

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

Wednesday, February 8, 2017 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**
 - a. January 25, 2017
3. **Correspondence**
 - a. None
4. **Reports**
 - a. Township Board
 - b. Planning Commissioners
 - c. Planning Department
5. **Business to Come Before the Commission**
 - a. PD 2017- 05 - 2016 Annual Report
 - b. PD 2017- 06 - Lucky's Market Sign Request
 - c. PD 2017 - 07 - Hotel Standards
6. **Public Comment**
7. **Items for Next Agenda – February 22, 2017**
 - a. Request Cancellation
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
January 25, 2017**

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: Joe McManus, Steve Duell, Chris DeGood, Joe Robertson, Pat Cline, Gil Uithol and John Racine

Staff Present: Rob Larrea

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

McManus moved and Duell seconded to approve the agenda as presented.

Yeas: McManus, Duell, Cline, Uithol, DeGood, Robertson, Racine

Nays: None

2. Minutes (7:02)

a. January 11, 2017 Regular Meeting Minutes

Uithol moved and Cline seconded to approve the January 22, 2017 Regular Meeting Minutes as presented.

Yeas: Uithol, Cline, Robertson, DeGood, McManus, Duell, Racine

Nays: None

3. Correspondence (7:02)

None

4. Reports (7:02)

Township Board Report

Duell had no report.

Planning Commissioners

McManus reported on a joint meeting held between the City Commission and Township Board. Topics of discussion included the draft Commons zoning ordinance, future of the joint recreational authority and improvements to the Barns.

5. Business to Come Before the Commission

a. PD 2017-04- Amendments to Ordinance 68 – Public Hearing (7:05)

Planner Larrea briefed the Planning Commission on the proposed amendments to the sign section of the ordinance. The changes will allow for more flexibility and will streamline various approvals within Planned Developments and the C-P Planned Shopping Center district. Other changes include eliminating the

comprehensive sign plan portion of the ordinance, prohibiting concurrent applications, and clarifying review criteria for planned developments. Racine opened the Public Hearing at 7:15 and seeing no public, closed the public hearing. Commissioners discussed the various proposed amendments and made a change to article B (1)(b) so that it will read "One (1) 100 square foot . . . per public roadway for the specific development."

Uithol moved and DeGood seconded that proposed Amendment No. 5 to the Charter Township of Garfield Zoning Ordinance No. 68, as described within and attached to Planning Department Report No. 2017-04, be recommended for approval to the Garfield Township Board with a change in item B(1)(b) so that it now reads "One (1) 100 square foot . . . per public roadway for the specific development." and to change the letters in item B(4) to read a,b,c,d.

Yeas: Uithol, DeGood, Duell, Robertson, McManus, Cline, Racine

Nays: None

7. Public Comment (7:33)

None

8. Items For Next Agenda February 8, 2017 (7:33)

- a. Hotel Standards
- b. Lucky's Market Sign Request
- c. 2016 Annual Report

Commissioners discussed the Barlow Street project.

9. Adjournment

Uithol moved to adjourn the meeting at 7:48pm.

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



Charter Township of Garfield Planning Department Report No. 2017-05

Prepared:	January 19, 2017	Pages:	1 of 14
Meeting:	January 25, 2017 Planning Commission	Attachments:	<input type="checkbox"/>
Subject:	2016 Annual Report		

Introduction

This 2016 annual Planning Report was prepared pursuant to the requirements of Section 19(2) of the Michigan Planning Enabling Act, which states:

"A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development."

This report is intended to serve as the Planning Commission's report to the Township Board, as required above, and will also outline the activities of the Planning Department in the 2016 year.

Boards & Commissions

The Planning Department participates in various committees and provides support services to various Commissions and Boards, which include:

- Garfield Township Board
- Garfield Township Planning Commission
- Garfield Township Zoning Board of Appeals
- Joint Traverse City and Garfield Township Planning Commission (Grand Traverse Commons)
- Joint Traverse City and Garfield Township Recreation Authority
- Garfield Township Parks & Recreation Commission
- Hickory Hills Advisory Committee
- Traverse Transportation Coordinating Initiative (TTCI) *formerly* TC-TALUS
- Among others

Administration

The Planning Department continues to be very active as it moves towards finalizing the Master Plan, preparing the new Grand Traverse Commons Ordinance, and ensuring that development projects are completed efficiently as required by the Planning Commission and Township Board.

Routine tasks also include dialogue with the development community to ensure that development applications are complete and ready to be brought before the Planning Commission, which can take weeks or months depending on the applicants consultant. The management and oversight of active Natural Resources Trust Fund projects occupies a substantial amount of Staff time.

As current documents and plans are finalized in 2017, attention will be shifted to successor documents and ordinances to help the Township realize the goals of recently adopted documents. These may include sub-area plans, corridor planning, lake protection plans, etc. This, combined with yet another projected year of strong growth, as well as planning for upcoming grant applications, will continue to demand efficiency in the administration of the Planning Department.

Planning Commission

The Planning Commission meets the second and fourth Wednesday of each month and is responsible for reviewing development applications, preparing plans, and advising the Township Board on development matters and zoning amendments. The meeting schedule allows the Planning Commission to hear, review and decide on projects during the first meeting and to advance the interests of the community by holding a work session during the second meeting of the month. This schedule will continue throughout 2017 as the Commission works to finalize its Master Plan.

Garfield Township Zoning Ordinance

Following several years of work by the Planning Commission, the new Garfield Township Zoning Ordinance was adopted in 2015 and has proven to be far more user friendly than the antiquated ordinance it replaced. Our goal is to continue to address areas of the ordinance that fail to meet the intent of a more efficient and more user friendly ordinance. A brief description of those changes is provided further along in this report.

Master Plan

A community survey was drafted and mailed to a random sampling of Garfield Township residents to solicit public opinion on how we are growing and where we are heading. The information received has assisted the Planning Commission in creating and supporting current and future Master Plan goals and objectives. In addition to public opinion it is very important to collaborate with community leaders, emergency services, schools and other public service entities to understand how their future plans coincide with ours.

Staff has an ongoing discussion with community stakeholders such as TCAPS, BATA, Cherry Capital Airport, GT Metro Fire, and the Sherriff's Office to understand each agency's current and future infrastructure needs and how each need relates to our community now and into the future. In addition to the Master Plan survey, the Planning Commission discussed the current

Future Land Use Map and made adjustments to encourage infill of dilapidated or underutilized properties rather than encouraging the outward growth of our community. Corridor Planning was a big topic of discussion this year as was residential growth and density. The Planning Commission is preparing to bring the document before the public for comment in the first or second quarter of 2017.

