

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING**

**Wednesday, February 25, 2015 @ 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**  
**February 11, 2015**
  
3. **Correspondence**
  
4. **Reports**
  - a. Township Board
  - b. Planning Commissioners
  
5. **Business to Come Before the Commission**
  - a. PURD Draft Review / Discussion
  - b. Master Plan Survey Draft Review / Discussion
  
6. **Public Comment**
  
7. **Items for Next Agenda – March 11, 2015**
  - a. Chelsea Park – Amendment
  - b. Culver Meadow – Findings for consideration
  
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 Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
February 11, 2015**

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

**Absent and Excused:** John Nelson

**Staff Present:** Rob Larrea

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

Commissioner Cline noted that on the bottom of the agenda, Schumacher's name needs to be replaced with McManus.

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

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

*Nays: None*

**2. Minutes**

**a. January 14, 2015 Minutes (7:01)**

*Commissioner Clark moved and Robertson seconded to adopt the January 14, 2015 Regular Meeting minutes as presented.*

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

*Nays: None*

**3. Correspondence (7:01)**

None

**4. Reports:**

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

Wilson reported that the Arbors PUD Amendment and the LaFranier Road Rezoning have been scheduled for a March 10<sup>th</sup> Public Hearing.

**b. Planning Department (7:02)**

No report

**c. Planning Commissioners (7:02)**

No Reports

**5. Business to Come Before The Commission****a. PD 2015-12 Frank Hayes Conditional Rezoning Request – Public Hearing (7:02)**

The subject property is located at 3100 Keystone Road and measures approximately 3.7 acres. The applicant proposes to conditionally rezone the property for the C-2 General Commercial District to the General Mixed-Use Industrial Business District with conditions. Scott Hardy addressed the Commission and audience regarding the juice reconstituting plant that is proposed.

Racine opened the Public Hearing at 7:04pm. Commissioners asked some questions regarding the types of juices that would be processed onsite, noise, odor, smells and truck traffic.

Chad Anderson, the owner of the company, explained the daily process to the Commission and answered questions. Mr. Anderson stated that small trucks would deliver already processed juice to the facility where they would use a patented process to remove virtually all the sugar from the juice and prepare the juice for bottling at an offsite location. The process is very clean and does not tend to omit odors commonly associated with the processing of fruit. Mr. Anderson expects to employ 7-10 employees including 2-3 managers. Box truck deliveries are anticipated on a weekly basis to deliver and haul away the product.

The Public Hearing was closed at 7:15pm.

*Robertson moved and Clark seconded THAT the Findings of Fact for Application Z-2015-01, attached to PD Report 2012-12 and forming part of this motion, BE APPROVED.*

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

*Nays: None*

*Robertson moved and Wilson seconded THAT Application Z-2015-01, submitted by Frank Hayes for properties owned by Holcomb Masonry Co. Inc., to conditionally rezone lands at 3100 N. Keystone Road to the General MUIBD, BE RECOMMENDED FOR APPROVAL to the Garfield Township Board based on the approved Findings of Fact and for reasons set out in report PD-2015-12.*

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

*Nays: None*

**b. PD 2015-13 Culver Meadows – Continuation (7:17)**

The application requests Special Use and Site Plan approval for construction of a 50,000 sq ft senior apartment building. The property is located at 1755 N. West Silver Lake Road about 600 feet north of the existing Culver Meadows senior living facility, which is also owned and operated by the applicant. The property is zoned R1-B single family residential and is currently vacant.

Ryan Cox, of M2E Engineering spoke for the applicant and presented a power point to the Commission. Mr. Cox stated that the buildings footprint will measure 28,000 sq ft and will be two stories. The overall square footage of the structure is proposed at 50,000 sq ft and parking has been reduced to 56 spaces. Mr. Cox discussed the need for this type of facility and felt that the structure was harmonious with the adjacent single family residences as they are also two stories in height. Cox also discussed the high demands for this type of facility, required landscaping and density.

Commissioners commented on the terms “senior apartments” and “assisted living facility” that seem to be used interchangeably and commented that apartments are not allowed in the R-1B Single Family Residential district as proposed.

Commissioners also stated that the proposed building was very large and was not harmonious with the surrounding single family residences. They felt that the applicant refused or failed to address the same concerns mentioned at the previous meetings the project was presented.

Larrea informed commissioners that they could, at this point, request more information from the applicant, hold another Public Hearing, or direct Staff to prepare Findings of Fact.

