y.  
 Tel. 6-3333



OVERALL BUILDING - 2nd AND 3rd FLOOR PLAN (24 UNIT BUILDING)

SCALE: 1/8"=1'-0"  
 UNIT A - 206/270 (1) UNITS  
 UNIT B - 280/270 (2) UNITS  
 UNIT C - 280/270 (2) UNITS  
 UNIT D - 280/270 (2) UNITS  
 TOTAL (6) UNITS



OVERALL BUILDING 2nd AND 3rd FLOOR PLAN - (20 UNIT BUILDING)

SCALE 1/8"=1'-0"  
 UNIT A - 280/28 (1) UNITS  
 UNIT B - 280/28 (1) UNITS  
 UNIT F - 280/28 (2) UNITS  
 TOTAL (9) UNITS

DATE

3994

CONTRACT

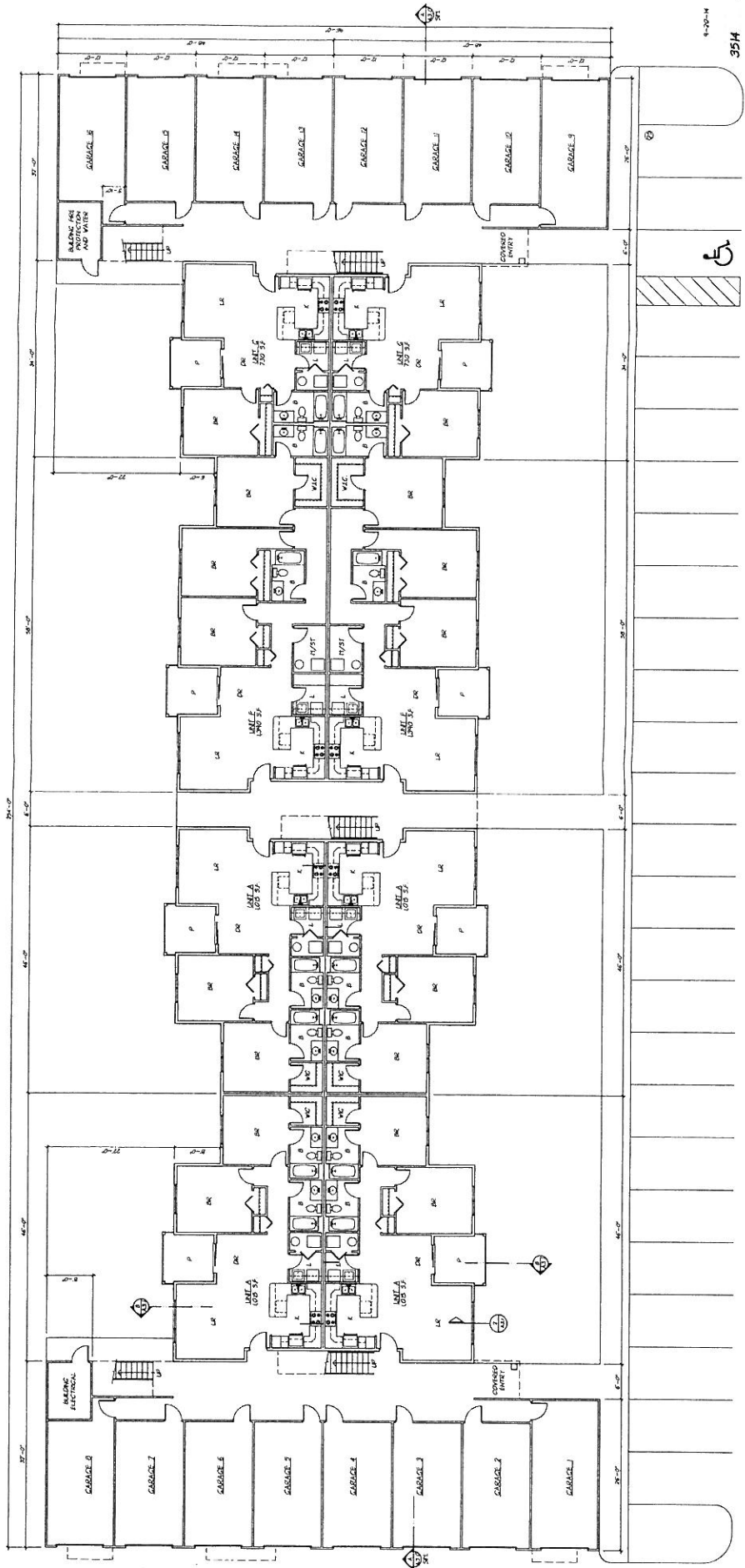
A1.2 sheet

APPROVED BY: [Signature]

DATE: [Date]

Oppenheimer Architects  
 Inc. 1000 15th St. N.W.  
 Washington, D.C. 20005  
 Tel: 202-462-1000  
 Fax: 202-462-1001  
 www.oppenheimer.com



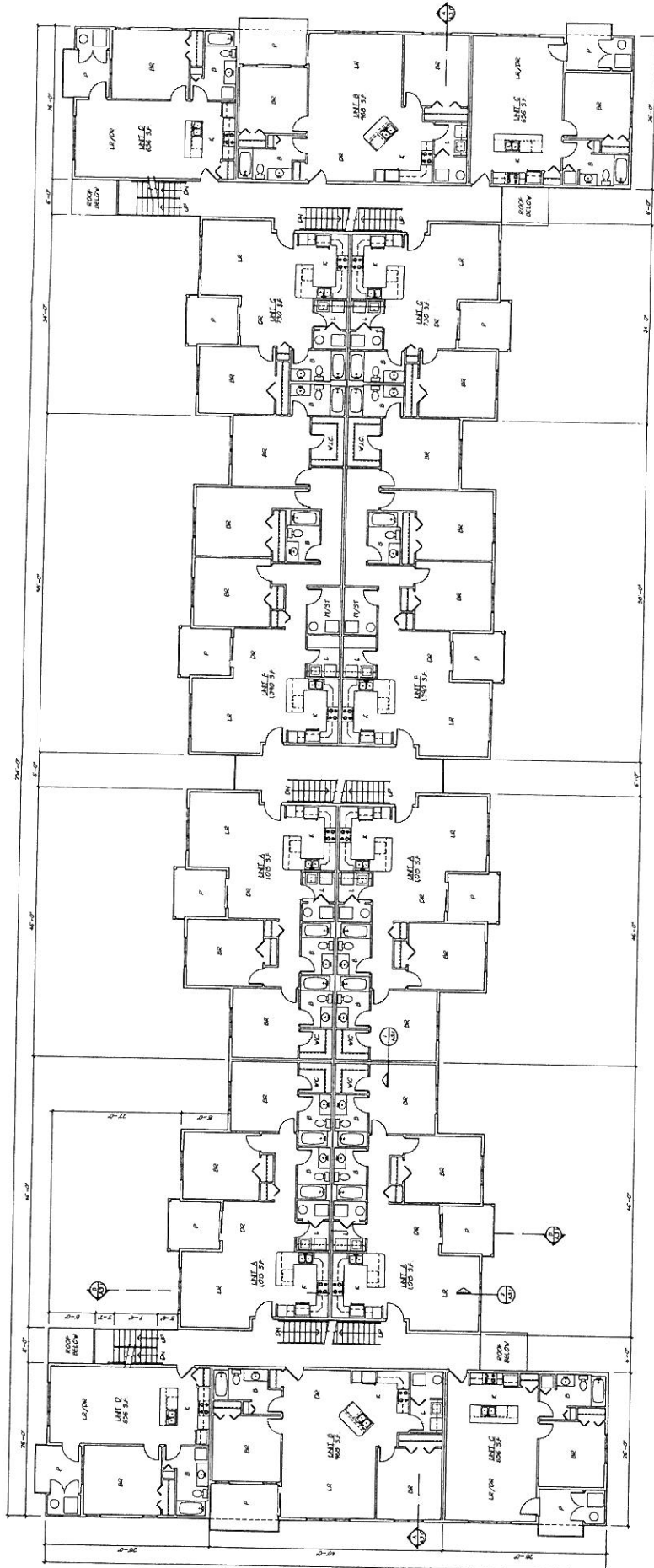


DATE: 6-20-14  
 35H  
 35H  
 35H

AL13  
 35H  
 35H  
 35H

OVERALL BUILDING - MAIN FLOOR PLAN (36 UNIT BUILDING)

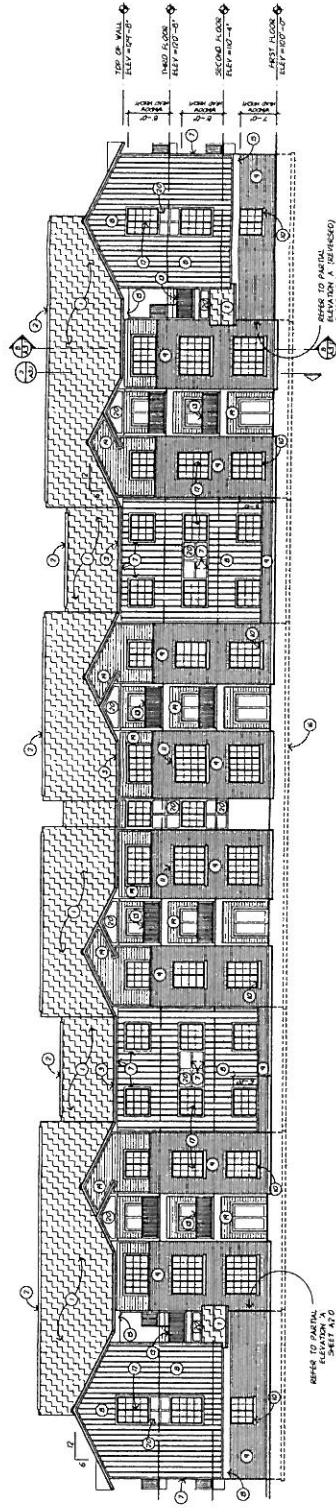
SCALE: 1/8"=1'-0"  
 UNIT A - 200 SQ FT  
 UNIT B - 200 SQ FT  
 UNIT C - 200 SQ FT  
 TOTAL: 7200 SQ FT



OVERALL BUILDING - 2nd AND 3rd FLOOR PLAN (36 UNIT BUILDING)  
 SCALE: 1/8" = 1'-0"

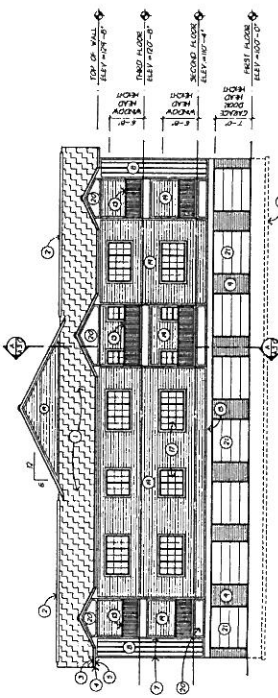
- UNIT A - 100 SF (10) UNITS
- UNIT B - 120 SF (12) UNITS
- UNIT C - 140 SF (14) UNITS
- UNIT D - 160 SF (16) UNITS
- UNIT E - 180 SF (18) UNITS
- UNIT F - 200 SF (10) UNITS
- TOTAL: (70) UNITS