Continued Collaboration

Cherry Capital Airport

Frequent meetings with Kevin Klein (Cherry Capital Airport) have certainly helped Staff understand the long and short term plans associated not only with the airport property but properties within the flight paths as well. The relocation or "bending" of Garfield Road does not appear to be on the radar any longer as the FAA has worked with Mr. Klein on approach lighting and runway expansion concessions. This runway expansion will affect the Michigan Aeronautics Commissions (MAC) Accident Safety Zones, as they are measured from the edge of a runway outward. Staff will continue to monitor the changes and reference the "Compatible Land Use Matrix" provided by the MAC when land use development or redevelopment is proposed within the designated safety zones. The Compatible Land Use Matrix provides land use strategies for addressing density, development guidelines, landscape, height limitations etc.

TCAPS

Staff continues to meet with Paul Soma (TCAPS) and the TCAPS Board to discuss population shifts and growth patterns within our community. Growth and development patterns can significantly alter the student population from one year to another, so it is important that we have an open dialogue with the school system. For example, the development occurring on LaFranier Road has the potential of increasing the student population at Cherry Knoll or Traverse Heights elementary by several hundred kids over the next 2-3 years. This population increase could prove challenging for administrators if they are not informed in advance of a project of this magnitude. According to TCAPS, Garfield Township is the only community that meets regularly with TCAPS representatives and their Board to discuss growth and we will continue to do so moving forward.

BATA

BATA has started providing us with ridership numbers so that we can properly plan for an increase in BATA stop locations. According to these numbers, the Grand Traverse Mall is a popular commuter destination. The Planning Commission and Staff continue to encourage multi-modal transportation by requiring developers to incorporate bus stops within mixed use or high density projects. The intent of this regulation is to avoid on-street bus stops on roadways that do not have safe off road pedestrian circulation. We will continue to work with BATA to provide safe transportation alternatives to those in need.

Grand Traverse County Sherriff

The Sheriff's post within the township hall continues to be an asset to Staff and residents alike. A continuous dialogue and willingness to assist Staff with violations, crime statistics and plan review continue to prove beneficial.

Conceptual Reviews

Conceptual reviews were established in 2010 to allow developers and applicants the ability to appear before the Planning Commission with little more than a concept and basic site plan. This procedure provides the applicant with valuable feedback to gauge the Planning Commission's interest in the project before an application is submitted. This process has been very useful to developers as they are able to discuss a potential project without having to first secure a planner, engineer, surveyor, etc. to complete an application. The following projects were brought before the Planning Commission for discussion in 2016:

1. Crown Golf Course - Transient Dwellings
2. Ashland Park PUD - Major Amendment
3. Grand Traverse Mall - Sign proposal

Administrative Reviews

The Director of Planning can now administratively approve projects provided they fall within the confines of the zoning ordinance. This procedure improves efficiency on minor requests. The following requests were administratively reviewed.

1. Reid Day Care - 7-12 Children- (approved)
2. Ashland Park - Minor adjustments to combine units- (approved)
3. GDO Investments - Olesons Grocery Store addition- (approved)
4. Lucky's Market - Building footprint expansion- (approved)
5. Ridges @ 45 PUD Concept for south acreage- (approved)

Development Reviews

The Planning Commission reviewed and approved numerous projects in 2016, which included Site Plan Reviews, Planned Unit Developments, Special Use Permits and zoning text and map amendments. A brief description of those reviews follows.

SUP 2015-01 - The Ridges at 45 – LaFranier Road – (approved)

The applicant was approved for a 232 unit Multi-Family Residential project along LaFranier Road. The market rate project incorporates a mix of 1, 2 and 3 bedroom units to serve future Garfield Township residents. The applicant worked amicably with the Township and GTCRC to incorporate a bike path along the property and add a center turn lane to LaFranier Road to address both non-motorized and vehicular safety. The Ridges at 45 welcomed their first

residents in December and anticipate having occupancy for the additional 3 buildings by May of 2017.

SUP- 2016- 03 Bill Marsh Paint / Body Repair - (approved)

An application to construct a 2,400 square foot used vehicle sales office and a 3,800 square foot addition to an existing body and repair shop located on Barlow Street was approved by the Planning Commission. Although limited vehicle sales are now a permitted use (with conditions) in the I-G (General mixed-use industrial business) district it does require a SUP if those conditions are to be exceeded.

SUP 1991-10-L - Crown PUD Transient Residential (recommended/ withdrawn)

The Crown PUD, located on West Silver Lake Road was approved in 1991 as a mixed use residential and commercial project situated around a golf course. The applicant requested approval to construct four "stay and play" transient dwelling units within the project. Following several public meetings, amended applications and two contentious public hearings, the applicant received a positive recommendation to the Township Board. The Township Board, following two public meetings remanded the project back to the Planning Commission for additional discussion on the location of the proposed "stay and play" units. The applicant has since formerly withdrawn the application.

SPR - 2015-01/ 1990 -04-E Grand Traverse Mall - Dicks Sporting Goods (approved / withdrawn)

Representatives of the Grand Traverse Mall requested approval to demolish a portion of the mall previously occupied by a movie theater to accommodate a Dicks Sporting Goods store. The applicant received approval by the Planning Commission on January 27, 2016 and quickly made application to the ZBA for a variance request on February 22, 2016. Within days of the Planning Commission approval staff was provided a copy of a letter from Dicks to the Grand Traverse Mall terminating their agreement with the mall. The approvals are still active however no action is anticipated with Dicks Sporting Goods.

SPR 2016- 01 - Oleson's Service Drive - US-31 (approved)

Large acreage parcels along major corridors are required to install a service drive and pedestrian walkway prior to the development of the property. The property is approximately 200 acres and located on the west side US-31 South, between Rennie School Road and Meadow Lane Drive.. The service drive was constructed along roughly 1,500 feet of the property's northern road frontage on US-31.

SPR – 2005-05- F - Lone Tree PUD - Traverse Medical Properties - (approved)

TC Medical Properties purchased the two vacant commercial office units within the Lone Tree PUD located at the corner of North Long Lake Road and Lone Pine Road. Following a minor amendment to combine the properties the applicant proposed the new Crystal Lake Medical Center, which is presently under construction and set for a May 2017 opening.

SPR - 2016-02 - PUD Buffalo Ridge PUD - (Lucky's Market) (approved)

An amendment to allow a proposed market within the approved Buffalo Ridge PUD was delayed due to the applicant's refusal to resolve an ongoing violation (installing a pedestrian pathway). This appears to be the only incident over the past 8 years that an owner has signed and acknowledged a Report and Decision Order only later to refuse to honor his signature. Once before the Courts, the Judge required the owner to secure an agreement with the township to construct the pathway as agreed to in the document. Following the filing of an application, and review of the approval, the project was approved as a part of the settlement.