*Wilson moved and Clark supported to direct Staff to prepare Findings of Fact in support of the fact that the proposed project, SUP-2014-01 is not harmonious with the surrounding uses.*

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

**c. PD-2015-14 2014 Annual Report (8:02)**

Larrea presented the 2014 Annual Report and stated that the Planning Department took a Community Development approach to report this year so that the Planning Commission was informed on all aspects of an approved project. Larrea answered questions and updated the Commission on various projects mentioned in the report. Commissioners stated that the report was very informative and thanked Larrea for the report.

**6. Public Comment (8:14)**

Clark asked Larrea if the new PURD or current PUD would benefit the Culver Meadows project. Larrea stated that a PUD would be a better option for them if there was enough property.

**7. Items for Next Agenda – February 25, 2015 (8:17)****a. PURD Draft**

Larrea updated the Commission on the Draft Planned Unit Residential Development (PURD) section. The intent is to create more of a project design based ordinance that would provide the developer with an increase in density to offset the cost of the required improvements. This approach will require the developer to put more thought into the design resulting in better projects.

**b. Master Plan Discussion**


Racine explained why the February 28<sup>th</sup> Joint Session with East Bay Township was cancelled. Nelson wanted to be present and since he is a voice for transportation, it was postponed until he could be here. Larrea suggested choosing a May date and John Sych would be happy to facilitate the meeting.

**8. Adjournment:**

*Wilson moved to adjourn the meeting at 8:23pm.*

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

 <b>Charter Township of Garfield Planning Department Report No. 2015-21</b>			
Prepared:	February 19, 2015	Pages:	Page 1 of 1
Meeting:	February 25, 2015 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Zoning Ordinance - Planned Unit Residential Development		

**STAFF COMMENT:**

A revised Planned Unit Residential Development zoning ordinance section is attached to this report for Planning Commission review.

The revised ordinance is largely design-based, and includes certain statements and requirements intended to reflect the Planning Commission's original intent of developing a PURD ordinance. Primarily, that intent was to encourage innovative design by clustering development areas within the site, thereby preserving a greater number of open areas for public purposes and which are connected by pedestrian pathways. In exchange for innovative development, the Planning Commission is authorized to increase a project's density provided that the density remains appropriate with the existing and planned character of the area. As recently noted, the current PURD ordinance does not provide an opportunity for density bonuses.

Following review, this revision may be incorporated into the new zoning ordinance if found appropriate. Planning Commission thoughts and suggestions are welcomed at this time.

## **SECTION 426 PLANNED UNIT RESIDENTIAL DEVELOPMENTS (PURD)**

The purpose of this section is to provide for a degree of flexibility and creativity in the planning and design of residential development projects. The standards of this section invite efficient, clustered development on portions of a site so that developers are better able to provide amenities and infrastructure improvements.

Planned Unit Residential Developments may incorporate any residential use which is permitted by right, under conditions, or under Special Use Permit within the Township's various residential zoning districts. It is expected, however, that the proposed use or mix of uses will be compatible within the site itself, but more so be compatible with and similar to existing and planned residential uses in the surrounding area.

### **A. Eligibility**

#### **(1) Generally**

An application for a planned unit residential development may be submitted for any property zoned for residential use, and is especially encouraged on properties designated for redevelopment by the Garfield Township Master Plan. In order to qualify for a PURD the project shall be developed using clustered methods and innovative design while providing desirable open space and pedestrian connectivity. In exchange, the Township may authorize reductions in minimum lot size and increases in maximum density which would otherwise apply. Applications which do not meet the purpose and intent of this section will not be accepted. In addition to provisions of this Section, the provisions of § 425 Planned Developments shall also apply.

#### **(2) Site Accessibility**

A planned unit residential development shall be directly accessible from major thoroughfares as designated on the Major Thoroughfare Plan for the Township. The Township may authorize a project that does not have direct access to a major thoroughfare, provided appropriate findings of fact are made demonstrating that:

- (a) The project is directly accessible from a public road of suitable design and construction to handle any anticipated traffic that will be generated by the project; and
- (b) The anticipated traffic volumes are not reasonably expected to result in adverse impacts for those uses and properties along the public road system; and
- (c) Access management controls and connectivity to adjacent properties are utilized to ensure the efficiency and safety of the public road system will not be negatively impacted.

### **B. Preliminary Review and Decision**

#### **(1) Generally**

Preliminary review shall establish proposed land uses, project density, site layout and design, proposed vehicular and pedestrian circulation patterns, natural resource protection areas, open space, land use buffers, grading, storm water management patterns, and site servicing. Final engineering is not required for preliminary review and decision. In addition to provisions of this Section, the provisions of § 425 Planned Developments shall also apply.

