

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
January 13, 2016**

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

Roll Call of Commission Members:

Present: Pat Cline, Kit Wilson, Terry Clark, Joe Robertson, Gil Uithol, John Racine

Absent and Excused: John Nelson

Staff Present: Rob Larrea

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

Uithol moved and Cline seconded to approve the agenda as presented

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

Nays: None

2. Election of Officers

Clark moved to nominate Racine as Planning Commission Chair. Uithol seconded the motion.

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

Nays: None

Clark moved to nominate Nelson as Planning Commission Vice Chair. Racine seconded that motion.

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

Nays: None

Clark moved to nominate Robertson as Planning Commission Secretary. Cline seconded the motion.

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

Nays: None

3. Minutes (7:02)

a. December 9, 2015 Minutes

Clark clarified that the discussion on Vacation Home Rentals was a discussion and not a Public Hearing and the minutes should reflect that change.

Clark moved and Wilson seconded to approve the minutes of December 9, 2015 as amended.

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

Nays: None

4. Correspondence (7:03)

- a. Culver Meadows – Court Decision on Appeal from Planning Commission Decision
- b. Vacation Home Rental - Letters

5. Reports (7:04)

Township Board Report

Wilson had no report

Planning Commissioners

No reports

6. Business to Come Before the Commission

a. PD 2016-03 Reid Childcare (7-12 Children) – SUP – Public Hearing (7:04)

The application requests a Special Use Permit (SUP) to establish a group childcare home at 3181 Zimmerman Road. The property is zoned R-1 Single Family Residential and contains an existing single-family home. Racine opened the Public Hearing at 7:06pm. Seeing no one wishing to comment, the Public Hearing was closed.

Planning Commissioners expressed concern with traffic on Zimmerman Road and the sight distance along a curve. Reid said that there is a turnout on the top of the driveway, a parking spot at the bottom of the driveway and room enough for two cars to pass in the driveway itself. Racine suggested that the applicant ask to postpone the decision to work with on a possible solution.

Clark moved and Uithol seconded to postpone action on PD 2016-03 until the regularly scheduled Planning Commission meeting in February.

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

Nays: None

b. PD 2016-04 GT Mall Site Plan Review – Dick’s Sporting Goods – Public Hearing (7:26)

The applicant requests to demolish a large area formerly occupied by Carmike Cinemas at the Grand Traverse Mall and locate a Dick’s Sporting Goods store in the space. Rouse Properties is also requesting the approval of two new overhead service door entrances to the structure near Macy’s and the main mall entrance. The subject property is zoned C-P Planned Shopping Center. Pat Heintz representing Rouse Properties gave the Commissioners an overview of the project and said that three additional maple trees would be planted along S. Airport Road to compensate for landscaping that would be removed.

Racine opened the Public Hearing at 7:29pm.

Brenda Lau of Day Drive commented on the loading docks and their placement. Seeing no one else wishing to speak, Racine closed the Public Hearing at 7:31pm.

Bob Verschaeve of Gosling Czubak said that there would be a loading dock for Dick's Sporting Goods and that it would be screened by a wall and existing vegetation. Commissioners asked questions regarding the project and directed Staff to draft Findings of Fact in favor of the proposed project.

Clark moved and Robertson seconded for Staff to draft Findings of Fact in favor of the proposed project and bring back to the Planning Commission in two weeks at the next scheduled meeting.

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

Nays: None

c. PD 2016-05 Vacation Home Rentals – Commission Discussion (7:40)

Following the direction of the Township Board the Planning Commission and Staff have researched and discussed the issue of Vacation Home Rentals in the R-1 Residential zoning district. Prior to a recommendation Staff reviewed the survey, ordinances from other communities, spoke with communities in both Leelanau and Antrim Counties and evaluated the request as if it were a formal application for an amendment. In addition, the Planning Commission discussed the ordinance definition, the R-1b Residential District intent, Master Plan and grandfathering of resort properties.

Clark moved and Uithol seconded THAT the Planning Commission, after evaluating a possible zoning ordinance amendment to allow vacation home rentals in the residential area surrounding Silver Lake in Sections 30 and 31, recommends to the Township Board that no action be taken to amend the zoning ordinance at this time, for the reasons described in PD Report 2016-05 and for the additional reasons as follows:

- 1. As defined by the Garfield Township Zoning Ordinance and confirmed by the 86th District Court, vacation home rentals are considered to be a commercial use of residential property.*
- 2. The commercial use of residential property is not supported by the Master Plan or Zoning Ordinance.*
- 3. Until such time as vacation home rentals are discussed and supported in the Master Plan, it is premature to discuss this issue further.*

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

Nays: None

Wilson asked about the legal ramifications of the decision and was told that owners would have to make a formal request for a rezoning.

d. **PD 2016-06 Garfield Township Recognition (8:00)**

Larrea told Commissioners that Deputy Planner Brian VanDenBrand was the recipient of the 2015 Roger Williams Planner Award and that his work on the TART Trails has won Garfield Township Community Partner status in the area. The township was also recognized by U of M Dearborn as a Four Star Community in the eCities survey. Wilson commented on the staff and how well they work together to achieve recognition.

e. **PD 2016-07 Crown Golf Course – Conceptual Review (8:05)**

The subject parcel is within the Crown Planned Unit Development on West Silver Lake Road. The PUD has an underlying zoning of A-1 Agricultural. The applicant requests conceptual review of a new development concept for the “community building/clubhouse” area of the Crown PUD, located just to the North of the intersection of W. Silver Lake Road and East Crown Drive. Tom Piehl, architect, was present and talked with the Planning Commission about replacing the existing community building with a new larger structure. The main level would house an office and community room and a pool and patio located on the ground level. It would be available to property owners on a membership basis. Also proposed is a “stay and play” use which would comprise four rental condos which would provide overnight accommodations to golf course guests. Commissioners asked about the use and Piehl said the condos would be rented by appointment only. Commissioners were generally positive about the idea but would like additional information moving forward.

7. **Public Comment (8:31)**

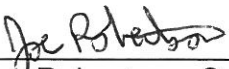
Deuce Olsen commented on the conceptual review of the Crown Golf Course. .
Mike Kazmierski of Silver Lake Road commented on vacation rentals.

8. **Items for Next Agenda – January 27, 2016**

- a. Master Plan Survey Results
- b. 2015 Annual Report

9. **Adjournment**

Wilson moved to adjourn the meeting at 8:38pm.



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