SPR - Storm Water Request - (approved)

The application was a request to allow onsite storm water containment to be located in the Agricultural zoning district to support the recently rezoned Kings Court expansion (see Z-2016-02 below). The use of this area for storm water containment is permitted due to the split zoning of the property and can be authorized by the Planning Commission pursuant to Section 325.B.7 of the Zoning Ordinance.

Z-2016-01 - LaFranier Road Rezoning - (withdrawn)

The subject property is located at the northwest corner of Garfield and Hammond Roads. The property is currently vacant and zoned A-Agricultural. The applicant requested to rezone approximately 19-acres of the 76-acre parcel from the current A-Agricultural District to the C-G General Commercial District, without restriction. Following discussion with the Planning Commission the applicant withdrew the application from future consideration.

Z-2016-02 Kings Court Expansion - Rezoning - (approved)

The applicants request to rezone approximately 37 acres of land from the A-Agricultural District to the R-M Mobile Home Residential District, was approved. The application affects two properties to the north of Lloyd Lane, to the west of LaFranier Road and to the east of Keystone Road. (Lloyd Lane was formerly a dead-end of Hammond Road, and was renamed when Hammond Road was extended to Keystone Road in 2010). The applicant is in the process of submitting the project to the State of Michigan for review.

Zoning Ordinance Text and Map Amendments

Amendment #1 - The following changes were presented by Staff, recommended by the Planning Commission and approved by the Township Board.

- To allow multi-family residential within the commercial zoning districts.
- To change the approval process from SUP to Administrative approval for Child Care 7-12 children.
- To reduce setbacks for multi-family projects.
- To allow an increase in density for projects in the R-3 multi-family district.
- To allow additional uses in the C-P Planned Shopping Districts.

Amendment #2 -

- Amended the sign portion of the C-P Planned Shopping District to clarify new language.
- Amended the Zoning Map to fix a typo.

Amendment #3 -

- Rezoned 30-acre property on LaFranier Road from A-1 to R-3 Multi-family

Amendment #4 -

- Amended out Section 611 Group Housing due to it being antiquated and less lenient than the development options available.
- Amended the H-C Highway Commercial district to change reviewing authority to the Planning Commission from ZBA.

Amendment #5 - *(introduced 2016, anticipated early 2017 adoption).*

- Amends and simplifies sign approvals within PUDs (Section 630.J) and Planned Shopping Centers (Section 630.G), including allowances for Planning Commission to increase sign size if certain standards demonstrating need are met.
- Eliminates Comprehensive Sign Plan due to non-necessity and the high degree of confusion observed among the one applicant who has attempted this procedure.
- Creates Section 108 to prohibit submittal of more than one pending development application, per parcel or parcels under the same ownership, at the same time.
- Amends and clarifies the review procedure and standards of approval for amendments to PUDs (Section 426.F) and PURDs (Section 427.E).

Joint Traverse City & Garfield Township Planning Commission

The Joint Planning Commission is comprised of City and Township residents, appointed from their respective Planning Commissions and one member jointly appointed by both municipalities. John Racine and Terry Clark (retired) have represented the township for several years as have Carol Hale, John Serratelli and Jan Warren, Traverse City's representatives.

Following numerous public and stakeholder meetings on the draft Grand Traverse Commons Zoning Ordinance, the joint planning commission unanimously recommended adoption of the document to the City Commission and Township Board. The City Commission and Township Board held a joint meeting on January 23, 2017 to discuss the ordinance and were favorable of the document. This form-based code will regulate the specific Commons area campus and will be separate from the Township's regular Zoning Ordinance.

(continues)

Parks & Recreation

PARKLAND PROJECTS

BOARDMAN VALLEY NATURE PRESERVE:

The Boardman Valley Nature Preserve (BVNP) is a 200-acre park and natural area located on the Boardman River. Though the park is primarily in a natural state, certain areas have been targeted for improvement to support active and passive recreation

In 2015, the Township submitted a grant application to the Michigan Natural Resources Trust Fund for a grant to make a number of improvements to the Boardman Valley Nature Preserve which included a canoe/kayak ramp, a parking lot with a turn around, vault pit toilets and changing rooms, a pavilion as well as a pickleball court. All of these improvements are on the north end of the site near the old YMCA building.

The 2015 request was successful, and in September of 2016 a fully executed grant agreement was received for \$100,000 from the State, with the Township matching \$100,000. The Township was also awarded a grant from Rotary Charities in the amount of \$40,878 to help fund the pickleball courts, which will go towards the required local match.

Upon receipt of the grant agreement, the Township sought proposals from consulting Civil Engineering & Landscape Architecture firms to provide professional design services for the grant improvements. Four firms submitted proposals.

On October 4, 2016, the Parks and Recreation Commission recommended Prein&Newhof with a bid amount of \$26,000. On October 11, 2016 the Township board accepted the bid and entered into an agreement for services. It is anticipated that construction will occur in 2017.



At the end of 2015, the Township acquired the Verizon property from the Land Conservancy and the Templeton property through a Trust Fund grant. The purpose was to expand the BVNP whereby accommodating a future parking area as well as a number of potential improvements as indicated above. Existing buildings on the site included a dilapidated farmhouse and agricultural structures that needed to be removed. An existing 2,500-square foot utility building was retained to house Township assets used to support outdoor public recreation, such as sporting equipment or grounds management equipment.

Funding for the farmhouse demolition was allocated in the Township's 2016 Park budget. The buildings have been demolished and a final reimbursement request to the DNR will be submitted in early January to finalize the project.

The Township also closed on two additional acquisitions to the BVNP; the Balyeat parcel, a small acquisition on the west side of the river, and the Fraser parcel, an additional 10-acres on the east side of the river. Since 2012, the BVNP has more than doubled in acreage, from 92 to just over 200 acres while also expanding to the east side of the river.

MILLER CREEK NATURE PRESERVE:



From 2015 and into 2016, the Park Commission worked with consultant Wade Trim to prepare a conceptual development plan for a new trailhead area, which would be located near Aldi off of South Airport Road. The conceptual plans, if formally adopted into the Park Plan, will become the guideline for the development of this area.

The focal point of these plans is on the most recent addition to this park, the "Hanson" parcel, which is the westernmost parcel on the map at left. The overarching goal is to help the public recognize that this park even exists.

The Park Commission recommended a

general construction budget allocation for 2017 and will research and recommend potential improvements, such as a boardwalk among the Hanson parcel wetlands, a pavilion or gathering area on the uplands, or improved access to a fishing pond.