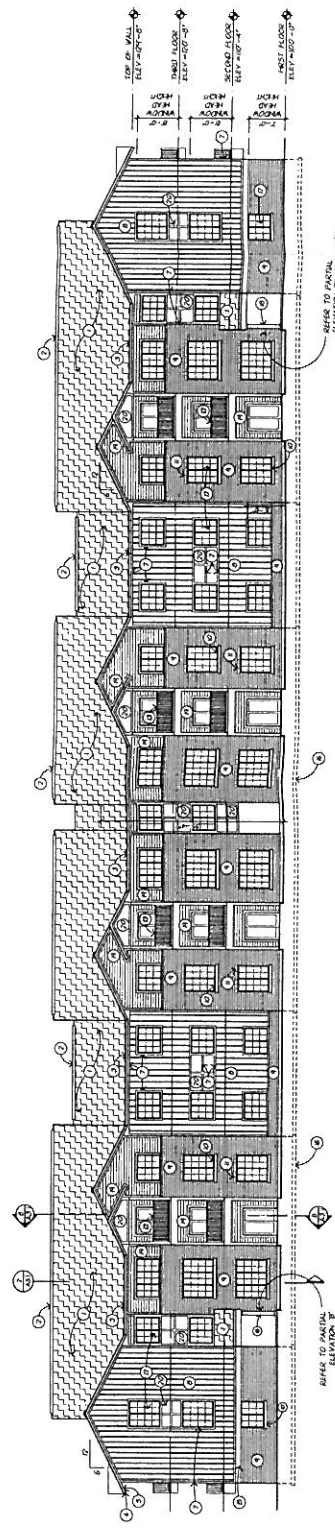


REAR ELEVATION - (36 UNIT BUILDING)  
SCALE 1/32"=1'-0"


- ELEVATION MATERIAL KEY
- 1 ASPH/FLT SHINGLES
  - 2 BRICK VENT
  - 3 PRE-FABRICATED METAL DWP JOIST
  - 4 ALUMINUM FASCIA, COLOR SELECTION BY ARCHITECT
  - 5 GONGS, PRE-FABRICATED (FOR FINISH) ALUMINUM SHIPIT
  - 6 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 7 2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 8 2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 9 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 10 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 11 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 12 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 13 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 14 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 15 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
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  - 19 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 20 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 21 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 22 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 23 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 24 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 25 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
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  - 32 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 33 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 34 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 35 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT
  - 36 1/2" X 4" LUMBER, FINISHED WITH SENS. COLOR SELECTION BY ARCHITECT



SIDE ELEVATION - (36 UNIT BUILDING)  
SCALE 1/32"=1'-0"



FRONT ELEVATION - (36 UNIT BUILDING)  
SCALE 1/32"=1'-0"

 <b>Charter Township of Garfield</b>		General:	<input checked="" type="checkbox"/>
		Budget Related:	<input type="checkbox"/>
		In Camera:	<input type="checkbox"/>
Department:	Planning	Report No.	PD 2014- 71
Prepared:	November 5, 2014	Pages:	1 of 3
Meeting:	November 14, 2014 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Conceptual Review of use within Crown PUD		
File No.	-	Parcel No.	019-002-50
Applicant:	Henry Ramsby		
Owner:	White Pine Partners		

**PURPOSE OF APPLICATION:**

The application requests conceptual review of a proposed contractors-type establishment on a parcel within the Crown PUD.

**STAFF COMMENT:**

The subject parcel is to the north and west of the Gilroy's Hardware store and accessed by Zimmerman Road. As noted above, the proposed use is for a contractors' establishment for local homebuilder Traverse Homes. The use includes an office, covered storage and garage.

On its face, the use appears to more closely fit with the nature of the Mixed-Use Industrial Business District rather than the primarily residential Crown PUD, and this concern has been relayed to the applicant. However, the Crown PUD does include non-residential uses, and the Planning Commission could approve the use through a Major Amendment application to the project. Prior to proceeding with making a formal application, however, the applicant has requested a conceptual review.

From a site design standpoint, if the use is to be approved it would be worth discussing the possibility of "flipping" the site so that the office area faces the road, rather than the enclosed storage areas. This would present a more compatible, somewhat-residential face to Zimmerman Road rather than a storage structure.

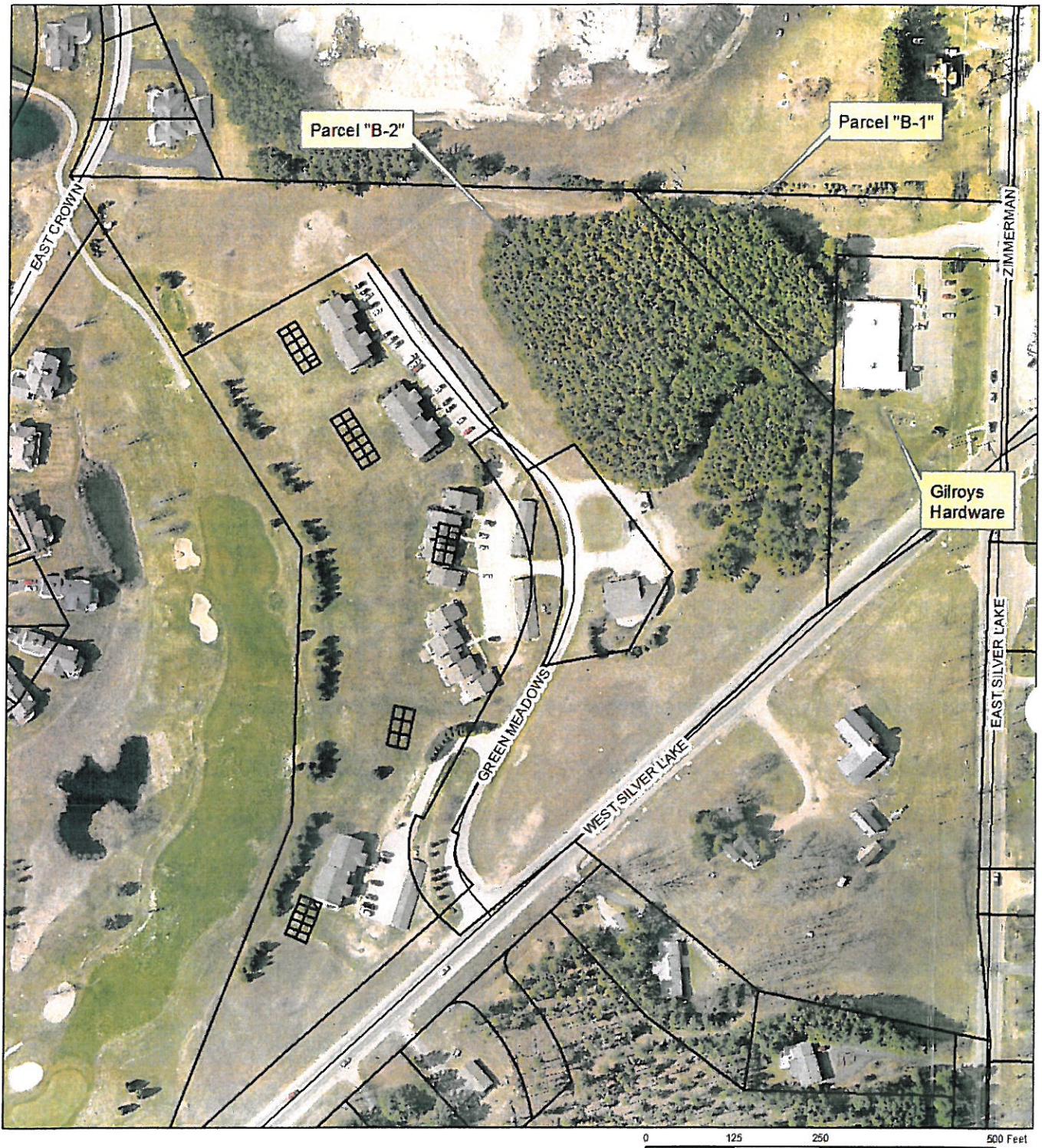
It is noted that the structures are proposed with a 10-foot setback from the north property line. Because this property line is also a PUD boundary, the design places the buildings within the 30-foot PUD perimeter setback that is normally required.

**ADDITIONAL CONSIDERATIONS:**

Having said the above, in reviewing the application Staff determined that this parcel, identified as "B-1" on the following page, together with a larger parcel to the west identified as "B-2," were divided as part of a land division approval in 2006.

Though this division was authorized by the then-zoning administrator with a note that it was approved "*with conditions use app. with PC/TB,*" review of minutes shows that this division was never apparently reviewed or approved by the Planning Commission or Board, as should have been the case. Review of anticipated future uses of each site also does not appear to have been discussed in great detail.


It is noted that the subject parcel does not conform to the standards of the underlying zoning district in regards to required road frontage or depth-to-width ratio. Moving forward, it will eventually be necessary for the Planning Commission and Township Board to approve the use and development of both parcels through a Major Amendment process.



### Parcel Map

This map is based on digital databases prepared by the Charter Township of Garfield. The Township does not warrant, expressly or impliedly, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate.

#### Legend

 Prop\_Parcel\_2014

Garfield Charter Township  
 3848 Veterans Drive  
 Traverse City, MI 49684  
 Phone: 231.941.1620  
 Fax: 231.941.1688  
[www.garfield-twp.com](http://www.garfield-twp.com)



**NOT A LEGAL SURVEY**


Garfield Township Planning Dept: 11/5/2014



### Parcel Map

This map is based on digital databases prepared by the Charter Township of Garfield. The Township does not warrant, expressly or impliedly, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate.

#### Legend

 Prop\_Parcel\_2014

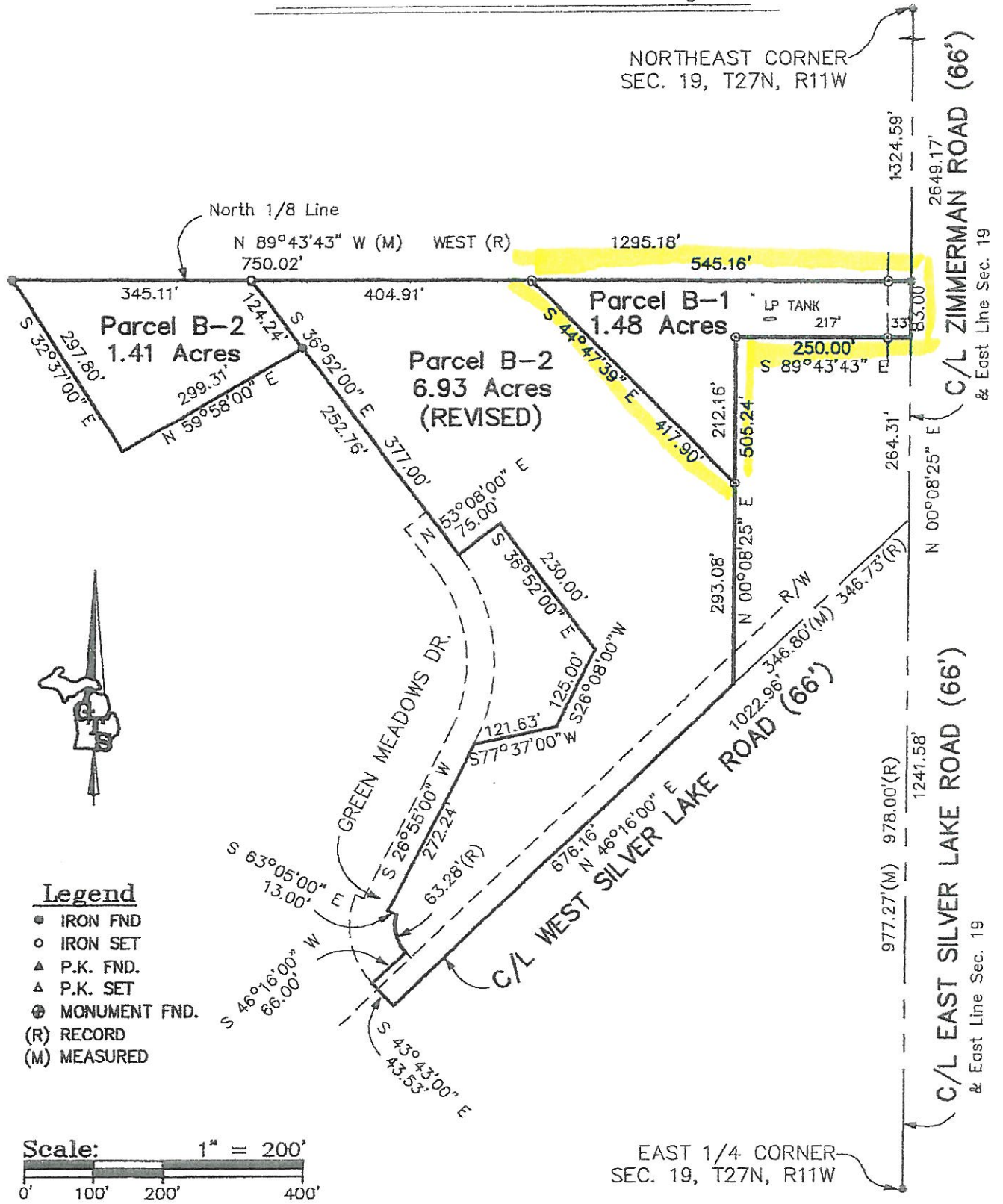
Garfield Charter Township  
 3848 Veterans Drive  
 Traverse City, MI 49684  
 Phone: 231.941.1620  
 Fax: 231.941.1688  
[www.garfield-twp.com](http://www.garfield-twp.com)