#### **(2) Completeness Review**

The Director of Planning or designee shall conduct a completeness review in accordance with § 403 and § 425.D. of this Article.

**(3) Planning Commission**

- (a) The Planning Commission shall hold a public hearing on the PURD.
- (b) Following review and public hearing on the application, the Planning Commission shall approve or deny the request for preliminary planned unit residential development approval. Preliminary recommendation of a planned unit development shall specify all conditions that must be satisfied prior to submission of the planned unit residential development under § 426.C., Final Review and Decision.
- (c) Preliminary plans may not be altered or amended except as required by final engineering and authorized by the Director of Planning.
- (d) Preliminary approvals are valid for 12 months and not subject to an extension. Preliminary approval shall expire automatically.

**C. Final Review and Decision**

**(1) Generally**

Final review shall address all conditions imposed by the Planning Commission in the preliminary decision on the planned unit residential development. Submissions for final review and decision shall not be considered until all conditions have been addressed.

**(2) Completeness Review**

The Director of Planning or designee shall conduct a completeness review to determine that all conditions of the preliminary decision have been addressed. Once the plans and conditions are deemed substantially complete the project shall be referred to the Planning Commission for its final review and decision. No application shall be referred to the Planning Commission until this standard has been satisfied.

**(3) Planning Commission**

- (a) The Planning Commission may hold a public hearing on such application for final review and decision.
- (b) Following review, the Planning Commission shall render a decision to approve, approve with final conditions, or deny the request. Approval of a planned unit residential development shall be incorporated in a Report and Decision Order that shall include the decision, the basis for the decision and any final conditions imposed.

**D. Approval Criteria**

In its review of an application the Township shall, at a minimum, consider the criteria as defined in § 426.D.(1) Scope of Authority - Uses through § 426.D.(4) Criteria of this article.

**(1) Scope of Authority - Uses**

A planned unit residential development may include any residential use(s) permitted by right, permitted under special condition or permitted by special use permit in the various agricultural or residential zoning districts within the Township, provided appropriate findings of fact are made demonstrating that:

- (a) The proposed density is in accordance with the policies and objectives set out in the master



plan; and

- (b) In areas where the surrounding lands have been substantially developed in accordance with a particular land use character, pattern and density, the PURD shall be consistent and compatible with that existing residential uses, land use character, pattern and density.

**(2) Scope of Authority – Dimensional Standards**

A planned unit residential development may alter and establish lot size limits, buffers, open space areas, density limits, setback requirements, height limits, building size limits, landscaping rules, miscellaneous regulations, and intensity limits where such regulations or changes are consistent with the intent of this section and the standards set forth herein.

**(3) Site Design Requirements**

Generally, the design of a site must be found to meet the overall purpose and intent of this section. Additionally, the following specific design standards must be met.

- a. The site shall be designed in a compact, clustered manner which maximizes the preservation of usable and consolidated open space.
- b. Open spaces are intended to function as a public areas or parks to encourage neighborhood interaction and recreation opportunities. These areas incorporate amenities such as play structures, pedestrian circulation, pavilions, and other similar design features.
- c. Sidewalks shall be provided along all streets. Generally, sidewalks should be constructed on each side of the street except where found to serve no useful purpose, such as if there are no homes on one side of the street. Sidewalks along streets shall be constructed of concrete to a minimum width of four (4) feet and shall be separated from the street by a grassy lawn area.
- d. In addition to the street sidewalks, hard-surfaced pathways connecting open areas, parks and other points of interest shall be provided.
- e. In mixed-residential settings, each residential use (i.e. single family, multiple family, etc.) shall stand on its own in meeting the integrated site design requirements of this section. The intent of this requirement is for each area to resemble a traditional neighborhood with interior park areas. Useable open space shall be designed so that it is directly accessible to nearby residents.
- f. There shall be a direct relationship between the residential use, density, and useable space of each project area, and each such areas shall be self contained. For example, an open area located within a far corner of a high-density setting shall not meet the intent of this requirement in providing open space and recreation for a neighboring low-density area of the site. However, centrally located open areas which encourage interaction between residential uses by creating shared park-like settings are supported and encouraged.
- g. The project shall be served by municipal water and sewer services.

**(4) General Criteria**


The PURD is intended to encourage well designed neighborhoods that emphasize safe movement of pedestrian traffic and open areas that encourage active lifestyles and quality of life. The Planning Commission shall determine if the project meets the following standards of approval:

- (a) The project is compatible and harmonious with adjacent and surrounding land uses and properties;
- (b) The project minimizes motorized / non-motorized conflict points and creates a separation of pedestrian and vehicular traffic;

- (c) The development consolidates and maximizes useable open space while encouraging neighborhood interaction;
- (d) The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;
- (e) The development is compatible with the intent and purpose of the adopted master plan.