KIDS CREEK PARK:

As described further below, the most exciting development for this park in 2016 was the completion of Phase II of the Buffalo Ridge Trail. In 2017, the Township will look to contract with the Conservation District to build a connector trail between the two resources, providing users from the YMCA and West Middle School with easy access to this beautiful pocket park.

Unfortunately, the dilapidated power generating structure remains a sticking point. Having previously ruled out the possibility of saving the building, the Township must decide on how to address this building. There appear to be two possibilities; construct a replica structure on the site, or simply demolish the building and fill the foundation. The reason that this has not yet occurred is because of a desire to protect the remaining power generating mill in the foundation of the building; either through protecting it in place or removing and relocating the equipment to dry storage for the time being.



SILVER LAKE RECREATION AREA:

SLRA is our most popular Township Park, with 113 pavilion reservations for 2016. The busiest months, of course, were June, July and August, with 71 reservations. The ball diamond was used by the little league Saturdays in June. The dog park continues to be very popular, drawing a regular user base from well outside of Grand Traverse County.

After the completion of some additional sidewalks in 2015, the concrete contractor finished up the project in 2016 with the last completion to a

pavilion. Each of the picnic pavilions, as well as the dog park, is now fully accessible to persons of limited mobility. Additionally, the Conservation District completed construction of an additional footpath along the east side of "Hidden Lake," allowing trail users to make a loop of the lake and providing new scenic views.

The Parks Commission was approached this year by a community member who wanted to donate an 18 basket disc golf course to the Township to be placed in this park. The Commission found this proposed use of parkland consistent with the park plan and began working towards the installation of the course. However, the location and positioning of the course arose as a contentious issue with neighbors living near the park. Public input was sought regarding the matter and ultimately the donation was withdrawn by the donor.

GRAND TRAVERSE COMMONS NATURAL AREA:

In early 2016, with the help of the Grand Traverse Regional Land Conservancy, the Township submitted a public use deed to the Michigan DNR to acquire a parcel commonly known as the "State 40."

This property abuts the west line of the Township's 140 acre Grand Traverse Commons Natural Area. Though not known by many members of the public, it is an intrinsic part of the Commons park and trail network. The future public use of this property became imperiled when the DNR placed it on a real-estate "dispose of" list.

In November the Township received notice that the DNR had given preliminary approval to the request, provided that the parcel will be restricted to recreational uses. The Township should hear back soon on final approval. After the property is deeded to the Township, and pending clarification on possible deed restrictions of the existing Natural Area, the Park Commission intends to begin developing a comprehensive, multi-use plan for this complex park.

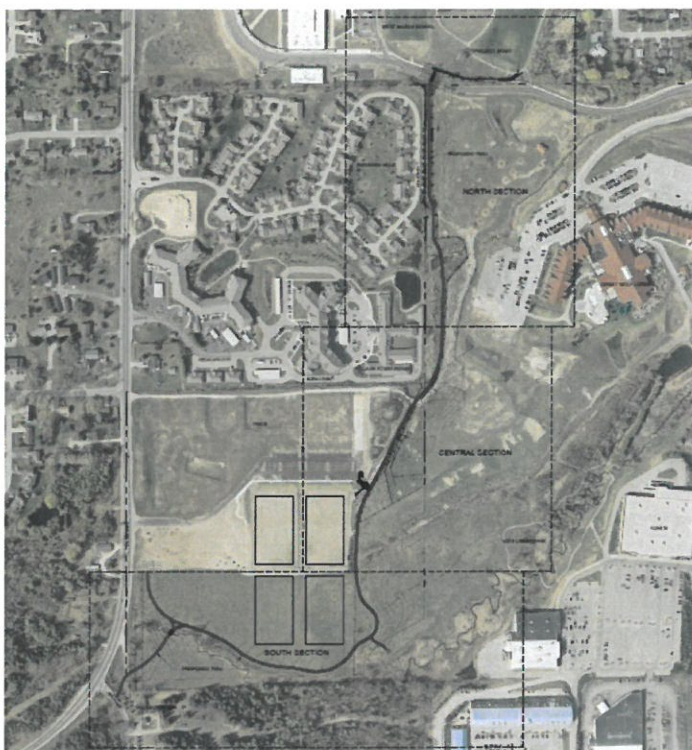


TRAIL PROJECTS:**BUFFALO RIDGE TRAIL PHASE II:**

The Township finally secured all necessary easements and approvals to build Phase II of the Buffalo Ridge Trail.

The trail was professionally designed by Wade Trim and bid out for construction in 2015. After an unsatisfactory bid result for summer of 2015 construction, this project was rebid and construction was completed in 2016. This would not have happened without partners such as the Grand Traverse Bay YMCA, Oleson Foundation, Great Wolf Lodge, TART, and the Grand Traverse Regional Land Conservancy in making this trail a success.

In 2016, a construction contract was awarded to AJ's Excavating, who promptly and professionally constructed the trail, on time and within budget. The trail is already heavily used and the Township has received great feedback from trail users. In 2017, the Conservation District is expected to construct a connector trail to Kid's Creek Park.

**CITY OF TRAVERSE CITY HICKORY HILLS PARK DEVELOPMENT:**

This property is seen as an integral connector between the Hickory Meadows and Grand Traverse Commons Natural Area properties and as such the Township has continued to participate in discussions regarding the future of this park. Opportunities have arisen to make the park more accessible year-round and to more user groups, which the Parks Commission believes would be a long term benefit to Township residents. The City of Traverse City in conjunction with the non-profit organization Preserve Hickory, have begun a fundraising campaign for the project.

CITY OF TRAVERSE CITY BOARDMAN LAKE TRAIL COMPLETION:

in our community most in need of a corridor plan. It is also expected that development projects will continue to increase.

RECOMMENDATION:

The following motion would be appropriate if the Planning Commission is prepared to accept and forward the 2016 Annual Report to the Township Board (with amendments as noted, if necessary):

THAT the 2016 Planning Commission Annual Report, as contained in PD Report No. 2017-05 BE ACCEPTED and forwarded to the Garfield Township Board as required by Section 19(2) of the Michigan Planning Enabling Act.

 Charter Township of Garfield Planning Department Report No. 2017-06		
Prepared:	February 1, 2017	Pages: 1 of 1
Meeting:	February 8, 2017 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Lucky's Market Signs	
File No.	N/A	Parcel No. 016-032-05
Applicant:	Attitude & Experience Sign Company	
Owner:	Buffalo Ridge Center South LLC	

SUBJECT PROPERTY:

The subject property is located within the Buffalo Ridge PUD on US 31.

STAFF COMMENT:

The Buffalo Ridge PUD is currently under court order to complete the pedestrian pathway by the given timeframe therefore the sign application for Lucky's market may proceed.