**NOT A LEGAL SURVEY**

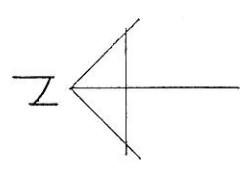
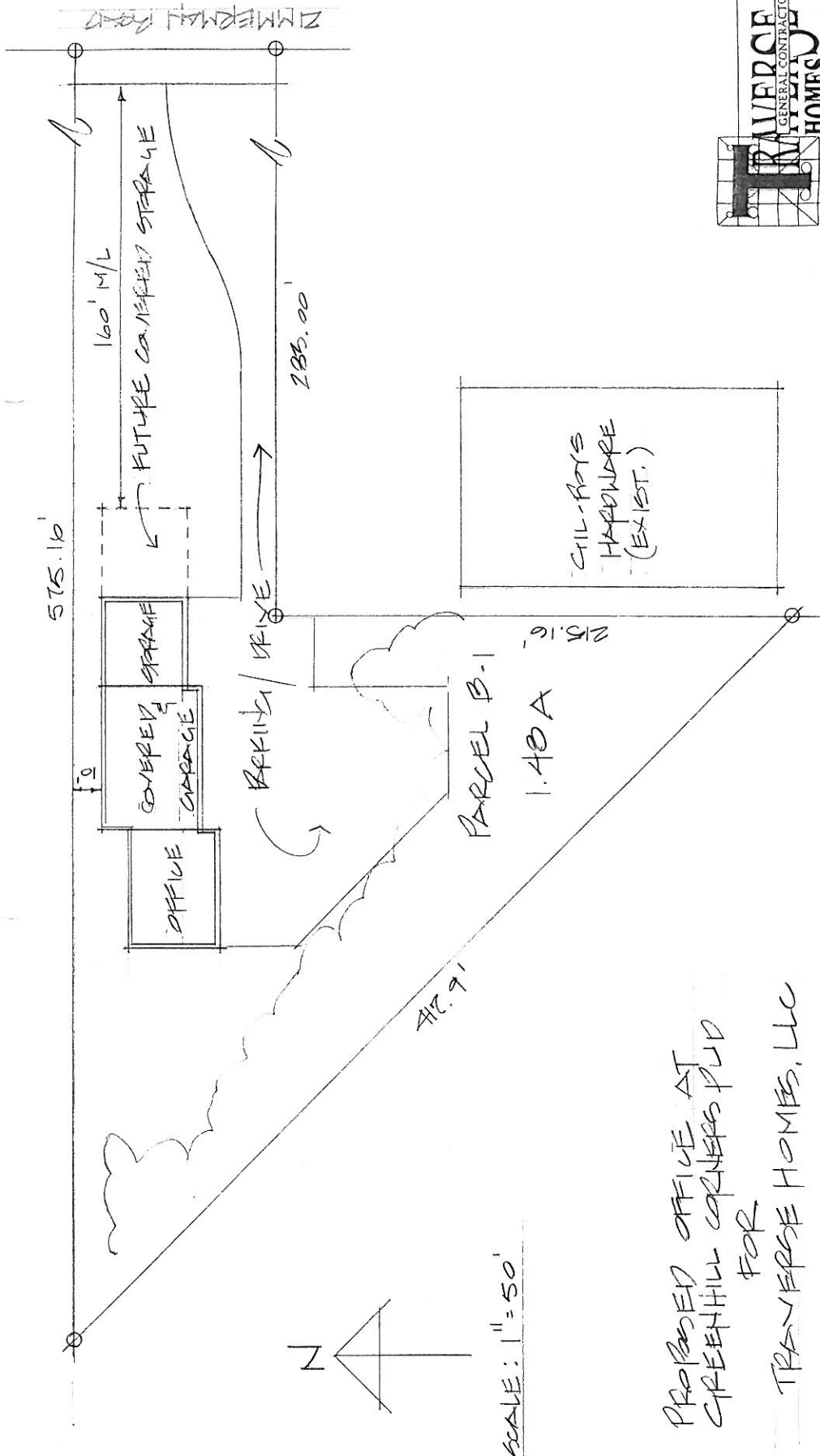
Garfield Township Planning Dept. 11/5/2014

# Certificate of Survey



I, Neil B. Livasy, a Professional Surveyor in the State of Michigan, do hereby certify that I have surveyed and mapped the hereon described parcel(s) of land; that the ratio of closure of the unadjusted field observations is within the accepted limits; and that I have fully complied with the requirements of P.A. 132 of 1970, as amended.





SCALE: 1" = 50'


PROPOSED OFFICE AT  
GREENHILL CORNERS PLD  
FOR  
TRAVERSE HOMES, LLC

TRAVERSE HOMES  
GENERAL CONTRACTORS

DESIGN/CONSTRUCTION  
DEVELOPMENT

616-946-7634

Master Plan – Work Session Discussion

 <b>Charter Township of Garfield</b>	General: <input checked="" type="checkbox"/>	
	Budget Related: <input type="checkbox"/>	
	<input type="checkbox"/>	
Department:	Planning	Report No. PD 2014-72
Prepared:	November 6, 2014	Pages: 1 of 1
Meeting:	November 12, 2014 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Master Plan – November 2014 Draft	

**Staff Comment:**

The latest draft of the Master Plan is attached for Planning Commission review. Of note is that Staff has begun to draft and insert Goals and Objectives into a number of the primary categories, such as housing, transportation, environment, etc. Please note that Staff considers these goals and objectives to be very preliminary in nature, and that this is not yet a complete list.

Including goals and objectives within each category is a change from how many master plans are written, in which goals and objectives are compiled together in a later chapter. However, the benefit of the proposed method is that the reader can stay on one topic throughout the discussion, starting with the background and ending with what the township is seeking in that particular category.

In addition to the goals and objectives which are now included, Staff has made a number of other changes as requested by the Planning Commission when the draft master plan was last reviewed.

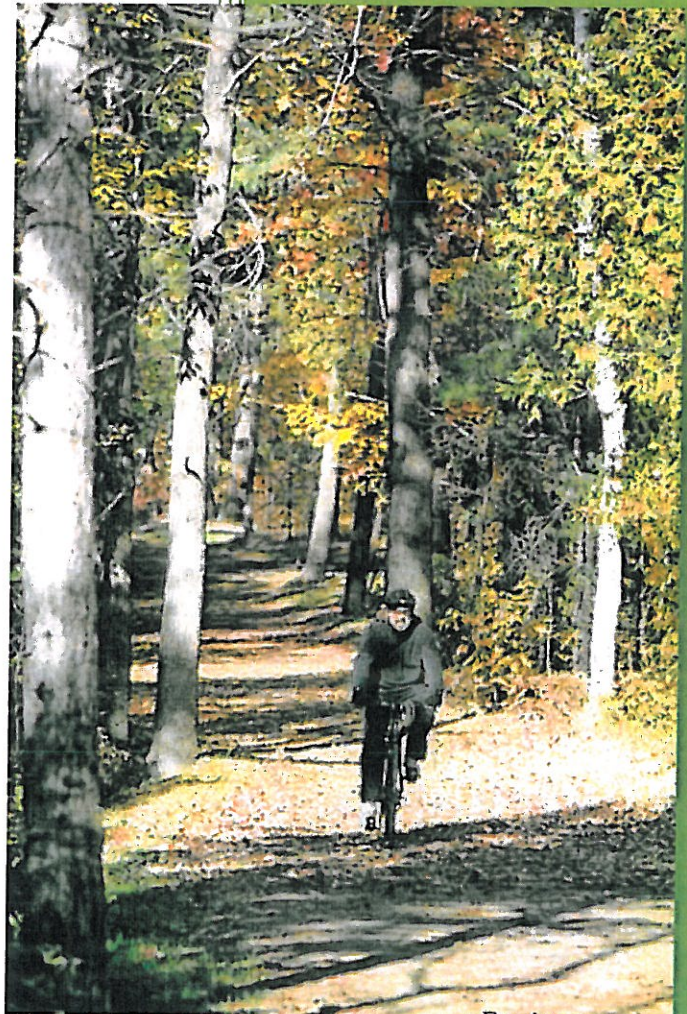
Planning Commission review and comment on the November 2014 Draft Master Plan is requested at this time.

# Charter Township of Garfield

Grand Traverse County, Michigan

# 2015 - 2020

## DRAFT Five-Year Master Plan November 2014



Expires:

## INTRODUCTION

The Charter Township of Garfield Planning Commission has developed this 5-year Comprehensive Plan (or Master Plan) after undertaking a thorough process of inventory, analysis, and public input collection. This plan is a road map for land use decisions to be made over the next five years and beyond. The process of preparing the plan has given the Township a better understanding of its residents' needs and desires for the future growth of the Township.

The plan contains the following components:

### OVERVIEW

This chapter includes a brief description of the Township's location and population trends.

### EXISTING LAND USE

This chapter is a more subjective analysis of recent and current land use and development patterns within the Township. This chapter will also include a brief analysis of the land use trends of surrounding municipalities. The chapter will include maps, pictures, and text in an effort to present a description of the Township as it exists today.

### HOUSING

This chapter presents a specific analysis of housing trends and conditions including the number and types of housing units, the cost and value of the units, and the age of housing in the Township. Trends are used to project anticipated development need and demand in the future.

### TRANSPORTATION AND COMMUNITY SERVICES

This chapter describes existing public services in the Township including the circulation system, public facilities, utilities, schools, and other public services.

### NATURAL RESOURCES

This chapter describes characteristics and qualities of the environmental amenities and natural features present in the community.

### PARKS AND RECREATIONAL OPPORTUNITIES

This chapter provides a brief overview of the Township's park system.

### PUBLIC INPUT

This chapter describes the process used to collect input from the public and efforts to incorporate the results of that input into the Plan. This discussion will also incorporate recent public planning exercises such as the Grand Traverse County Master Plan and Grand Vision

#### FUTURE LAND USE AND THOROUGHFARE PLAN

This chapter will provide the vision for the future possibilities in the development and use of lands within the Township, including a future transportation plan.

#### SUB-AREA PLANS

The Planning Commission may wish to consider more detailed sub-area plans of specific areas within the Township, such as a smaller geographic area or specific road corridor. In the current master plan the Township has adopted a sort of sub-area plan in the form of “planned development” areas; these concepts may be expanded upon.

#### IMPLEMENTATION

This section will answer the “How” of the Master Plan. With specific programs, ideas, and regulations such as the Zoning Plan, it will guide the Township along the path of shaping the future.

## OVERVIEW<sup>1</sup>

This Master Plan was prepared for the Charter Township of Garfield, Grand Traverse County which is located in Michigan’s northwest Lower Peninsula. This area of Michigan is known as a welcoming four-season tourism destination, drawing visitors to enjoy beaches, vineyards, golfing, natural resources, and culinary pleasures.

