

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING**

**Wednesday, March 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**  
March 11, 2015
3. **Correspondence**
4. **Reports**
  - a. Township Board
  - b. Planning Commissioners
5. **Business to Come Before the Commission**
  - a. PD- 2015-31 Culver Meadows – Continued
  - b. PD- 2015-32 Master Plan Discussion
6. **Public Comment**
7. **Items for Next Agenda – April 8, 2015**
  - a. Zoning Ordinance - Public Hearing
  - b. Maple Ridge Apartments - Introduction
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  
March 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, John Nelson, Joe Robertson, Terry Clark, Kit Wilson and John Racine

**Absent and Excused:** Gil Uithol

**Staff Present:** Rob Larrea

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

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

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

*Nays: None*

**2. Minutes**

**a. February 25, 2015 Minutes (7:01)**

Racine noted that in item 5a, the notation should refer to Section D3f, and not simply D3.

*Nelson moved and Robertson seconded to adopt the February 25, 2015 Regular Meeting minutes as amended.*

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

*Nays: None*

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

None

**4. Reports:**

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

Wilson said she had no report.

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

None

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

**a. PD 2015-26 Zoning Ordinance Review (7:02)**

The final draft of the Zoning Ordinance was given to Commissioners at the February 25<sup>th</sup> meeting. At that time, the attorney was still reviewing the draft and now the final changes have been incorporated into the draft. Larrea said

that little minor changes were made in the adult foster care section, the mining section, the right to farm act, wireless communications towers, the PURD, and the table of contents. There were some remaining Commissioner questions which were submitted after the February 25<sup>th</sup> meeting which were taken into consideration and included in the draft. Definitions of "Low Impact Design," "best management practices," and "principal use," were all suggested and included. The Stormwater Management section was studied further to determine if it should better describe stormwater control, soil erosion and grading. Staff did not feel it necessary to change anything at this point, but may need to make changes in the future dependent on what Grand Traverse County adopts for its soil erosion ordinance. Larrea said that all updated pages will be sent out to Commissioners in the next week.

Commissioners discussed the changes and suggested that Larrea talk to Kasson Township officials regarding the mining activities. The Commission may want to leave the mining section alone for now and tweak it if necessary after the ordinance has been adopted. Commissioners agreed that the new added definitions were excellent. Commissioners discussed the Stormwater Ordinance at length and decided to wait until the county releases its new soil erosion ordinance. If it is a weaker ordinance, the township can then decide to adopt its own ordinance or look into a soil erosion department at the township level.

Larrea directed Commissioners to hold a public hearing on the new ordinance since more people may come to a public hearing. Larrea mentioned that he sent Doug Mansfield, of Mansfield Land Use Consultants, portions of the new ordinance and he was impressed with its simplicity and wanted to review other sections. Larrea also said that some other developers may review the new ordinance and he hopes to post it on the website very soon. Commissioners discussed the PURD and the concept of clustering and innovative design.

*Nelson moved and Clark seconded THAT proposed Ordinance No. 68, the Garfield Township Zoning Ordinance, be scheduled for a public hearing at the regular Planning Commission meeting to be held on April 8, 2015.*

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

**6. Public Comment (7:29)**

None

**7. Items for Next Agenda – March 25, 2015 (7:29)**

**a. Culver Meadows – Findings of Fact**

Larrea said that the Findings of Fact were being reviewed by the Township Attorney.

He added that the new apartment complex proposed for LaFranier Road was just submitted and will come before the Commission at the next meeting.