According to Section 630 (J) of the zoning ordinance, the applicant is permitted to have a wall sign of up to 100sf in size per building elevation. The applicant has requested approval of a north and east facing wall sign measuring just under the 100 sf maximum (see attached).

Upon review of the proposal Staff has determined that the wall sign (sizes) requested are within the allowable amount of signage permitted in the underlying district and therefore can be approved by motion and without a public hearing.

ACTION REQUESTED:

Following discussion of the application a motion for consideration is provided.

THAT Lucky's Market application for PUD sign approval as attached and described in PD Report 2017-05 be approved with the following condition:

1. Placement and lighting of all requested signs are subject to zoning administrator approval and will be reviewed at the time of application.



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

APPLICATION FOR PUD SIGN APPROVAL

This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays.

A. APPLICANT INFORMATION

Name of Applicant: Lucky's Market

Address: 3587 Market Place Circle, Traverse City MI 49684

Phone: _____ E-mail: _____

Name of Agent: Attitude & Experience Inc

Address: 1230 M-37 S. Traverse City MI 49685

Phone: 231-946-7446 E-mail: service@attitudeandexperience.com

Name of Owner: Buffalo Ridge Center South LLC

Address: 21 E LONG LAKE ROAD STE 200 BLOOMFIELD HILLS MI 48304

Phone: 231-631-2600 E-mail: jsarafa@envision-development.com

Please specify to whom all communications should be sent: Applicant ☐ Agent ☒ Owner ☐

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT PARCEL

Tax Parcel ID Number(s): 05-016-032-05

PUD Name: _____

Parcel Address: 3587 Market Place Circle, Traverse City MI 49684

Legal Description (attach separately if necessary):

Current Zoning: C-G

Current Use: _____

List all signs currently located within the PUD, including type, sign face area, illumination, height, and location.

C. STANDARDS OF APPROVAL

All proposed signs within a Planned Unit Development shall be submitted to the Planning Commission for final review and approval. Within such developments, the following signs may be permitted:

- a. Residential Uses. All signs permitted by Zoning Ordinance Section 630.D., and subject to the same limitations thereof.
- b. Non-Residential Uses. All signs permitted in the underlying zoning district, and subject to the same limitations required for those districts or as described below for uses not listed in the underlying district.
 1. Wall signs - Commercial, office, and other non-residential uses approved as a part of a PUD are subject to the sign limitations of Section 630.F.
 2. Freestanding sign- One (1) sign, freestanding, of not more than forty (40) square feet in sign face area identifying the approved project.
- c. The Planning Commission shall have the authority to increase the maximum sign standards permitted under subsections (1) and/or (2) above, subject to the limits of the maximum sign standards of Section 630.D. for residential uses, subject to the limits of Section 630.E. for commercial uses, to the limits of Section 630.F. for office uses, and / or to the limits of Section 630.H. for industrial uses, based upon appropriate findings of fact demonstrating that:
 1. The maximum sign standards of the underlying zoning district do not provide for the reasonable use of the parcel as provided for within the planned unit development.
 2. The proposed modification is appropriate for the site, compatible with surrounding land uses, and necessary for the reasonable use of the parcel as provided for within the planned unit development.
 3. The increase in permitted sign standards are, in the determination of the Planning Commission, the minimum increase(s) necessary to ensure that the proposed sign(s) is appropriate in scale, bulk and location relative to the site and surrounding land uses.
 4. All approved modifications from the required sign standards shall be specific to the sign(s) approved by the Planning Commission.
- d. Prohibited Signs. Changeable copy signs and Billboard signs are prohibited.
- e. An applicant shall submit a conceptual signage plan indicating the number, location and maximum sign size for all signs within a development or within a specified portion of a development. Planning Commission review and approval of the signage plan shall be deemed to be a final review and approval as required by the provisions of this section.

D. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your application to be considered complete, twelve (12) copies of the proposal must be submitted drawn to scale, as part of the application, which shows:

For Ground/Freestanding Signs:

1. Detailed drawings of proposed and existing sign(s), including measurements of overall height and sign face area, method of illumination, changeable copy sign faces, location of proposed and existing ground signs on site, and location of proposed and existing walls signs relative to building elevation drawings.
2. Any existing signs and lighting facilities and their location.
3. A description of the nature and intent of the proposed sign(s).
4. The scale of the drawing and a north arrow.
5. Boundaries and dimensions of the subject lands.
6. The legal description of the subject lands.
7. The name and location of any adjacent highway, street, alley or railway.
8. Current uses of land that is adjacent to the subject land.
9. Any additional information deemed by the Township to be necessary for proper review of the request.

For Wall Signs:

1. Detailed drawings of proposed and existing sign(s), including measurements of overall height and sign face area, method of illumination, changeable copy sign faces, location of proposed and existing ground signs on site, and location of proposed and existing walls signs relative to building elevation drawings.
2. A description of the nature and intent of the proposed sign(s).
3. The scale of the drawing.
4. Any additional information deemed by the Township to be necessary for proper review of the request.

E. OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

F. OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We TC CENTER PARTNERS / BUFFLE RIDGE CARRIAGE am/are the registered owner(s) of the lands that is the subject of this application for a PUD sign amendment.

I/We authorize A & E SIGNS to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