Garfield Township is abutted by the City of Traverse City to the north and east. The Township is also bordered by Elmwood Township to the north, Long Lake Township to the west, Blair Township to the south, and East Bay Township to the east. All are located in Grand Traverse County with the exception of Elmwood Township, which is in Leelanau County.

Garfield Township measures 26.59 square miles, with a population density of 611.3 persons per square mile. Garfield Township is one of the most populous municipalities in northern Lower Michigan and the Upper Peninsula. As a tourism destination, the region experiences an annual transient population increase of 11% higher than the permanent population counted by the US Census, with July being the busiest tourism month.

Map 1. Location Map.

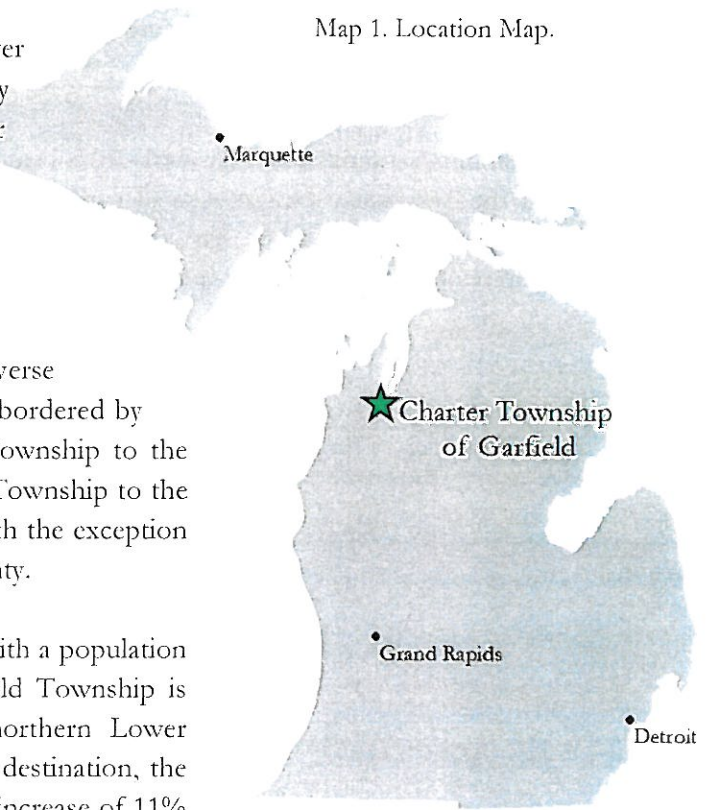
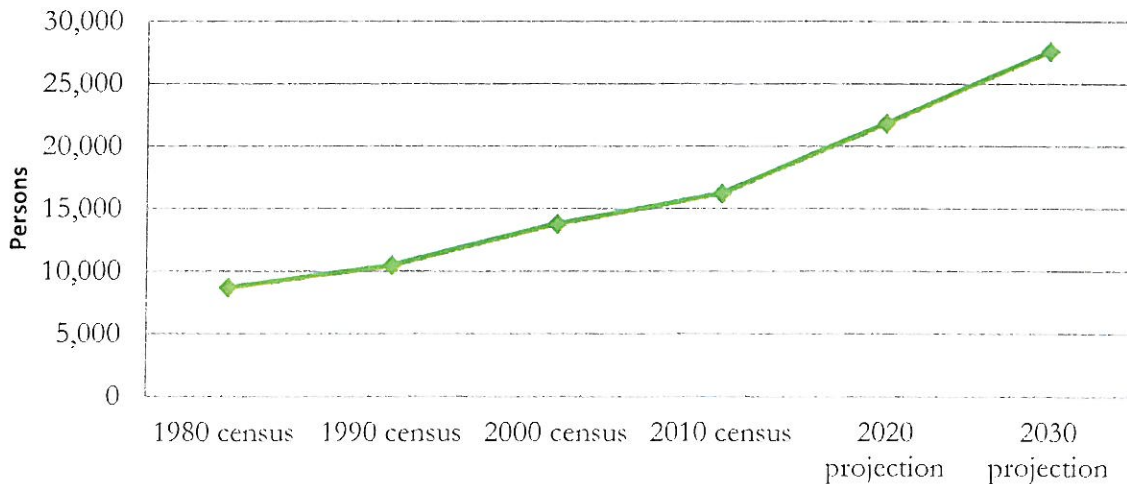


Figure 1. Garfield Township Population Trends

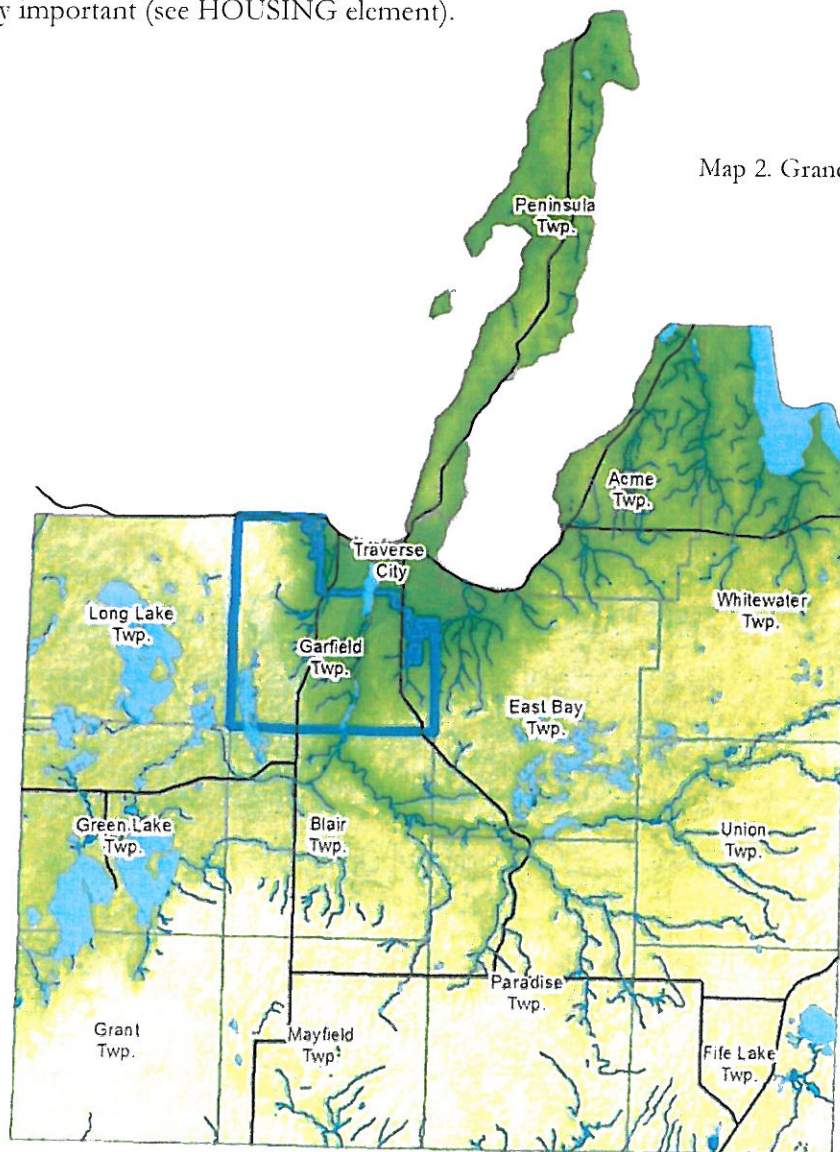


<sup>1</sup> Chapter data sources: US Census; 2013 Grand Traverse County Master Plan

## DRAFT GARFIELD TOWNSHIP MASTER PLAN AUGUST 2014

As indicated in Figure 1, Garfield Township's population has increased steadily over the past 40 years. From 2000 to 2010, the Township's population increased by 17% to 16,256 residents, making it the most populated municipality in the County. In 2010, Grand Traverse County had a population of 86,986, an increase of 12% from the 2000 population of the county of 77,655 – making it the third fastest growing county in Michigan during this time period. Over the same time the overall population of the State of Michigan actually decreased, the only State in the Union to experience loss. (add current estimated population).

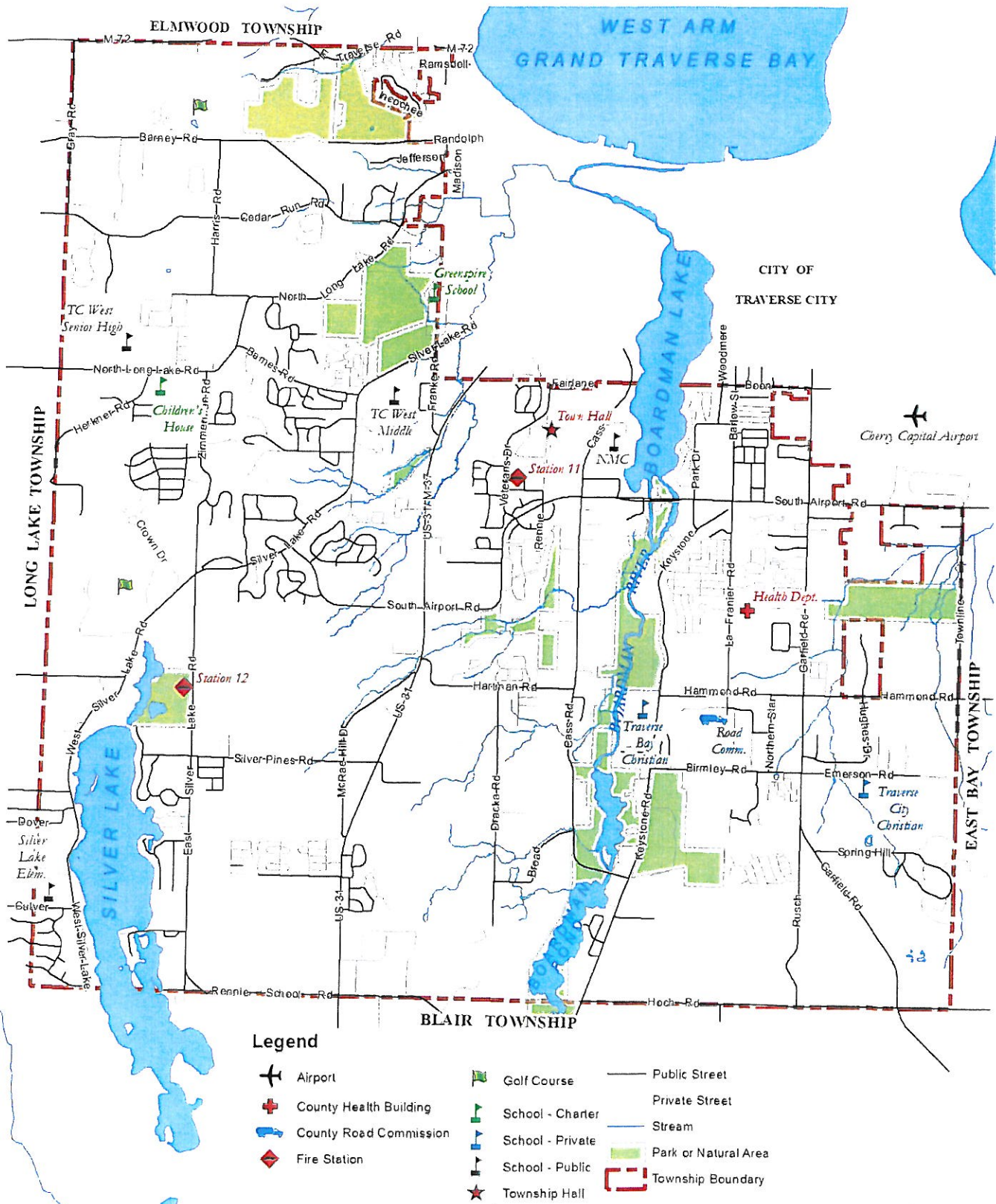
The median age in Garfield Township is 43 years, with 20.1% of the population under age 18 and 20.4% over 65 years. The Township median age is higher than the County-wide average of 41.3 years, which itself is higher than the state and national median averages. The proportion of aged residents is projected to continue to climb to a County-wide average of 36% of households in 2040 being 65 years or older. As the region grows and ages, housing for seniors and the disabled will become increasingly important (see HOUSING element).