**8. Adjournment:**

*Racine moved to adjourn the meeting at 7:32pm.*

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



## Charter Township of Garfield Planning Department Report No. 2015-31

Prepared:	March 19, 2015	Pages:	1 of 2
Meeting:	March 25, 2015 - Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Special Use Permit Application – Culver Meadows Senior Apartments		
File No.	SUP-2014-01	Parcel No.	28-030-008-00
Applicant/Owner:	Brad and Trina Jewett		
Agent(s):	Ryan Cox, M2E Engineering; Fred Campbell, JML Design		

### **SUBJECT PROPERTY:**

1755 N. West Silver Lake Road, just south of Secor Road and about 600-feet north of the existing Culver Meadows senior living facility which is also owned and operated by the applicant. The site is zoned R1-B single-family residential and is currently vacant.

### **PURPOSE OF APPLICATION:**

The application requests Special Use and Site Plan approval for construction of a senior apartment building. The Township considers licensed assisted living to be an “institutional” use which *may* be permitted by Special Use Permit in this district.

### **BACKGROUND:**

This application was introduced at the January 8, 2014 Planning Commission meeting, was discussed again on February 12, 2014, was the subject of a public hearing on March 12, 2014, and was again before the Planning Commission on April 9, 2014 to consider approval or denial of the application, but the matter was postponed at the request of the applicant. At the request of the applicant, the postponed matter was brought back to the Planning Commission at its February 11, 2015 meeting with a revised application reducing the proposed density of the project from 88 to 38 units

At each of the above meetings the Planning Commission expressed to the applicant that the proposed senior apartment structure and use of the site was not in character with the surrounding residential area and did not meet the Planning Commission’s intent in allowing “institutional” uses in the agricultural and residential districts.

The applicant has argued that the proposed facility is similar to the existing Culver Meadows Senior Living Facility. For comparison, the existing Culver senior living facility is one-story, 236-feet in length, and measures roughly 12,000 square feet. In contrast, the proposed project is two-stories, with roughly 50,000 square feet overall, and 328 feet in length. The Planning Commission has previously expressed that the approval for the existing Culver senior living facility pushed the boundaries of compatibility in this vicinity. The proposed project is larger in scale, density, and intensity. As a result, the proposed project far surpasses the boundary of compatibility.

Furthermore, the applicant has argued that the proposed facility is similar to the Traverse Manor assisted living facility. Traverse Manor is located in another part of the Township, the use is shielded by topography and landscaping, and is located near the Arbors, a 468-

unit apartment complex, a similar use. Traverse Manor is also located near Chelsea Park, a 326-unit mixed-use residential development. In contrast, the proposed project is not shielded by topography or landscaping and is proposed to be located in an area surrounded primarily by single family residential uses. While Traverse Manor was compatible with the character of the general vicinity due to its proximity to the Arbors Apartments and Chelsea Park, the proposed project is not compatible with the character of the general vicinity here due to its proximity to primarily single family residential uses.

At this time, the application remains unchanged and no additional information has been submitted since the application was last reviewed by the Planning Commission.

**FINDINGS:**

Following the February 11, 2015 meeting, the Planning Commission once again directed Staff to prepare findings of fact which reflect concerns regarding the incompatibility of this project and to serve as a basis for a decision. The Findings have been reviewed by Township legal counsel, and should be reviewed and adopted by the Planning Commission prior to making a determination on the matter.

**ACTION REQUESTED:**

Following an opportunity for applicant presentation and further Commission discussion, the following *separate motions* are presented for consideration:

THAT the Findings of Fact for Application #2014-01, submitted by Brad and Trina Jewett for a Special Use Permit for an 38-unit senior living apartment facility, BE ADOPTED. (*Motion to be made only following review, modification as necessary, and acceptance of the draft Findings*).

THAT Application #2014-01, submitted by Brad and Trina Jewett for a Special Use Permit for an 38-unit senior living apartment facility, BE DENIED based upon the adopted Findings of Fact and for the reasons set forth in staff Reports PD-2014-03, PD-2014-07, PD-2014-18, PD-2014-28, PD-2015-13 and PD-2015-31.