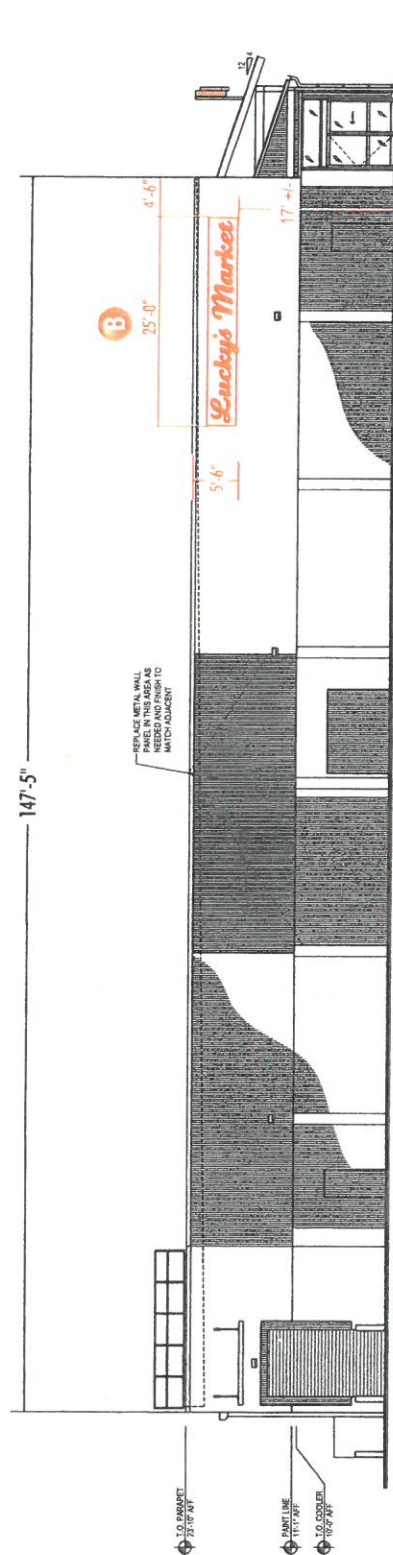
Tara D. Sargent
Owner's Signature

1-18-17
Date

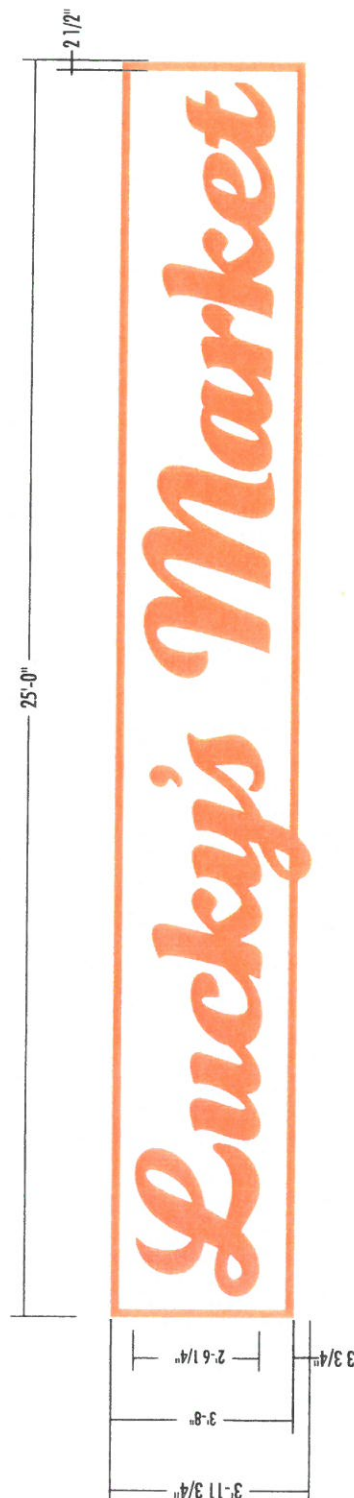
[Signature]
Applicant's Signature

1-18-17
Date

East elevation



LEFT SIDE ELEVATION (EAST)
SCALE 1/16" = 1'-0"

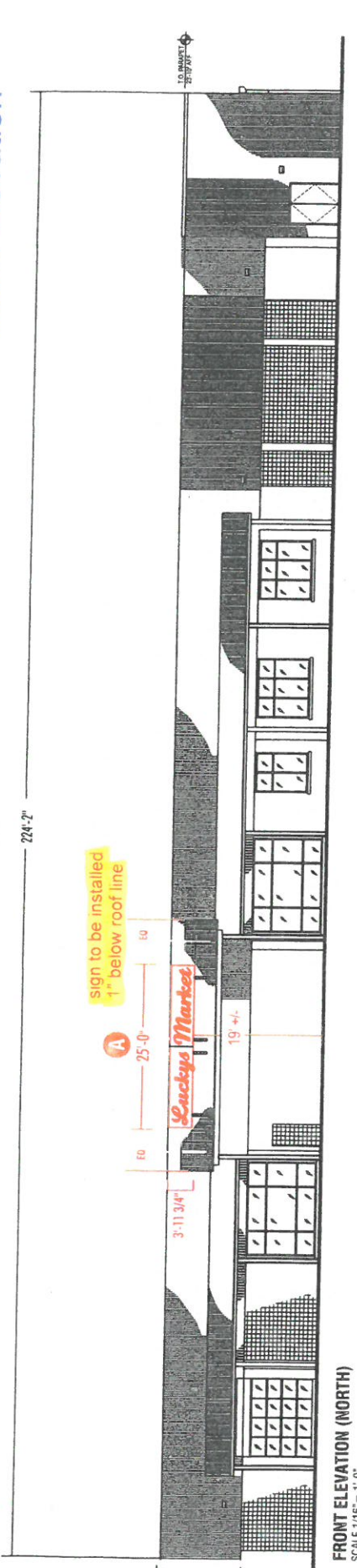


8 CUSTOM EXPOSED NEON CHANNEL LETTERS W/ CLEAR FACES ON CONTROLLED BACKGROUND | ONE(1) REQ scale 3/8" = 1'-0"

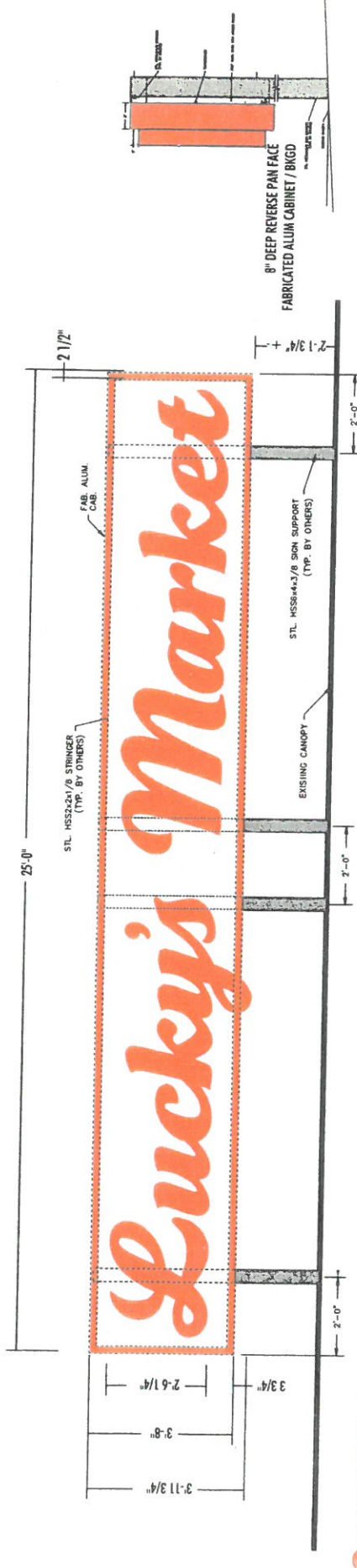
99.375 sq ft

TYPICAL
END VIEW

North Elevation



FRONT ELEVATION (NORTH)
SCALE 1/16" = 1'-0"