Map 2. Grand Traverse County Map.

DRAFT GARFIELD TOWNSHIP MASTER PLAN AUGUST 2014

Map 3. General Garfield Township Overview Map.





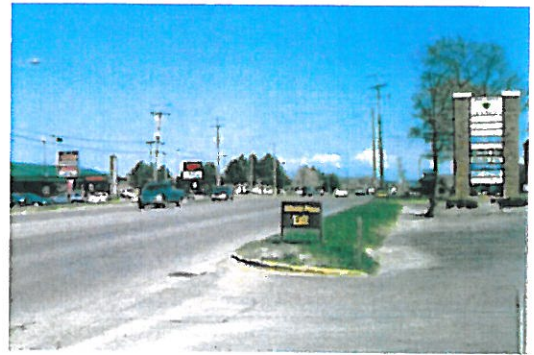
## EXISTING LAND USE

Once a rural farming community, the Township experienced significant growth from the 1970s through the present as development pressure expanded outward from the City of Traverse City.

The Township now includes a wide variety of land uses, including commercial development, industrial corridors and centers, some remaining agriculture, and residential uses ranging from low to moderately high density.

The Township experiencing growth, with three times the number of building permits being issued in 2013 as compared to 2010. This growth is seen in all aspects of commercial, industrial, and residential development.

Arterial roadways within the Township include US-31 (a State highway), W. South Airport Road, and Garfield Road, each of which is also among the most developed commercial corridors. Other primary roads include Cass Road, which is heavily industrial, and Silver Lake and North Long Lake Roads, each of which are primarily residential in nature. Two rail lines cross the Township from north to south on each side of the Boardman River valley and access the Township's industrial corridors, but are not presently in a condition suitable to accommodate passenger cars. The Township is also served by the Cherry Capital Regional Airport. Roadways within the Township are discussed in greater detail in the TRANSPORTATION element of this Plan.



*At over 20% over traffic design capacity, South Airport Road is one of the Township's oldest and heavily travelled commercial corridors.*



*Grand Traverse Crossings Mall is a mixed-use Planned Unit Development completed in the late 1990s.*

Much of the Township has been developed for commercial uses, such as the Grand Traverse Crossings, Grand Traverse Mall, Cherryland Mall, and the Great Buffalo PUD. The Township boasts one of the highest commercial tax bases in Northern Michigan, including a higher commercial taxable value than its two largest neighbors, Traverse City and East Bay Township, combined. Significant opportunities to redevelop aging commercial corridors exist, as does opportunity for greenfield commercial development. Recent commercial development has generally focused on infill redevelopment along US-31. Significant opportunity to redevelop aged commercial

properties along South Airport Road also exists.

The Township has likely the highest concentration of industrial activity in northern Michigan, and these land uses are dispersed across the east and south areas of the Township. Recently, the

Photo place holder

*The Township has adopted mixed-use zoning for its traditional industrial districts, reflected by this IT service provider located on Park Drive. However, a high level of traditional industry remains and is growing, such as Britten Banner, below.*

Township adopted Mixed-Use Industrial zoning for these areas to provide flexibility to allow non-industrial uses which are compatible with traditional industry, but with an emphasis that the primary intent of this district remains industrial in nature. As referenced above, Cass Road is a heavy industrial corridor, as is an area bounded by Barlow Street and Park Drive. Other industrial areas include the Hammond Commerce & Industrial Centre, Garfield-Heidbreder Industrial Park, Airport Industrial Park, and Blue Star Estates. The Township is supportive of traditional industry and has granted a number of Industrial Facilities Tax (IFT) abatements to help these businesses grow.

Photo place holder

Residential land uses are widely distributed across the Township. Traditional single-family platted developments are generally located on the west side of town, which is also where the Township's public middle school and high school facilities are located. Various projects including residential uses have also been approved as PUDs across the Township. The Township has a number of mobile home parks, including King's Court, Town and Country, Meadow Lanes. Large apartment developments include the Arbors Apartments on

Hartman Road, Lake Pointe Village on Park Drive and along the shores of Boardman Lake, and Harbour Ridge and Boardman Lake Apartments on Veterans Drive. As the years have passed the Township has adapted to recognize and permit a variety of housing types to keep up with the changing requirements of the population.

Though development now occupies a number of former farm fields, large agricultural or otherwise undeveloped parcels still exist, generally within two miles of the south and west township boundary lines. Many of these properties are being actively farmed, such as the McManus orchards along Garfield Road, Gallagher farm on North Long Lake Road, the Edgcomb farm and market on Hammond Road, and the Robbins farm on Cass Road. Additionally, the Township is home to the Oleson Buffalo herd, once the largest such herd east of the Mississippi River. Regionally, the Traverse City area is widely farmed, with an existing and growing number of value-added agriculturally based businesses.

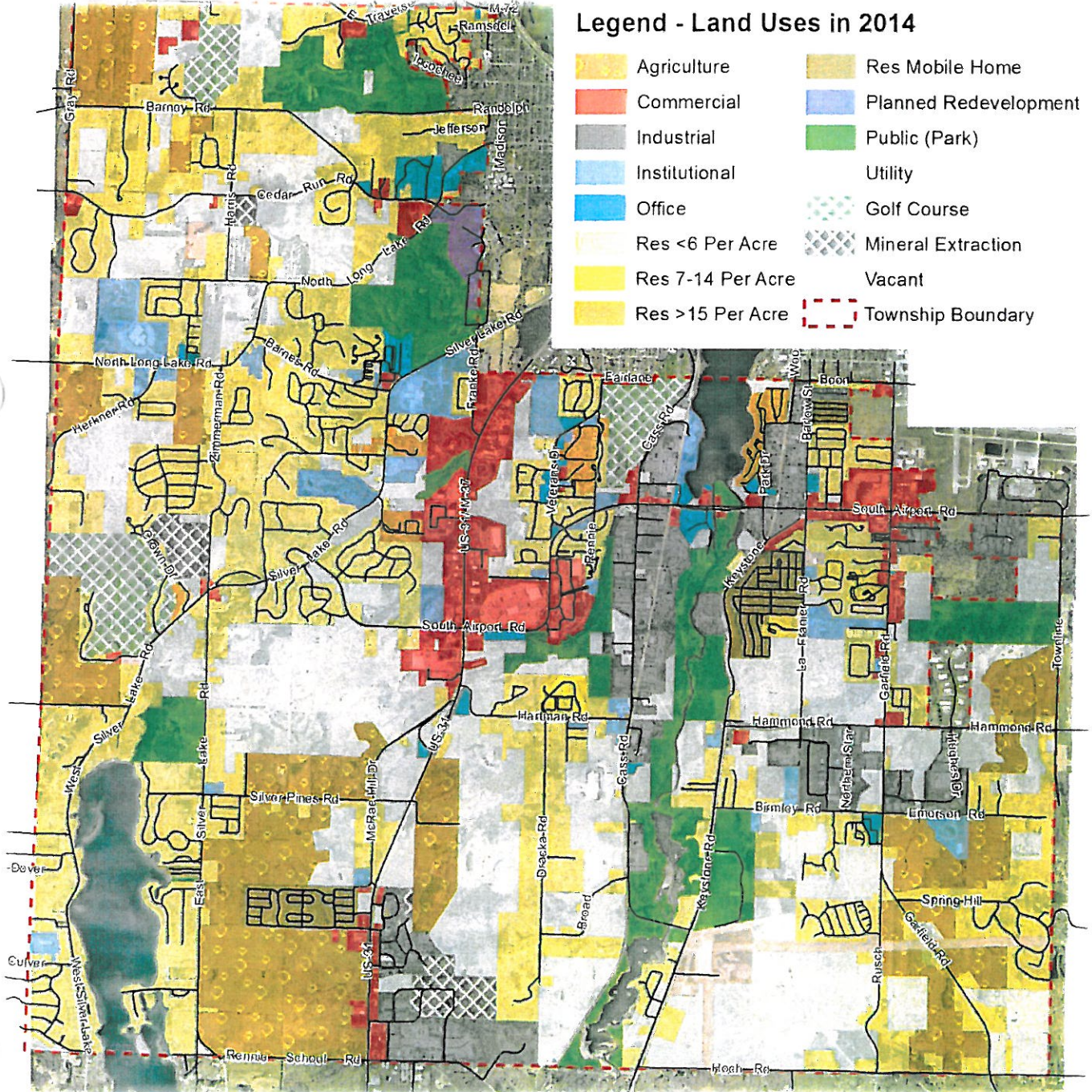


*A significant amount of farming still occurs, such as this orchard along Garfield Road*

Following the economic downturn of the mid 2000's, nine approved planned unit developments stalled or failed completely. In recent years building activity has returned to some of these projects, primarily within the residential portions of the development. *(insert number of approved but unbuilt res/commercial building sites?)*

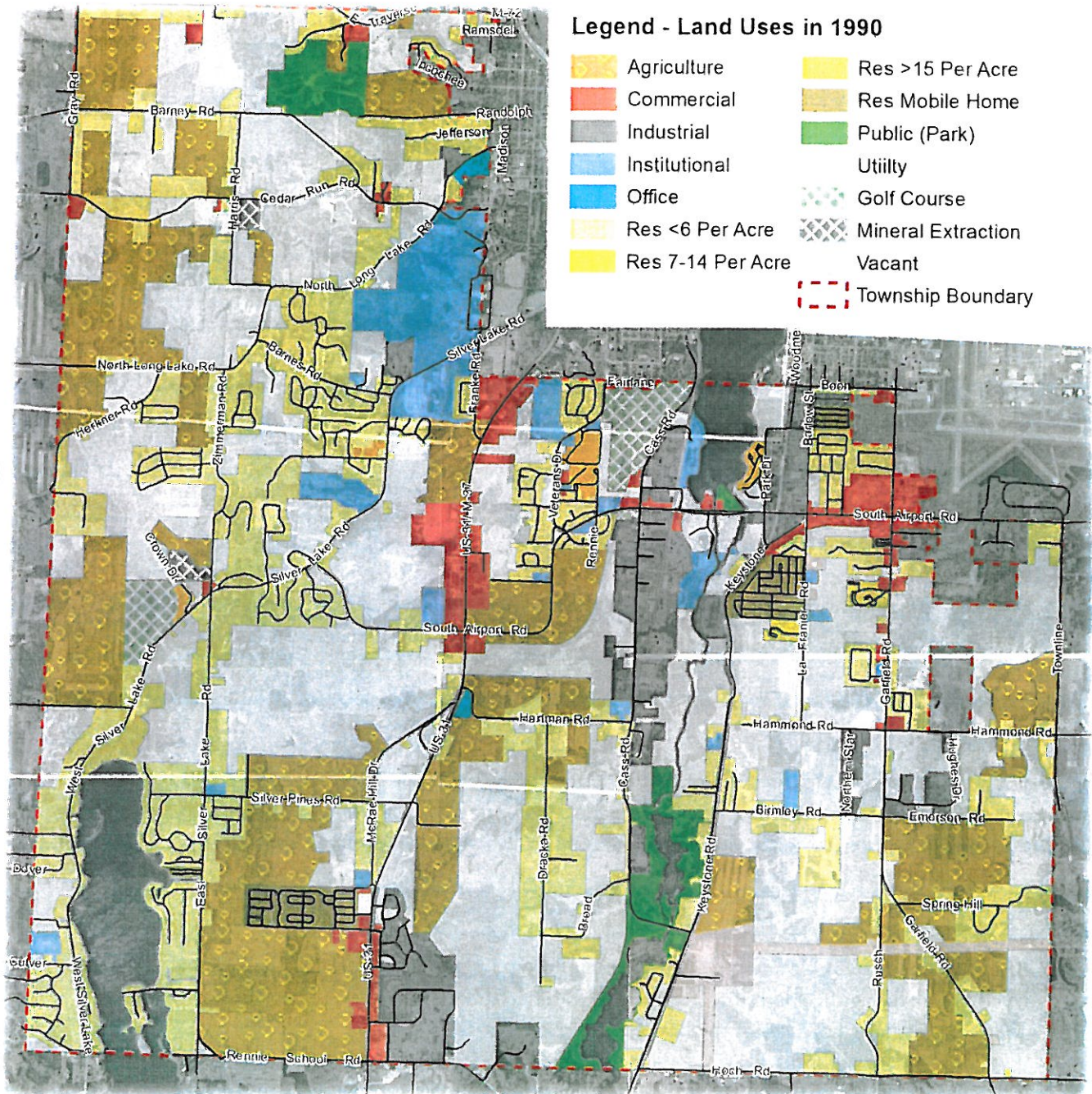
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Map 4 indicates land use in 2014, when the most recent Township aerial photography was generated. Note the concentration of commercial uses along US-31 and South Airport Road, as well as small pockets of commercial activity elsewhere. Primarily industrial areas are located in close proximity to rail lines or major arterial streets. Office “nodes” are found on Cedar Run Road, Silver Lake Road, and South Airport Road. The map reflects the concentrated single-family residential development on the west side of the Township, as well as isolated pockets of low-density housing elsewhere. Higher-density residential development is located on Veterans Drive, Park Drive, and La Franier Road. Many of the public parks noted on this map have “sprung up” over the past 10 years as the Township concentrated on both the recreational benefits and natural resource protection values of these lands.



