

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
November 9, 2016**

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

**Roll Call of Commission Members:**

Present: Kit Wilson, John Nelson, Chris DeGood, Pat Cline, Gil Uithol and John Racine

Absent and Excused: Joe Robertson

Staff Present: Brian VanDenBrand

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

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

*Yeas: Uithol, Wilson, Cline, DeGood, Nelson, Racine*

*Nays: None*

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

**a. October 26, 2016 Regular Meeting Minutes and October 26, 2016 Special Meeting Minutes**

*Wilson moved and Cline seconded to approve the October 26, 2016 Regular Meeting Minutes and October 26, 2016 Special Meeting Minutes as presented.*

*Yeas: Wilson, Cline, DeGood, Uithol, Nelson, Racine*

*Nays: None*

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

None

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

**Township Board Report**

Wilson announced that this would be her last meeting as a Planning Commissioner and she thanked everyone and said Supervisor Korn would be appointing a new member since her term was up. Racine thanked her for her service to the Township.

**Planning Commissioners**

None

**Planners Department**

VanDenBrand informed Commissioners that Terry Clark was presented with an award for his many years of service on the Planning Commission and ZBA.

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

**a. PD 2016-67 – TC Medical Properties Sign Request (7:04)**

The subject property is located within the Lone Tree PUD, at the corner of North Long Lake Road and Lone Pine Road. A new medical building, the Crystal Lake Medical Center, is presently under construction. The underlying zoning is usually the default for sign approvals, however, in this case, the Township may approve uses which would not otherwise be allowed by underlying zoning which is A-1 Agricultural. A wall sign of 40 square feet is allowed in this zoning district if the property is zoned C-O Office. The applicant has requested that the Planning Commission make a determination that this request meets the intent of the Zoning Ordinance because two lots have been combined to create one parcel and one building instead of two possible buildings. Bob Yvon, applicant, said that the sign would be 66 square feet and be internally lit. Questions were discussed about sign measurement and VanDenBrand said this may have been changed unintentionally, but the Township may need to go through the process of amending the Zoning Ordinance. Meanwhile, the applicant is allowed to place a 40 square foot sign on the wall of the building right now, if he does not want to wait for the amendment process. Commissioners reached a consensus to look into amending the ordinance to allow for a 66 foot sign in the C-O Commercial Office Building District.

Yvon is also requesting a 20 foot freestanding sign and explained that the proposed sign on Rosewood would be more of a directional sign to help identify the driveway. The freestanding sign would be perpendicular to the road and could be seen no matter which direction one drives.

*DeGood moved and Nelson seconded that the standards in the Findings of Fact pertaining to Section 630.J(d) have been met with regards to a freestanding 20 foot sign.*

*Yeas: DeGood, Nelson, Uithol, Wilson, Cline, Racine  
Nays: None*

*DeGood moved and Wilson seconded that based on the Findings of Fact, the 20 foot freestanding sign requested in PD #2016-68 be approved.*

*Yeas: DeGood, Wilson, Nelson, Cline, Uithol, Racine  
Nays: None*

**b. PD 2016-68 Ashland Park – Continued Discussion (7:40)**

The applicant requests to amend Phase Two and Phase Three of the Ashland Park PUD. The most significant request is to replace the proposed quadplex units with single family housing. The density would decrease by 87 units. Discussion continued this evening after staff did some research on the original PUD.

VanDenBrand looked at the connection to Brimley Hills Estates and determined that according to the original Report and Decision Order, there would be no vehicular connection. He also determined that the original site plan indicated that there would be open space where the single family homes

are now proposed. The applicant pointed out that the proposed single family units would not excavate the hill as much as the original proposal would have. The applicants did agree to complete connectivity of a fire access road and also connect to the Traditions neighborhood. Since the RDO from 2001 mentions requiring a major amendment if significant changes are being made, the Planning Commission discussed whether the proposed project qualified as a major or minor amendment and discussed holding a Public Hearing on this matter as a major amendment. Commissioners agreed that it was prudent to hold a public hearing on the proposed amendment.

*Nelson moved and Wilson supported to schedule a public hearing on the Ashland Park PUD Amendment for December 14, 2016.*

*Yeas: Nelson, Wilson, Uithol, Cline, DeGood, Racine*

*Nays: None*

**b. PD 2016-69 – Master Plan Discussion (8:13)**

VanDenBrand wished to follow up with what was discussed at the last meeting. The changes requested by the Commissioners were made. Commissioners discussed the areas near McRae Hill which is already zoned Commercial Office. The west side of the hill will remain A-1 Agriculture. A section near Blue Spruce Drive was also reviewed and it was decided to leave it zoned as A-1 agricultural for now. Staff will look at the area near Sam's Club to determine where the High Density Residential ends.

VanDenBrand said that the Master Plan is almost ready for a public hearing, but Commissioners decided to wait until spring so that more people could be involved.

**7. Public Comment (8:15)**

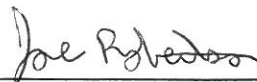
None

**8. Items For Next Agenda (8:38)**

- a. Ashland Park
- b. Master Plan

**9. Adjournment**

*Nelson moved to adjourn the meeting at 8:39.*



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