A CUSTOM EXPOSED NEON CHANNEL LETTERS w/ CLEAR FACES on FABRICATED BKGD CABINET on SPACE FRAME | ONE (1) REQ
scale 3/8" = 1'-0"

99.375 sq ft



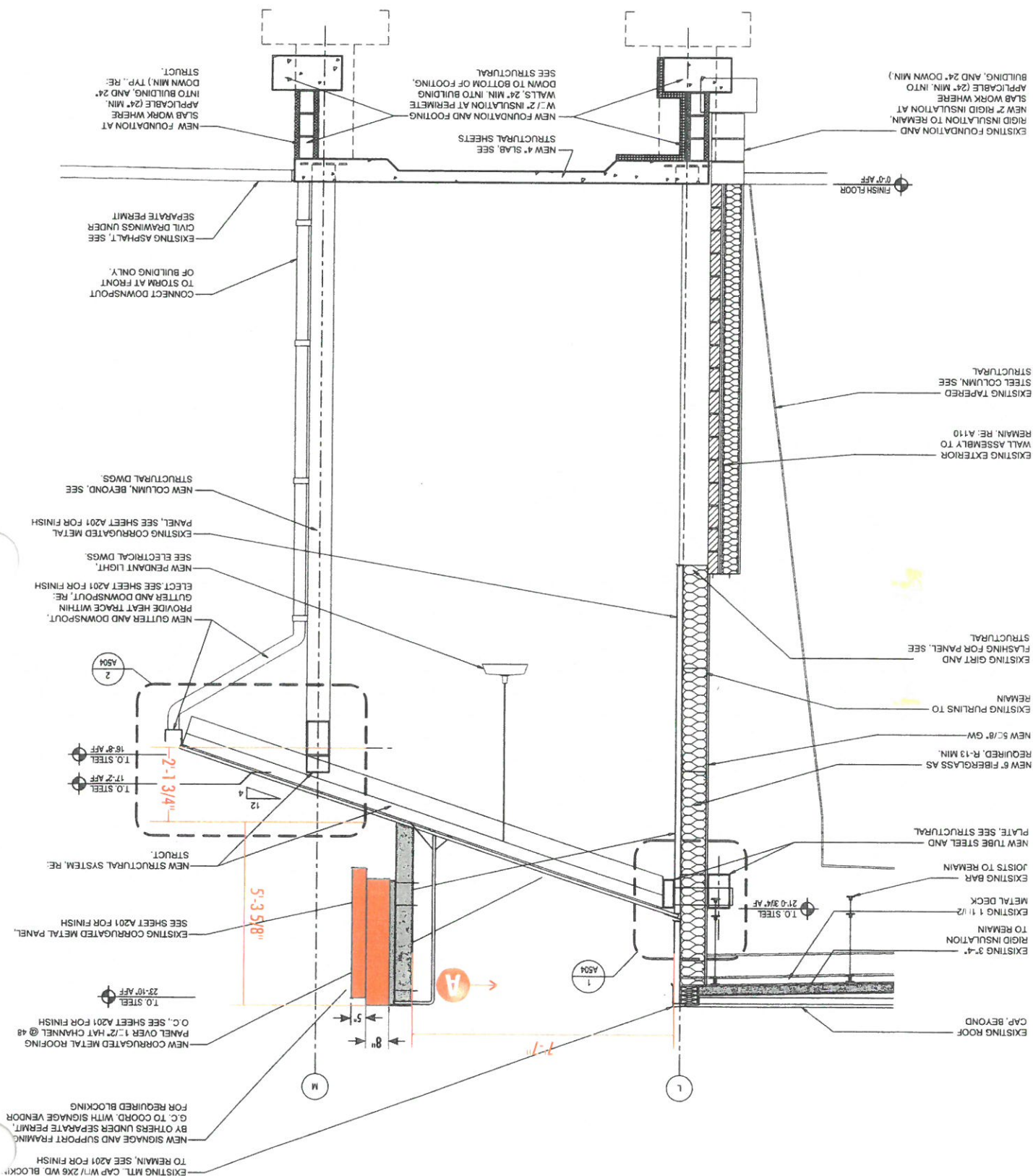
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Revisions:

Revisions:	Account Rep:	Project Manager:	Drawn By:	Project / Location:
	MATT SMITH	DONNA COPP	MICHAEL HARRIS/JK	Lucky's Market
			Electrical to US ALL UNIFORM ALL N.E.C. STANDARDS	3587 Market Place Traverse City, MI 49684
			ALL FIELD WORK TO BE COMPLETED BY THE END OF THE PROJECT AND BEFORE THE END OF ALL TIME.	

This original drawing is issued as part of a plan set. It is not to be reproduced or copied without the written permission of the design firm.	Job Number:	23-38959-10
	Date:	08/25/16
	Sheet Number:	2 of 9
	Design Number:	23-38959-10 R11





Charter Township of Garfield

Planning Department Report No. PD 2017- 07

Prepared:	January 30, 2017	Pages:	1 of 2
Meeting:	February 8, 2017 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Zoning Ordinance Amendment Discussion		

BACKGROUND:

Based on discussion at our December 14, 2016 meeting and again at our January 25, 2017 Planning Commission meeting, it was our understanding that the Planning Commission was supportive of allowing hotels in the C-P Planned Shopping district provided the height and stories for all hotels was addressed.

Although the section has been reformatted the standards provided are very similar to our current hotel standards. Current standards for hotels are provided below for your convenience and followed by the proposed language.

THE FOLLOWING LANGUAGE IS PROPOSED TO BE REPLACED IN ITS ENTIRETY

Section 320 B (5)

(5) Hotels and Motels under the following conditions:

- (a) **Minimum Floor Area:** Each guest unit shall contain not less than two hundred fifty (250) square feet of floor area.
- (b) **Minimum Lot Area:** 800 square feet of lot area per guest unit, with a minimum one (1) acre lot and one hundred fifty (150) feet of road frontage:
- (c) **Maximum Lot Coverage:** All buildings, including accessory buildings, shall not occupy more than twenty-five percent (25%) of the net area within property lines of land developed at any one time.
- (d) **Minimum Yard Dimensions:** All buildings shall be set back no less than one hundred (100) feet from any street line, and no less than forty (40) feet from any side or rear property line.
- (e) **Site Screening:** The site may be enclosed by an open structure wood or wire fences along any yard line, but shall not exceed six (6) feet in height. Shrubs and/or trees may be used to screen alone or in combination with structural screens. No screening shall in any way impair safe vertical or horizontal sight distance for any moving vehicle. Screening at least four (4) feet high shall be erected to prevent headlight glare from shining on adjacent residential or agricultural property. No screening shall be closer than seventy-five (75) feet to any street line, except for headlight screening which shall not be closer than thirty (30) feet.
- (f) **Swimming pools** and other outdoor recreational uses, PROVIDED, such facilities are an accessory use to a permitted use within the district and are located on the same site as the principal use to which they are accessory.
- (g) **Accessory uses**, such as meeting rooms, tavern, bar or similar uses, PROVIDED, such accessory use shall be carried on within the same building as the principal use. A caretaker's or proprietor's residence shall be permitted as an accessory use only when the principal use is a motel, motor-hotel, or other transient tourist facility.