Map 4. 2014 Land Use Map.

Map 5 shows land use in 1990 to provide a change comparison over the past 24-years of growth. Of note between 1990 and 2014 is infill commercial development along US-31, commercial development along South Airport Road, growth in the traditional single-family areas near Zimmerman Road, and outward expansion towards the Township's south and west boundaries. Many active farms were lost to development over this period.



Map 5. 1990 Land Use Map.

## SURROUNDING ZONING AND PLANNED LAND USE

Garfield Township is abutted by the City of Traverse City, Elmwood Township, Long Lake Township, Blair Township, and East Bay Township (see [Map 2](#) and [Map 3](#)). Garfield Township has held combined planning meetings with these neighbors, and will continue to do so. In addition, the Grand Traverse County Planning Department has done a good job in helping neighboring communities work together towards common goals.

The following is a brief discussion of how neighboring land use and zoning relate to that of the Township's.

### THE CITY OF TRAVERSE CITY

The City's zoning is generally consistent with the Township with a high amount of land along the boundary line being zoned for residential purposes. Front Street (Long Lake Road) is developed as a medical/office corridor, as it is within the Township. Multi-family residential development along Boardman Lake is consistent. Industrial activity along Park Drive / Woodmere Avenue is consistent. Traverse City has adopted a Corridors Master Plan designed to improve the appearance, function and vitality of the City's commercial corridors, many of which are shared with the Township. Joint planning opportunities to broaden the vision of this Corridors Master Plan to include Township corridors should be considered.

One particular portion of the Township, known as the Grand Traverse Commons, is jointly planned and zoned under the authority of the City of Traverse City and Charter Township of Garfield Joint Planning Commission.

### EAST BAY TOWNSHIP

Planning and zoning is generally consistent with the exception of East Bay Township encouraging the redevelopment of dated single-family residential lots with multi-family units along South Airport Road. Garfield Township and East Bay Township have collaborated on a corridor plan for Hammond Road.

### BLAIR TOWNSHIP

Blair Township's development patterns are similar to Garfield Township's along US-31 in the area near Chums Corners. However, Blair Township's planning and land use patterns include high density residential development adjacent to the Township's plans for low-density residential uses.

### LONG LAKE TOWNSHIP

Planning is consistent between the two communities in identifying low-density residential development along the south three-fourths of the shared border, and moderate-density residential along the northern 1.5-miles of the border.

ELMWOOD TOWNSHIP

Elmwood Township's land use and zoning is relatively consistent along the M-72 corridor, which the Township's share. Adjacent land uses between the two townships are generally low-density residential in nature.

## HOUSING<sup>2</sup>

This chapter presents an overview of housing trends and conditions in the Township. Trends are used to project anticipated development need and demand in the future. The information used in this section was generated by the 2012 Grand Traverse County Housing Inventory, which is hereby incorporated by reference and should be used where a deeper analysis of housing needs in the region is required.

### DIVERSITY

Based on a particular community and household demographic, a variety of housing choices leads to easier decisions regarding the type, location, and size of the housing a family may choose, including whether they rent or own. As an urban area with established municipal water and sewer services, the Township includes a number of apartment complexes and condominium developments, and as such has a good mix of single and multi-family units.

**GOAL:** *Diversity in the rental market is also important in terms of unit size. In particular, there is a known shortage of single-bedroom or loft-style units, leading to a drain in income as renters are forced to choose a larger, more expensive option.*

**OBJECTIVE:** *The Township should encourage development which includes a mix of housing options. The market does seem to be naturally adjusting to meet this demand, as indicated by projects such as the Arbors Apartments constructing 24 loft/garage choices in place of standard carport buildings (see illustration above).*



GARAGE 'H' - FRONT ELEVATION

*Thoughtful design can provide diverse housing options while also making financial sense for the development community, such as this loft-garage structure at the Arbors Apartments in place of a traditional carport.*

*Image courtesy Oppenhuizen Architects.*

### ACCESSIBILITY

Accessible housing means homes which are designed with features to meet the needs of individuals with either permanent or short term disabilities. Disability can occur at any age and at any moment, and it is believed that 80% of persons will have a disability at some point in their lifetime<sup>3</sup>. Analysis of apartment complexes in Grand Traverse County indicates that only about 440 out of a total of 7,839 rentals are designated as senior and/or disabled housing.

Between 2000 and 2010, the number of households with individuals over 60 years old increased by 48%.

<sup>2</sup> The data source for all housing element facts except as otherwise cited are the 2012 Grand Traverse County Housing Inventory and the 2013 Housing Strategy (DRAFT), as prepared by the Northwest Michigan Council Of Governments (NWMCOG)

<sup>3</sup> Disability Network Northern Michigan



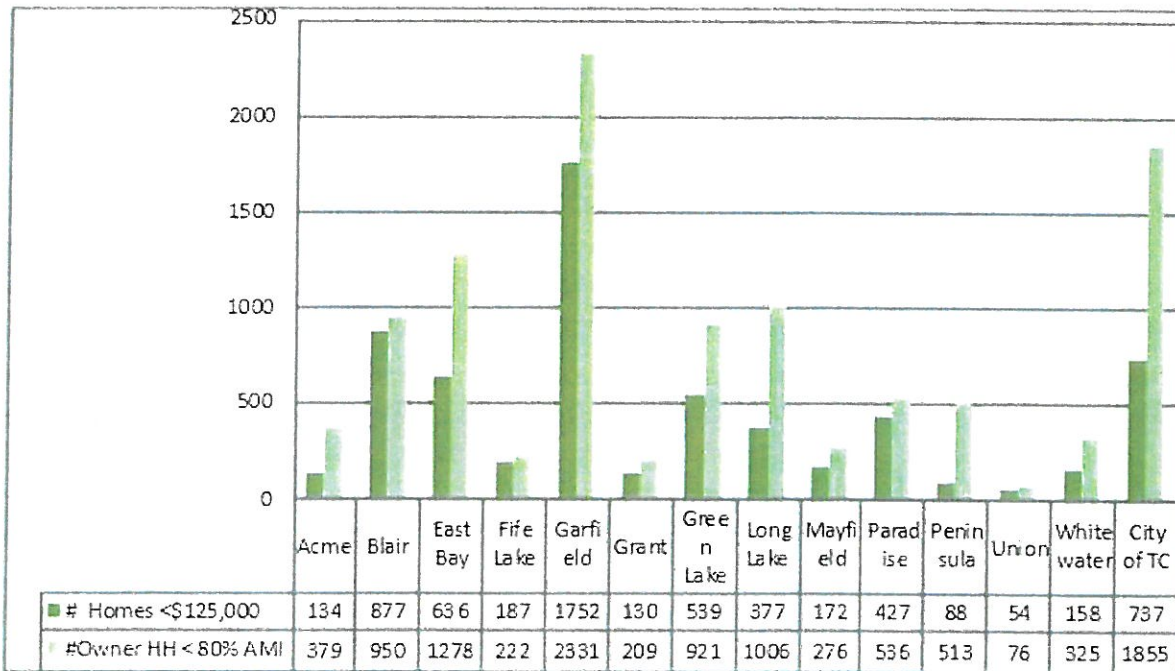
**GOAL:** *It is increasingly important to consider an adequate accessible housing supply. Accessible housing options will allow aging or disabled individuals to remain in their home.*

**OBJECTIVE:** *Consider incentives such as density bonuses to encourage the development community to include accessible housing.*

**AFFORDABILITY**

A household is considered low-income based on what percentage of the area median income it is earning. In 2009, the Township had the highest number of “affordable” homes in Grand Traverse County, at 1,752 homes valued at under \$125,000. However, with 2,331 low-income, owner-occupied households, the Township is facing an “affordability gap” in the supply of owner-occupied homes (see Figure 2, below).

Figure 2 - Low-Income Households and Affordable Rentals by Township  
 Source: 2012 Grand Traverse County Housing Inventory; 2009 American Community Survey



Rental housing is expected to make up an increasingly important part of the nation’s housing stock. In Grand Traverse County, the majority of rental households (64%) are located in Garfield Township and Traverse City. 39.4% of Garfield Township’s total housing stock was occupied by renters in 2010. Yet, with 1,247 affordable rental units and 1,528 low-income renting families, the demand for affordable rental units is also outstripping supply.

**GOAL:** *Continue to lead the region in supporting affordable housing.*

**OBJECTIVE:** *Many of the Township's residential developments are subsidized to allow lower rents, primarily through the Michigan State Housing Development Authority (MSHDA) but also through the Township Board's approval of Payment In Lien Of Taxes (PILOT). The PILOT option significantly reduces property taxes, and thus allows for lower rental rates. As of 2014, the Township has issued 14 PILOT agreements, as described in Addendum X.*

## HOUSING CONDITION

Evaluating the condition of a community's housing stock is difficult on a large scale, but several "proxy" factors help to gauge this factor. As described below, a number of factors lead to substandard housing conditions which can negatively affect health and wellness.

The American Community Housing Survey considers the lack of complete plumbing or kitchen facilities as indicators of physical condition issues or substandard quality. In 2009, 185 housing units in Garfield Township lacked complete kitchen or plumbing facilities.

Overcrowding can lead to poor conditions. The level of overcrowding (more than 1 occupant per room) is below both state and national rates for overcrowding.

Overall, the age of the Township's housing stock is considerably newer than state and national averages, with most structures built within the last 40 years. However, certain Township neighborhoods near the Traverse City limits (which has the oldest housing stock in the County) are both older and in poor condition.

Depreciation is a subjective interpretation of the Township Assessing Department, which rates conditions based from unsound to excellent. Depreciation data indicates that, overall, the housing stock consists of well-maintained homes. However, because the majority of homes in poor condition are mobile homes, higher concentrations of deteriorating properties are found within the Township.