Charter Township of Garfield  
Grand Traverse County  
3848 VETERANS DRIVE  
TRAVERSE CITY, MICHIGAN 49684  
PH: (231) 941-1620 • FAX: (231) 941-1588

**Special Use Permit #2014-01 – Culver Meadows Senior Living Facility**

Subject Property: 1755 N West Silver Lake Road

Permanent Parcel Number: 05-030-008-00

Request: Special Use Permit for Senior Apartments as Institutional Use

Owner and Applicant: Brad and Trina Jewett

**Staff Draft Findings of Fact – March 24, 2015**

**General Findings:**

1. Brad and Trina Jewett have applied for a Special Use Permit to establish a senior apartment facility at 1755 N West Silver Lake Road. The subject property is currently vacant and measures approximately 6.45 acres.
2. The application is proposed as an Institutional Structure and Use as regulated by Section 8.1 and Section 8.5 of the Garfield Township Zoning Ordinance.
3. The Statement of Intent of Section 8.5 is that, "In recognition of the many institutional uses that have been found to be reasonably compatible with residential uses, the Township Planning Commission may authorize the construction, maintenance and operation in any residential or agricultural district of certain institutional uses specified in this Section by the issuance of a Special Use Permit."
4. Pursuant to Section 8.5.2, Institutions for Human Care including nursing or convalescent homes, homes for the aged, adult foster care, and age-restricted or assisted living facilities may be permitted in the residential and agricultural zoning districts, provided that the requirements of Section 8.1 of the Zoning Ordinance (Basis for Determination) are found to be met at the discretion of the Planning Commission.
5. The Planning Commission's intent of allowing institutional uses by Special Use Permit in the residential and agricultural districts was to allow human care facilities which are compatible with the character of the surrounding neighborhood.
6. An existing Culver senior living facility is located to the south of the proposed project and is owned and operated by the applicant. The existing Culver senior living facility is one-story, 236-feet in length, and measures roughly 12,000 square feet.
7. The Township approved Traverse Manor for a special land use permit. Traverse Manor is a Home for the Aged with 43,382 square feet and is one story in height. Traverse Manor is located at 1899 Dracka Road, is shielded by landscaping and topography, and located near the Arbors, a 468-unit apartment complex, and Chelsea Park, a 326-unit mixed-use residential development.
8. The subject property and surrounding area is zoned R-1 B Single Family Residential District. Uses permitted by right in this district include single-family and two-family

homes, accessory uses and buildings, public recreation areas, storage of personal recreational vehicles, cemeteries, model homes, family day care homes (1-6 persons), and as required by law, medical marihuana cultivation as an accessory to a dwelling.

9. The subject property and surrounding corridor is planned for Moderate Density Residential, defined as areas having a density of 2 to 6 residential units per acre, when such density is deemed compatible with surrounding uses. In this case, the surrounding uses are primarily low-density residential and agricultural in nature, including a number of waterfront lots along Silver Lake.
10. This application was introduced at the January 8, 2014 Planning Commission meeting, was discussed again on February 12, 2014, was the subject of a public hearing on March 12, 2014, and was again before the Planning Commission on April 9, 2014.
11. At each of the above meetings the Planning Commission expressed to the applicant that the proposed senior apartment and use of the site was not in character with the surrounding residential area and did not meet the Planning Commission's intent in allowing "institutional" uses in the agricultural and residential districts.
12. At the conclusion of the April 9, 2014 meeting, the applicant's agent requested that the application be postponed until he could speak with his client to discuss potential remedies to the Planning Commission's concerns.
13. On February 11, 2015, a revised application was presented to the Planning Commission and the postponed matter was brought back to the Planning Commission. The primary change between the original application and that of the revision is the elimination of the southwesterly wing of the project. This change was intended to address the Planning Commission's prior concerns that the proposed project was too large and out of character for this corridor and surrounding properties.
14. A side-by-side comparison of the initial and revised application is provided below:

