

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
December 14, 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: Gil Uithol, John Nelson, Pat Cline, Joe Robertson, Chris DeGood, and John Racine

Staff Present: Rob Larrea

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

Nelson moved and Cline seconded to approve the agenda as presented.

Ayes: Nelson, Cline, Uithol, Robertson, DeGood, Racine

Nays: None

2. Minutes (7:01)

a. November 9, 2016 Minutes

Uithol moved and Robertson seconded to approve the minutes of November 9, 2016 as amended noting that at the bottom of page 2, the first sentence in the second paragraph shall read "VanDenBrand looked at . . . there would be no vehicular connection."

Ayes: Uithol, Robertson, Nelson, Cline, DeGood, Racine

Nays: None

3. Correspondence (7:02)

Larrea said that a Christmas card was received thanking the Planning Commission for its work on the Crown Development.

4. Reports (7:02)

Township Board Report

No report

Planning Commissioners

No reports

Planning Department

Larrea said he would like to discuss a joint meeting with the Township Board. He added that the township attorney is still reviewing our sign ordinance in regards to a recent Supreme Court decision.

5. Business to Come Before the Commission

a. PD 2016-73 Ashland Park PUD – Public Hearing (7:04)

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. Applicants Ben Brower and Dave Socks talked about the amendment and gave a quick overview of the action up to this date by the Planning Commission. Brower said that the amendment would allow the project to keep moving forward.

Chair Racine opened the Public Hearing at 7:06 pm.

Mr. Andrew Munsch commented on the project and how there have been numerous improvements to the property since Brower and his partner have taken over. He is supportive of the project.

Mr. Jim Harper commented that the new owners have managed the property very well and there are good land use practices being put into place.

Chair Racine closed the Public Hearing at 7:11pm.

Commissioners discussed the proposed amendment and asked about connectivity.

Robertson moved and Uithol seconded that Finding of Facts for Application PUD-2001-01-D, submitted by Peach Tree River Investments for an amendment to the Ashland Park Planned Unit Development, BE ADOPTED with the following changes: In Section 426.E(4)e, the second bullet point shall be deleted and the second sentence of the first bullet point shall also be deleted.

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

Nays: None

Robertson moved and Uithol seconded THAT application PUD-2001-01-D, submitted by Peach Tree River Investments for an amendment to the Ashland Park Planned Unit Development, BE RECOMMENDED FOR APPROVAL TO THE TOWNSHIP BOARD.

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

Nays: None

b. PD 2016-74 Atwell – Stormwater Request (7:23)

The application requests to allow an on-site stormwater containment to be located in the Agricultural zoning district to support the newly rezoned Kings Court expansion. This use can be authorized by the Planning Commission pursuant to Section 325.B.7 of the Zoning Ordinance.

Approximately 6 acres of the southernmost portion of the property will be used to supplement the expansion. According to the Township Engineer and stormwater consultant, and the Watershed Center, the basin has been designed to meet the Low Impact Design standards. Nelson gave the Watershed Center point of view and asked about the turf grass to be placed there. Commissioners discussed the request.

DeGood moved and Robertson seconded THAT Application SPR-2016-03, submitted by Atwell LLC to allow stormwater containment on a split-zoned property, be approved.

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

c. PD 2016-75 – Various Amendments to Zoning Ordinance - Introduction (7:31)

Mr. Larrea introduced a number of potential zoning ordinance amendments cover the topics of PUD signage, the comprehensive sign plan, concurrent applications, PUD/PURD amendments, and hotel uses in C-P Planned Shopping District.

The PUD signage would have a new clause which allows the Planning Commission to increase allowable wall signage area of up to 50% if certain conditions are met. Applicants must meet all of the criteria. Commissioners agreed that it should come to the Planning Commission if an applicant wants an extra percentage of signage.

Larrea also proposes to eliminate the Comprehensive Sign Plan section of the ordinance since there is confusion by applicants, as well as, the Planning Department. He proposes that applicants can also ask for an extra 50% in signage much like a PUD but with Planning Commission review and approval. The properties need to come individually for each sign and have good reason for extra signage. Larrea will draft some language for commissioner review.

Commissioners were agreeable to the Concurrent Applications amendment.

Larrea also proposes amendments to clarify which standards are to be used for Findings of Fact in PUD's and PURD's. It was noted that the standards for PURD's should be from Section 427.D(4).

The last proposed amendment asks if hotel uses should be allowed in the C-P District. Standards would need to be drafted along with criteria and Larrea will draft the proposal along with pros and cons of heights in the district.

d. PD 2016-76 – 2017 Meeting Schedule (8:03)

This report requests the approval and adoption of the 2017 Planning Commission Meeting Schedule. Larrea said that applicants will need to submit a complete application before being placed on the Planning Commission agenda.

DeGood moved and Nelson seconded THAT the 2017 Planning Commission meeting schedule, as attached to PD report No. 2016-76, BE APPROVED.

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

e. PD 2016-77 – I-G-I-L Interpretation (8:09)

This is for informational purposes to let the commissioners know that the use has been reviewed and interpreted by the Planning Director as allowed in the zoning ordinance.

7. Public Comment (8:11)

None

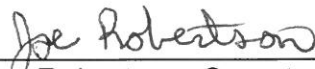
8. Items for Next Agenda – January 11, 2017

a. Election of Officers

b. Joint Meeting with Town Board

9. Adjournment

Nelson moved to adjourn the meeting at 8:17pm.



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