**OBJECTIVE:** *The Township has adopted a building maintenance code which requires routine inspections for multi-family rental units on an annual basis. Additionally, tenants of any rental unit may report poor conditions and request an inspection. Appropriate actions may be taken by the Building Official to require that deficiencies or safety issues be addressed, up to and including declaring the residence uninhabitable.*

## LOCATION

Equally important to the need for quality and affordable housing is the availability of desirable housing options close to public transportation, sidewalks and bike paths, jobs, health care, services, shopping, and entertainment, so as to limit the amount a family must spend on transportation costs.

**GOAL:** *Locating new housing developments (or housing redevelopments) proximate to these resources can reduce the overall costs of housing and transportation while helping to create more efficient use of infrastructure in existing urban areas.*

**OBJECTIVE:** *Target appropriate areas and incentivize their development or redevelopment through density bonuses.*

## TRANSPORTATION AND COMMUNITY SERVICES

This chapter describes public services in the Township including the circulation system, public facilities, utilities, schools, emergency services, and other public services.

### ROADWAYS

As indicated by [Map3, General Township Overview Map](#), the Township is served by a network of public and private streets. Major north/south roads include US-31, Cass Road, Keystone Road, and Garfield Road, all of which are County Roads except for US-31, which is a federal highway. Major east/west roads include M-72 (a state highway), South Airport Road, North Long Lake Road, West Silver Lake Road, and Hammond Road. With the exception of the state roads, which are administered by the Michigan Department of Transportation, all public roads are administered by the Grand Traverse County Road Commission.

Particular corridors of interest include:

- South Airport Road, which was initially developed for industrial uses but subsequently developed in a primarily commercial manner. This corridor is shared with East Bay Township.
- Garfield Road, which is a shared corridor with the City of Traverse City. The City has adopted a corridor improvement plan for this street which calls for improvements that may also make sense within the Township.
- Hartman Road, Hammond Road, Cass Road, and Keystone Road, each key factors in the long-running discussion of improving east-west connectivity throughout the Grand Traverse region. Hammond Road is a shared corridor with East Bay Township, with Cass Road and Keystone Roads are shared with Traverse City to the north and Blair Township to the south.
- La Franier Road and Barlow Road, which serve dense urban areas but lack adequate pedestrian facilities.

### TRANSPORTATION PLANNING

The Traverse City Area Transportation and Land Use Study (TC-TALUS) provides coordinated transportation funding and planning for the Traverse City Urban Area. TC-TALUS was the lead in the development of the [Grand Vision](#), a citizen-driven vision of a six-county area and which includes a strong transportation emphasis.

One benchmark for effective road infrastructure is called “Level of Service,” or “LOS,” which grades roadways from “A,” where traffic is free-flowing, to “F,” where traffic is congested or stopped for long periods. The following major roads were rated in 2007 by vehicle counts and projected out to 2035 by traffic modeling programs as follows:

- South Airport Road, full corridor. 2007 LOS – E. Projected 2035 LOS – F.
- Garfield Road, north of South Airport Road. 2007 LOS – C. Projected 2035 LOS – D.

- Garfield Road, south of South Airport Road. 2007 LOS – C. Projected 2035 LOS – D.
- Keystone Road, north of Hammond Road. 2007 LOS – A. Projected 2035 LOS – D.
- Keystone Road, south of Hammond Road. 2007 LOS – F. Projected 2035 LOS – F.
- N. Long Lake Road, west of Zimmerman Road. 2007 LOS – C, E. Projected 2035 LOS – F.
- N. Long Lake Road, east of Zimmerman Road. 2007 LOS – B. Projected 2035 LOS – C.
- La Franier / Barlow Roads, full corridor. 2007 LOS – C. Projected 2035 LOS – B / C.
- W. Silver Lake Road, north of Boone Rd. 2007 LOS – C. Projected 2035 LOS – D.
- W. Silver Lake Road, north of Boone Rd. 2007 LOS – C. Projected 2035 LOS – D.

The above ratings indicate that generally, the Township’s roadways are overly burdened or will become so within the next decades if the “status quo” holds.

**GOAL:** *Build a basis of support for potential remedies to overburdened roadways.*

**OBJECTIVE:** *Work with local road agencies to develop access management plans, to consider signal improvements, or consider roadway reconfigurations. Support the development of alternate transportation to reduce demand on area roadways. Require detailed traffic impact analysis in development review and consider the impact of additional traffic in the legislative review process.*

## ALTERNATE TRANSPORTATION

Opportunities for alternate (i.e. other than a personal vehicle) transportation vary depending on geographic location within the Township. The Bay Area Transportation Authority (BATA) provides public transit options for certain areas of Garfield Township but does not extend service throughout the Township. BATA’s goal is to continue its growth of fixed routes to service densely populated and highly frequented locations.

**GOAL:** *Improve public transportation opportunities within densely populated and highly frequented locations.*

**OBJECTIVE:** *Collaborate with BATA when new developments, roadway improvements, and route planning are underway. Consider zoning ordinance requirements for the provision of facilities such as bus stops and shelters.*

Similarly, non-motorized routes reach certain developed areas of the Township but do not yet reach the perimeter. The Mall Trail parallels US-31, linking the City of Traverse City with the Grand Traverse Mall area. The Boardman Lake Trail follows the east side of the lake, and will eventually encircle it. The Buffalo Ridge Trail is a partially completed trail that will connect the western developed areas of the Township with the Traverse City urban area, linking neighborhoods, parks, and schools along the way. Multiple natural-surface trails within the Township’s parklands also exist, serving both the park users as well as destination-driven travel. The Township has developed a non-motorized improvement plan to meet the need for both recreation and alternative transportation, but has never required non-motorized improvements by ordinance.

**GOAL:** *Improve non-motorized opportunities throughout the Township.*

**OBJECTIVE:** *Using a combination of public funds, grants, and zoning ordinance requirements, implement the non-motorized plan.*

## AIR TRAVEL

The Grand Traverse Region is served by the Cherry Capital Regional Airport, a public-use facility adjacent to the northeast corner of the Township. The airport provides both passenger and cargo service, and is also home to the U.S. Coast Guard Air Station Traverse City.

The airport's most recent (2006) master plan includes a recommendation to develop a consolidated air freight handling areas in the southwest quadrant of the airport, to be accessed from Garfield Avenue. This proposed freight area carries with it unknown effects of increased truck traffic on nearby corridors including Garfield Avenue and South Airport Road. In addition, a planned extension of the primary east-west runway may require that Garfield Road be rerouted in a bend to the west between South Airport and Boon Roads.

## RAIL TRAVEL

Two rail corridors bisect the Township on a north-south route - one each on the east and west sides of Boardman River. The lines are occasionally used for freight but are not currently rated to accommodate passenger traffic. However, future opportunities may exist to repair and upgrade the rail lines to provide an additional mode of travel between Traverse City and southern Michigan, such as Great Lakes Central Railroad's planned passenger service between Ann Arbor and Traverse City<sup>4</sup>.



*Great Lakes Central Railroad, the largest regional railroad in Michigan, plans to establish regional passenger service between Traverse City and Ann Arbor.*

## MARITIME SHIPPING

Although located on the shores of the Great Lakes, the Traverse City region does not actively import or export products by water. The area's only deep-water port is located in Elmwood Township, just north of Garfield Township. This port has been used in the past for coal, oil, and fuel deliveries but is currently inactive. The future use of this port is uncertain at this time.

## UTILITIES

Municipal sanitary sewer and water services are concentrated to the north-central portions of the Township and are less available in the northwest quarter and southern areas. The general location of these utility lines are indicated on the Municipal Water Lines and Sanitary Sewer Lines maps, attached as **Appendix X**. The Township has prioritized a new water tower in the northwest quarter to improve

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<sup>4</sup> <http://www.glcrrailroad.com/passenger.php>

service to existing and planned development in this area. Sewer and water facilities are administered by the Grand Traverse County Department of Public Works.

**GOAL:** *Direct development to areas which are served by adequate facilities.*

**OBJECTIVE:** *Identify areas with existing utilities which can support higher density and mixed uses.*

Well and septic permits, where municipal sanitary sewer and water are unavailable, fall under the jurisdiction of the Grand Traverse County Health Department. Due to State and local law, connection to (and possible extension of) municipal facilities are required where a project boundary falls within a certain distance of a property line.

The Township does not have an extensive storm drain system, though some infrastructure does exist on heavy arterial roads such as US-31 and Garfield Avenue. Generally, stormwater management occurs through on-site infiltration basins. The Township has in recent years encouraged, and in some cases required, the implementation of Best Management Practices to improve filtration of accumulated debris and chemicals that could adversely affect water quality. The Township enforces its own Stormwater Control Ordinance.

**GOAL:** *Ensure storm water controls are considerate of environmentally sensitive areas.*

**OBJECTIVE:** *Incentivize or require Best Management Practices such as low-impact design.*

Much of the Township is served by natural gas (DTE Energy) but many of the outlying areas rely on propane for a heating source.

Electricity is provided by either Traverse City Light & Power, Cherryland Electric, or Consumers Energy, depending upon location.

## SCHOOLS

Traverse City Area Public Schools (TCAPS) is the primary K-12 public education provider in the Township. Traverse City West Senior High School, Traverse City West Middle High School, and Silver Lake Elementary School are all located within the Township. Additionally, many homes are within the Traverse City East district, which operates K-12 schools in East Bay Township and the City of Traverse City. The approximate TCAPS enrollment is 10,267 students<sup>5</sup>.

The Grand Traverse region is home to Northwestern Michigan College, a publicly funded community college which offers associate degrees and professional certificates, bachelor's degrees through the Great Lakes Maritime Academy, and eight partner universities grant baccalaureate, graduate and doctoral degrees<sup>6</sup>. Additionally, the Traverse Bay Area Intermediate School District (TBAISD) operates a Career Tech Center on Parsons Drive in East Bay Township as a secondary career and technical education center.

Additional schools include The Greenspire School, a publicly funded Montessori, The Children's House, a privately funded Montessori, and private schools Traverse Bay Christian, Traverse City Christian, and Traverse City St. Francis.

<sup>5</sup> [https://www.tbaisd.k12.mi.us/about\\_us/about\\_tcaps.html](https://www.tbaisd.k12.mi.us/about_us/about_tcaps.html)

<sup>6</sup> <https://www.nmc.edu/about/index.html>

## EMERGENCY SERVICES

The Grand Traverse Metro Emergency Services Authority (Metro Fire) provides services to Garfield Township, East Bay Township, and Acme Township. Metro Fire consists of the three former Township fire departments which were consolidated in 1980. The Authority operates two of its five stations within Garfield Township, including Station 11 on Veteran's Drive and Station 12 on East Silver Lake Road, adjacent to the Silver Lake Recreation (see [Map 3](#)).

Police protection is provided by the Grand Traverse Sheriff's Department. The Sheriff Department's home office is on Woodmere Avenue within Traverse City, but the Department also maintains a satellite office with the Garfield Township Hall on Veterans Drive.

Ambulatory services are provided in part by Metro Fire but more commonly via Northflight EMS, the largest Emergency Medical Service in northern Michigan which provides integrated ground and air transport for critically ill and injured patients.

With a high proportion of the County's population Garfield Township consistently experiences the highest call volumes for emergency assistance.

## NATURAL RESOURCES

Silver Lake, Boardman Lake, and the Boardman River are the most prominent natural features within Garfield Township. The river flows north through Garfield Township before emptying into Boardman Lake, which subsequently enters the City of Traverse City before draining to Grand Traverse Bay. The Boardman River and Boardman Lake divide the Township from east-to-west. Roughly  $\frac{1}{4}$  of the Township's geographic area lies to the east of the river and lake.



A number of tributaries in the Boardman River watershed are also located within Garfield Township. These tributaries include Miller Creek, Jack's Creek, and Kids Creek. Mitchell Creek is located in the east of the Township and drains directly to East Grand Traverse Bay. The Township is Master Planned to protect and enhance these surface water resources, as well as associated wetland areas.