THE FOLLOWING LANGUAGE IS PROPOSED TO REPLACE SECTION 320 B (5) IN ITS ENTIRETY

5. Hotels and Motels under the following conditions:

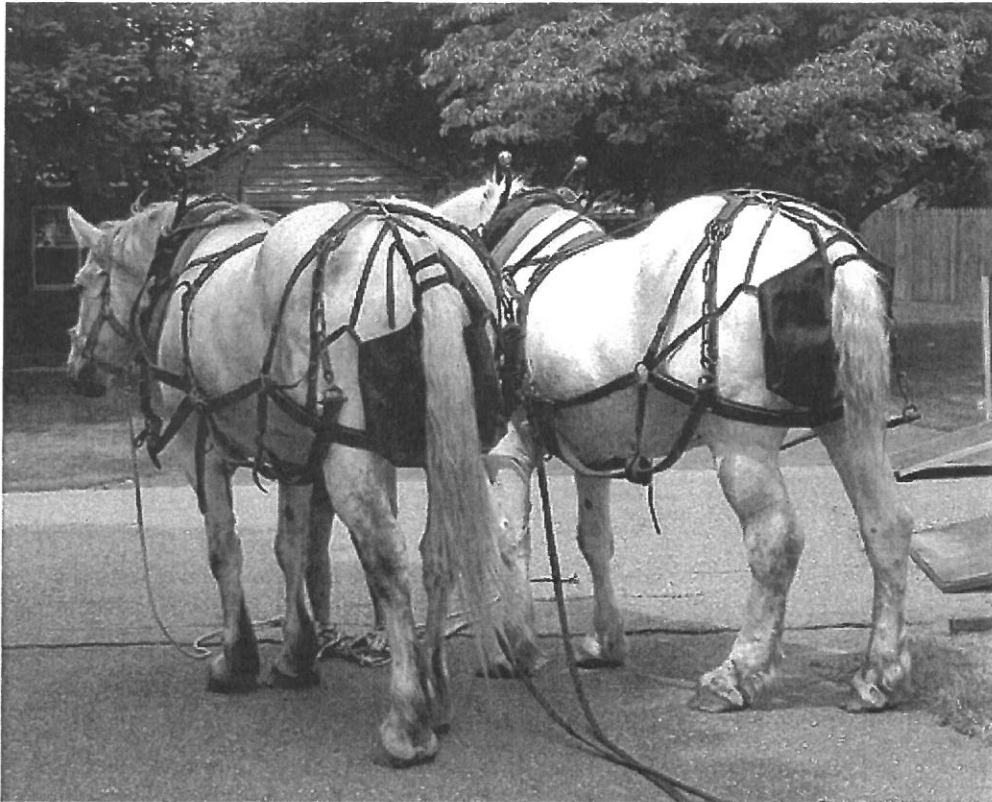
- a. The property has a minimum lot area of one (1) acre and one hundred fifty (150) feet of road frontage.
 - i. In addition to "a" above, a minimum of 800 square feet of lot area is required per guest unit.
- b. Guest units shall have a minimum size of two hundred fifty (250) square feet of floor area.
- c. All structures shall have a minimum front yard setback of one-hundred (100) feet and a side yard setback of no less than 40 feet.
- d. The structure shall not exceed 35' in height and shall not exceed 3 stories.
 - i. For the purpose of "d" above, height exceptions permitted by Section 614 of this ordinance shall not apply.
- e. The maximum lot coverage shall not exceed twenty-five percent (25%) of the property.
- f. Indoor accessory uses such as meeting rooms, taverns, restaurants or similar uses, may be permitted provided they are located within or attached to the hotel.
- g. Outdoor swimming pools and other outdoor recreational uses may be permitted, provided such facilities are deemed an accessory use to the hotel, and are located on the same parcel.

ACTION REQUESTED:

If the Planning Commission feels that this draft is ready to be considered at a public hearing as a proposed zoning ordinance amendment, then the following motion is recommended:

MOTION THAT the proposed text changes to the Garfield Township Zoning Ordinance #68, as described in Planning Department Report No. 2017-07, be scheduled for a public hearing on March 8, 2017.

If the Planning Commission is not yet ready to accept these changes then the above motion may be premature.



Two Amish men have sued Auburn, Kentucky (population approx. 1,300) in a Kentucky state court over an ordinance requiring that horses wear equine diapers. The ordinance, passed in 2014, is intended to keep town streets clear of horse manure, and is the result of neighbor complaints. The ordinance requires "[a] properly fitted collection device shall be securely in place on all horses or other large animals while such animals are on the street within city limits. The sole exception of this requirement shall be for special events when cleanup crews are provided as part of the event." See Auburn Code of Ordinances, § 90.088(B) (available [here](#)). Auburn officials maintain that the ordinance is needed to keep the streets clean and to reduce the risk of spreading disease. Reportedly, Auburn had more than 25 cases pending against Amish individuals for violating the ordinance as of October 2016.

The plaintiffs are members of the Swartzentruber Amish, a subgroup within Old Order Amish Society and one of the most conservative subgroups (read more about the Swartzentruber Amish [here](#)). Even before the ordinance was passed in 2014, Swartzentruber elders considered and rejected the equine diaper requirement.

Last year, one of the plaintiffs was jailed for 10 days and fined \$193 after a jury convicted him of violating the ordinance. Now, the plaintiffs claim that the ordinance violates their religious beliefs, because they do not believe in such technology as equipping horses with diapers. The plaintiffs assert that there is an available alternative that will not violate their religion – carrying shovels to clean up horse waste on the spot (similar to the ordinance's exception for special events). But Auburn's lawyer has stated that this is not a viable option as it would be too dangerous for the Amish to stop in the middle of the road with oncoming traffic to shovel manure. The plaintiffs allege that the ordinance violates the state and federal constitutions, as well as the Kentucky Religious Freedom Restoration Act.

One Auburn resident succinctly summed up the dispute: "Yes, it's a law, and we're all supposed to follow the law. But I don't understand why they can't find a happy medium. All of this over horse poop?" 