**E. Amendments**

Amendments to an approved Planned Unit Residential Development shall be considered according to § 423.G. of this Ordinance

 <b>Charter Township of Garfield</b> <b>Planning Department Report No. 2015-20</b>			
Prepared:	February 19, 2015	Pages:	Page 1 of 1
Meeting:	February 25, 2015 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Master Plan Survey Discussion		

**PURPOSE:**

The Planning Commission was previously presented with a survey from a neighboring community for review. Following discussion, Commissioners directed staff to draft a survey with a similar format and questions tailored to Garfield Township. The attached survey is a result of that discussion and intended to gather input from our residents on the Master Plan.

**STAFF COMMENT:**

The survey will be distributed randomly within the identified areas of the township in an effort to gain a balanced sampling. We have provided the Commission with several questions for review and comment. In addition, we are looking to Commissioners for additional questions to complete the survey. They don't have to be specific questions but areas that you would like expanded upon or that address something we may have missed. Once we have identified the areas to expand upon we can create questions and finalize the survey.

# CHARTER TOWNSHIP OF GARFIELD COMMUNITY SURVEY

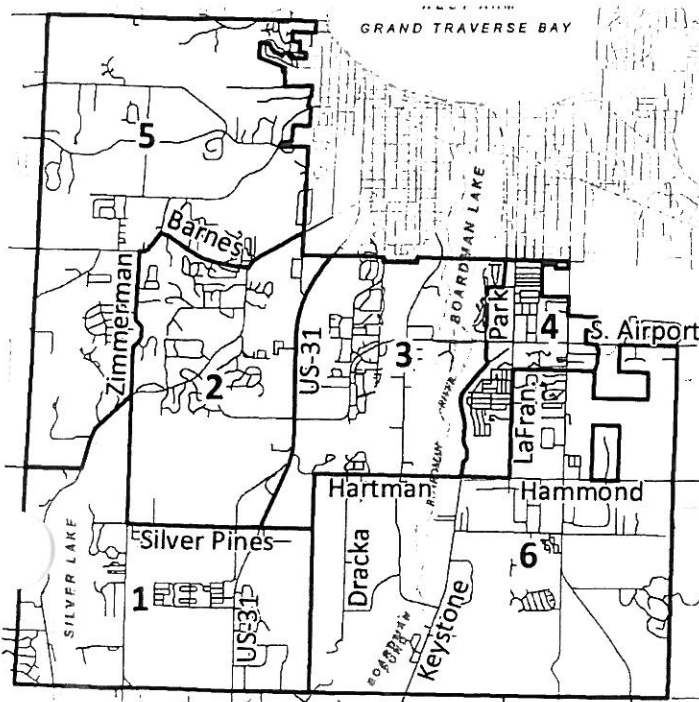
Thank you for your willingness to complete this questionnaire. It should be completed by an adult in your household.

## BACKGROUND QUESTIONS:

The following questions will help the Planning Commission better understand how the opinions of Township residents vary across the community.

1. Looking at the map below, check the box that corresponds to the area where you live. Note: this is your voting precinct.

Area:  1  2  3  4  5  6



2. What is the approximate age of yourself and of all other members of your household? (Check all that apply)

Age:	Number of persons:
<6 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
7-12 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
13-17 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
18-25 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
26-35 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
36-45 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
46-55 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
56-65 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
>66 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4

3. Do you own or rent your home?

Own  Rent

How long have you lived in Garfield Township? \_\_\_\_\_ Years

5. Which of the following best describes where you currently live? (Check all that apply)

- Rural homesite of 5-acres or more  
 Rural homesite of less than 5-acres  
 Lakefront lot  
 Subdivision or development  
 Apartment or Condo

6. What is employment status of all adult members of your household? (Check all that apply)

Employment Status:	Number of persons:
Employed Full-Time	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
Employed Part-Time	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
Not Employed	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
Retired	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
Student	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
At-Home Parent	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4

7. Where do you and any other adults in your household work? (Check all that apply)

Employment Location:	Number of persons:
At Home	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
Elsewhere in Garfield Township	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
City of Traverse City	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
East Bay Township	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
Blair Township	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
Long Lake Township	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
Elsewhere in G.T. County	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
Elmwood Township	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
Elsewhere outside of G.T. County	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4

8. Where are you likely to go for the following goods and services? (Check all that apply)

	Groceries	Entertainment	Recreation
Garfield Township	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City of Traverse City	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
East Bay Township	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Somewhere else	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Placeholder question (Check all that apply)

**PLANNING AND LAND USE QUESTIONS:**

The remaining questions ask for your opinions about population growth, land use and planning.