Topographic elevations fall from a high point of about 1,100-feet above sea level in the west of the Township to roughly 600-feet within the Boardman River valley, before rising once again to over 900-feet above sea level in the southeast corner of the Township.

**GOAL:** *Protect, enhance, and showcase the natural environment.*

**OBJECTIVES:** *Implement the Green Infrastructure Plan. Make environmentally conscious decisions in review of development applications or zoning policy considerations. Continue to work with area environmental groups to improve the health of the environment.*

### SILVER LAKE

Silver Lake is located in the southwest corner of the Township and measures 645-acres. The shoreline has been heavily residentially developed, and the lake is used primarily for boating opportunities for lakefront residents and the general public. Silver Lake is divided north to south between Garfield and Blair Townships. The lake's water level is regulated by a drainage control device under the jurisdiction of the Grand Traverse County Drain Commissioner.

The Township's Silver Lake Recreation Area is the only public park with frontage on Silver Lake. The Michigan DNR maintains a boat launch on East Silver Lake Road; however, swimming is not permitted at the launch. Anglers can expect to catch a variety of fish including bluegill, bass, northern pike, walleye, and yellow perch.

### BOARDMAN LAKE



Boardman Lake is a 315-acre natural lake within the Boardman River watershed. The water elevation is approximately 9.1 ft. above its historic natural level due to the Union Street dam in Traverse City. The southern half of the lake is located within Garfield Township, while the northern half is located within the city limits of Traverse City.



*Hikers enjoying the Boardman Lake Trail*

The shores of Boardman Lake have been developed for residential purposes within both municipalities. In the past the lake was an industrial hotbed, and certain areas are still used for this purpose. Unfortunately, past industrial activities resulted in a number of contamination sites, primarily concentrated in the northwest corner of the lake near 14<sup>th</sup> Street.

Due to contamination sites, public enjoyment of this resource is lower than usual for a lake in an urban area. However, studies such as the [Boardman Lake Management Plan](#)<sup>7</sup> have indicated that the contamination is contained in the lake bottom and that the water is fine to swim

in and the fish are safe to eat. By continuing to improve the health of Boardman Lake and by working to improve perceptions of the lake, the Township can encourage greater public use and enjoyment of this in-town fishery and recreational resource.

The most recent DNR fisheries survey, conducted in 2003, indicated good populations of yellow perch, walleye, sunfish, and smallmouth bass that were from 1-to-2 inches above State averages in terms of growth rates. Because of past slow growth rates of northern pike, the DNR removed the minimum size limit of the species in 1983, and the northern pike in the lake are now also above State averages. The DNR has studied the health of the fish and determined no unsafe contamination. In any case, even if fisherpersons choose not to keep their catch due to contamination concerns, the lake is an excellent in-town fishery.

There is a public boat launch at Traverse City's Hull Park on the north east end of the lake, as well as opportunities to launch canoes, kayaks, and other lightweight boats from the County's Medalic Park on the south end of the lake. An organization named [Traverse Area Community Sailing](#) offers sailing programs which are popular among all age groups.

The Boardman Lake Trail has been constructed along the entire east shore of the lake, and plans to complete the pathway all the way around the lake are ongoing. Opportunities to include fishing platforms along this trail should be explored.

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<sup>7</sup> The Boardman Lake Management Plan is available for review Watershed Center Grand Traverse Bay webpage, [www.gtbay.org](http://www.gtbay.org) under "About Us" -> "Achievements."

## BOARDMAN RIVER

The Boardman River flows north through Garfield Township before entering Boardman Lake at South Airport Road. An estimated 2 million user days are logged on the Boardman River each year (as a whole) for recreation opportunities such as canoeing, kayaking, hunting, and fishing. 36 river miles are presently designated as Blue Ribbon river sections for trout fishing.

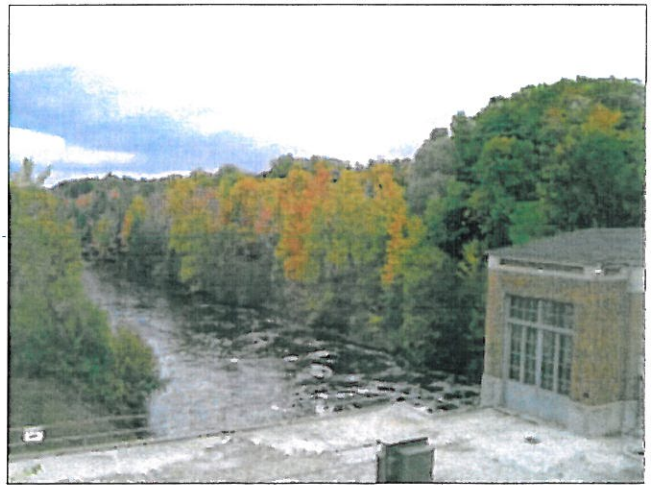
Current and past planning efforts have strongly focused on the preservation and recreational value of the Boardman River Valley. The Township's Boardman Valley Nature Preserve includes over 100 acres, 1.5 miles of trail, and over a mile of river frontage on the west bank. The County's Natural Education Reserve, which abuts the BVNP to the south, includes an additional 505-acres and 7 miles of trail along both banks of the river.

The Boardman River has been impounded by a series of dams since the late 1800s. From upstream to downstream, the dams include Brown Bridge Dam, Boardman Dam, Sabin Dam, and Union Street Dam. Two of the dams, Boardman and Sabin, are within Garfield Township. The three upstream dams have historically been used for hydroelectric power generation, but have not been in operation since 2006 and are now slated to be removed and an open river condition restored. Completion of the removal of Brown Bridge Dam, in East Bay Township, occurred in 2013.

As the dams are removed, numerous environmental, community, regional, and educational benefits will be realized. The project will enhance and restore habitat for native and naturalized fish species and organisms that prefer cold water. Over 3.4 miles of free flowing river, roughly 2 miles of which are in Garfield Township, will be restored, and 160 miles of high-quality river habitat will again be linked, unencumbered by dams. More than 250 acres of wetland and nearly 60 acres of upland will be restored.

It is important to recognize that though the dams will be gone, ongoing management and restoration will be necessary for the decades to come, including stream bank restoration, invasive species management, and management of pressures for anticipated commercial use of the river such as livery and guide services.

Concurrent with the dam removal is an effort to create a [Boardman River Watershed Prosperity Plan](#). The goal of the plan is to promote the protection and wise use of the watershed while also reflecting the economic and community development factors of this resource, including business and job



*The removal of three dams on the Boardman River, two in Garfield Township, will allow the river to return to a more natural state as a free-flowing, cold-water river. This project is the largest dam removal project in Michigan's history and the largest wetlands restoration in the Great Lakes Basin.*

Source: [www.theboardman.org](http://www.theboardman.org)

creation. A leadership team of 12 Grand Traverse and Kalkaska county regional organizations has been tasked with developing this new approach to natural resource planning.



*Kids Creek Park: Before and After*

### KIDS CREEK WATERSHED

Kids Creek is on the State of Michigan's list of impaired waters due to being overloaded with sediments and high water flows. Where the opportunity arises, the Township works with public and private interests to implement Stormwater Best Management Practices to improve the water quality of this creek and all water resources.

For example, the land that would become Kids Creek Park was dedicated as open space when the surrounding property was developed. Formerly a buffalo pasture, the stream had been impacted by decades of erosion sites. In restoring over 30 specific erosion sites and stabilizing 3,000 feet of stream, an estimated 145 tons of sediment will be stopped annually from entering the stream.

The Kids Creek project showcases how urban communities can protect and restore their streams by using urban planning techniques like planned unit developments (PUDs) to help fund such activities. The PUD is a useful tool when contemplating stream corridor protection and restoration projects in a rapidly developing area.

### INVASIVE SPECIES

Invasive species are non-native organisms that cause harm to people, the economy, or the environment. For example, the sap from wild parsnip can cause intense blistering after coming into contact with skin and being exposed to sunlight. These species can harm the economy by increasing costs for farmland management or acting as a host to common pests, and by degrading the natural resources that so many tourists visit the area to enjoy. Perhaps most importantly, invasive species harm the natural environment by displacing the native species which would otherwise support the food web. Invasive species often out-compete and displace native species, reducing biodiversity and destabilizing ecosystems.

Over the past several years area land managers have grown increasingly concerned about how invasive plant species impact the Grand Traverse region. As a result, the Grand Traverse Regional Invasive Species Network (ISN) was formed to survey and manage species in regional natural areas

over a five-county area, as well as to educate the public about our shared natural resources. One of the ISN's primary goals is to work to prevent the introduction and spread of new invasive species.

Two township parks, Kid's Creek Park and the Grand Traverse Commons Natural Area, have been identified as already significantly impacted by invasive plants.

Water resources, including Silver Lake, have also been impacted by invasive aquatic species, including Eurasian Milfoil, the Round Goby and Zebra Mussel.

**GOAL:** *Attempt to limit the spread of invasive species and reduce the impact of invasive species already present in the area.*

**OBJECTIVES:** *Require the incorporation of a majority of native plantings in commercial landscaping*

## PARKS AND RECREATIONAL OPPORTUNITIES

Following a significant public process, the Township adopted a detailed 5-Year Parks and Recreation Master Plan, which is hereby incorporated into this Plan as Appendix X. This section is intended to provide a brief overview of parks and activities in the Township.

### TOWNSHIP-OWNED PARKS

Garfield Township owns and maintains five parks and natural areas, including the Grand Traverse Commons Natural Area, Kids Creek Park, the Miller Creek Nature Reserve, the Boardman Valley Nature Preserve, and the Silver Lake Recreation Area. Together, these areas provide over 525-acres of active and passive recreation. Prior to 1993, when Grand Traverse Commons was acquired, the Township owned no parkland.

As described in the highlights below, some of the Township's parks came about through partnerships with the development community, particularly as open-space and environmental preservation techniques with certain Planned Unit Developments.

- Grand Traverse Commons. 142-acres of wooded, hilly natural area adjacent to the Village TC historic redevelopment district.
- Kids Creek Park. 20-acres of relatively level stream environment, including a branch of Kids Creek. The park was dedicated to the Township as part of the Great Buffalo PUD project and has undergone extensive environmental rehabilitation, as highlighted on Page 24, above.
- Miller Creek Natural Area. 89-acres of varied topography, including multiple branches of Miller Creek. Much of the parkland was dedicated as open space elements of surrounding PUDs.
- Boardman Valley Nature Preserve. 187-acres of lowlands and uplands along both banks of the Boardman River. The park has been developed in phases through a series of Michigan Natural Resources Trust Grants. Though primarily in a natural state, the northern area of the park includes tennis, Pickleball, and beach volleyball.
- Silver Lake Recreation Area. 85-acres of varied topography, and the Township's only park which includes a variety of wide active recreation, including walking trails, tennis, basketball, playgrounds, multi-purpose athletic fields, and a dog park.

Guided by the Park Master Plan, the Park Commission is actively planning and budgeting for the continued improvement of the Township's parkland.

Multiple outside organizations also maintain parkland within the Township, including the State of Michigan, Grand Traverse County, the City of Traverse City, the Grand Traverse Regional Land Conservancy, and the Traverse City/Garfield Township Joint Recreational Authority. Though not owned by the Township, these resources provide an important source of recreation. All together, nearly 1,500 acres of public land is available for enjoyment, with many of these parks also serving a key function in the existing and planned non-motorized network.

## RECREATIONAL PROGRAMMING AND SERVICES

Governmental agencies in the Grand Traverse region generally act as landlords to park lands, relying upon private entities to provide services and programming to meet needs of area residents. Examples of these service providers include but are not limited to TBAYS (soccer), the Grand Traverse Conservation District (advocacy, contractual management, and education), TART (trail advocacy), Traverse City Little League, and the Grand Traverse Bay YMCA. Various hiking, biking, sailing...

Partnerships include the Parks and Recreation Network...

(INCOMPLETE SECTION, WILL FINISH LATER)