

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
January 27, 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, Terry Clark, Gil Uithol, John Racine

Absent and Excused: John Nelson, Pat Cline, Joe Robertson

Staff Present: Rob Larrea

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

Clark moved and Uithol seconded to approve the agenda as presented.

Ayes: Clark, Uithol, Wilson, Racine

Nays: None

2. **Minutes (7:00)**

a. January 13, 2016 Minutes

Clark moved and Wilson seconded to approve the minutes of January 13, 2016 as amended striking the second to last sentence in item 6a and changing the last sentence in item 6a to read, "Racine suggested that the applicant ask to postpone the decision to work with Staff on a possible solution."; the addition of the words, "Seeing no one else wishing to comment. . ." in item 6b; and noting that Wilson moved to adjourn the meeting, not Racine.

Ayes: Clark, Wilson, Uithol, Racine

Nays: None

3. **Correspondence (7:03)**

4. **Reports (7:03)**

Township Board Report

Wilson stated that the Township Board voted 5-2 to accept the Planning Commission's decision regarding vacation rentals on Silver Lake. She added that some audience members commented on grandfathering of rentals.

Planning Commissioners

No reports

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

a. **PD 2016-03 Reid Childcare (7-12 Children) – SUP – Request to Postpone**

The application requests a Special Use Permit (SUP) to establish a group childcare home with 7-12 children at 3181 Zimmerman Road. The property is zoned R-1 Single Family Residential and contains an existing single-family home. A public hearing was held on January 13th, and hearing no public comment, commissioners discussed the project. Commissioners were concerned with the driveways location and safety associated with the additional traffic in that location. The applicant, Elizabeth Reid, spoke with the Grand Traverse County Road Commission about placing a Pedestrian Crossing sign near her driveway to slow traffic and mitigate the Commissioners traffic concerns. At the applicants request the Planning Commission will postpone the Application for 7-12 children until April to provide time to evaluate the traffic safety and driveway issues.

Uithol moved and Clark seconded THAT further consideration of application SUP-2015-02, submitted by Elizabeth Reid to establish a group childcare home in the R-1 Residential District BE POSTPONED until the April 13, 2016 Planning Commission meeting.

*Yeas: Uithol, Clark, Wilson, Racine
Nays: None*

b. **PD 2016-13 GT Mall Site Plan Review – Dick’s Sporting Goods – Findings (7:12)**

The applicant requests to demolish an 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. As directed by the Planning Commission staff drafted Findings of Fact for their review and consideration.

Commissioners asked questions regarding the signage and its proposed location. Bob Vershave with Gosling Czubak noted that the sign would be mounted on the north wall of the building right above the main entrance to Dick’s Sporting Goods and would be 100 square feet in size, not 98.

*Clark moved and Wilson seconded THAT the Findings of Fact for Application 1990-04-E, submitted by Rouse Properties for a site plan amendment to the Grand Traverse Mall, BE APPROVED as amended.
Yeas: Clark, Wilson Uithol, Racine
Nays: None*

Clark moved and Uithol supported THAT Application 1990-04-E, submitted by Rouse Properties for a site plan amendment to the Grand

Traverse Mall, BE APPROVED subject to the following conditions as outlined in the Planning Department Report 2016-13:

- a. *Except as specifically amended by this approval, all original development requirements and conditions of approval shall remain in full force and effect.*
- b. *The applicant shall work with Staff to ensure that the requirements of Section 522, Pedestrian Circulation and Non-Motorized Transportation, are satisfied.*
- c. *The retail tenant shall be entitled to one (1) building-mounted wall sign of up to 100 square feet, to be located upon the north wall of the business itself and meeting all other requirements of the Zoning Ordinance.*
- d. *Any future changes to building elevations shall be subject to further Planning Commission review and approval.*
- e. *The applicant shall provide two (2) full sized plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) withal updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*
- f. *The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within ninety (90) days of final approval by the Township or approval shall be considered to have expired.*

Yeas: Clark, Uithol, Wilson, Racine

Nays: None

7. **Public Comment (7:19)**

8. **Items for Next Agenda – February 10, 2016**

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

Chairman Racine noted a workshop opportunity on inland lakes and requested that all training opportunities be brought to the Commission for consideration.

9. **Adjournment**

Uithol moved to adjourn the meeting at 7:22pm.



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