Do you think Garfield Township is developing...

- Too quickly    
  About right    
  Too slowly    
  No opinion

**11. In the area where you live, how serious do you think the following problems or concerns are?**

	Very Serious	Somewhat Serious	Not Serious
Pollution of lakes and streams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condition of roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of public sewer/water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loss of scenic views	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development of open areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loss of farmland / open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor north/south traffic mobility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor east/west traffic mobility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of good jobs nearby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of entertainment/social activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor upkeep of homes and yards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of trails/bike lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other concerns? Please comment in the box below:

**12. In the area where you live, how serious do you think the following problems or concerns are?**

**13. In terms of Garfield Township priorities, in your opinion, how important are the following?**

	Very Important	Somewhat Important	Not Important
Encouraging agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protecting open space/views	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protecting surface/ground water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protecting natural areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Establishing and/or expanding bike lanes and trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Establishing and/or expanding parks near neighborhoods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increasing public access to lakes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increasing public access to rivers and streams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increasing housing opportunities for seniors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increasing housing opportunities for young families	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Creating local job opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Expanding nearby shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of fresh, local foods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other priorities? Please comment in the box below:

**14. What types of development should be encouraged in Garfield Township? (Check no more than four)**

- Large-Scale Commercial, such as a regional mall
- Small-Scale Commercial, such as a specialty shop
- Industrial, such as warehousing and manufacturing
- Technology, such as research and design
- Health Care
- Restaurants and Hotels
- Entertainment and Tourism
- Home-based Businesses
- Other? Please comment in the box below:

**15. What types of housing should be encouraged in Garfield Township? (Check no more than two)**

- Single Family Subdivisions
- Single Family Rural Lots
- Duplexes
- Apartments
- Mobile Home Subdivisions
- Assisted Living Facilities
- None

**16. What types of housing should be encouraged in the area where you live? (Check no more than two)**

- Single Family Subdivisions
- Single Family Rural Lots
- Duplexes
- Apartments
- Mobile Home Subdivisions
- Assisted Living Facilities
- None

**17. Please indicate whether you agree or disagree with the following statements for Garfield Township.**

The redevelopment of outdated commercial and industrial areas should be encouraged in lieu of allowing establishment of additional developments of this sort.

- Strongly Agree     Agree     Disagree     Strongly Disagree     Not Sure

I would prefer that the outer edges of the Township stay mostly residential and agricultural in character.

- Strongly Agree     Agree     Disagree     Strongly Disagree     Not Sure

Large, new housing developments should include a variety of residential types (i.e. single-family homes, duplexes, apartments)

- Strongly Agree     Agree     Disagree     Strongly Disagree     Not Sure

New development should occur only where and when public water and sewer services are available.

- Strongly Agree     Agree     Disagree     Strongly Disagree     Not Sure

I support Low Impact Development standards for new development to protect groundwater, lakes, and streams.

- Strongly Agree     Agree     Disagree     Strongly Disagree     Not Sure

**17. (Cont.) Please indicate whether you agree or disagree with the following statements for Garfield Township.**

If there were more bicycle and walking paths in the Township, I would likely use them.

- Strongly Agree     Agree     Disagree     Strongly Disagree     Not Sure

I wish there was a farm market close to my home.

- Strongly Agree     Agree     Disagree     Strongly Disagree     Not Sure

I wish that there was a park closer to my home.

- Strongly Agree     Agree     Disagree     Strongly Disagree     Not Sure

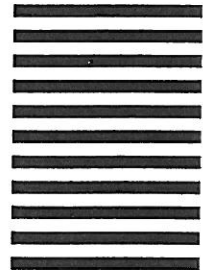
(Placeholder for additional questions)

(Placeholder for additional questions)

CHARTER TOWNSHIP OF GARFIELD  
3848 VETERANS DRIVE  
TRAVERSE CITY, MI 49684



NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES



**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 000 CITY STATE

POSTAGE WILL BE PAID BY ADDRESSEE

CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION  
3848 VETERANS DRIVE  
TRAVERSE CITY, MI 49684

Barcode read area

5;8" clear zone for bar code

Work with your local post office to create a BRM ZIP+4 barcode.

Remove all pink highlighted text and graphics before printing.