Original Proposal:	Revised proposal:
# Stories: 2	# Stories: 2
# Units: 88	# Units: 38
Occupant load: 88-128	Occupant load: 38-76
Building footprint: 42,111 square feet	Building footprint: 28,090 square feet
Overall square footage: ~ 80,000 s.f.	Overall square footage: ~ 50,000 s.f.
Phasing: 3 phases	Phasing: 1 phase
Parking spaces provided: 61 spaces	Parking spaces provided: 56 spaces
Parking spaces required: 54-56	Parking spaces required: 27 spaces
# Employees: 10-12	# Employees: 5-8 <i>per shift</i>

**Township Zoning Ordinance Section 8.1.3: Basis for Determination. Before approving or disapproving a special use permit application, the Planning Commission shall establish that the following general standards, as well as the specific standards outlined in each application Section of the Article, shall be satisfied.**

- (1) **General Standards:** The Planning Commission shall review each application for the



purpose of determining that each proposed use meets the following standards, and in addition, shall find adequate evidence that each use on the proposed location will:

(a) Be designed, constructed, operated and maintained so as to be harmonious, compatible, and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.

- Finding: The standard **has not been met** based on the following:
  - The existing character of the general vicinity is single family residential homes and the intended character of the general vicinity is moderate density residential. The essential character of the area in which the project is proposed is low density, single family residential.
  - To the extent that the general vicinity includes non-residential uses, these uses are either in another jurisdiction, are exempt from Township zoning control, or approved through different zoning mechanisms as allowed by the Zoning Ordinance. These uses however do not detract from or alter the single family residential character of the general vicinity.
  - In weighing this standard the Planning Commission has considered the density, size, and planned operation of the project in comparison to that of the surrounding, primarily single-family residential neighborhood.
  - Appropriate project density is largely determined by its compatibility with adjacent uses and existing density in the area. In this case, Township Geographic Information System (GIS) records indicate that the density of occupied residential property (including the existing Culver Senior Living Facility) within ½ mile of the subject property averages 0.54 unit per acre. When considering only the single-family residential density (and excluding Culver Senior Living) existing density falls to less than 0.50 units per acre for residential properties within ½ mile of the subject property. At approximately 5.9 units per acre, the project density is approximately 12-times the prevailing density of that of the surrounding area. The project is also at the maximum density for Moderate Density Residential, which density is contemplated only when compatible with surrounding uses. At 12-times the density of the surrounding uses, such density is not compatible.
  - The proposed structure measures approximately 50,000 square feet in building area (first and second floors, excluding any basement). Based on Township Assessing records, the average square footage of residential homes within ¼ mile of the subject property measures 1,553.2 square feet (all floors, excluding basement). The average square footage of residential homes within ½ mile of the subject property measures 1,546.2 square feet (all floors, excluding basement). As such, the scale and massing of the proposed building is inharmonious and incompatible with that of the predominantly single-family surrounding area.
  - The applicant has designed and presented an apartment building for active senior citizens. A parking space is provided for each unit similar to an apartment building due to the active nature of the proposed occupants.
  - Traditional apartment buildings are not allowed in the R-1 B Single family Residential District.

- Because of common secondary effects of operating an apartment building such as traffic, noise, light and glare, this type of use is regularly only allowed within a designated multi-family zoning district and is not appropriate within a primarily single-family residential area. The purpose of the Planning Commission's ability to authorize an "institutional use" in a low-density residential and agricultural setting was not to authorize the type of structure or use currently proposed.
- The project as proposed includes more than double the amount of parking spaces and associated drive areas than is required by the Zoning Ordinance. This excessive amount of paving leads to unnecessary stormwater runoff and an overly paved appearance, which is not compatible with that of the primarily single-family residential area.
- The proposed senior apartment building is not compatible with the uses which are permitted "by right" within the R1-B zoning district and will change the essential character of the area in which it is proposed due to the high density of the proposed project, the size and mass of the proposed building, the amount of pavement proposed, and the amount of traffic, noise, light and glare that will be generated by this project.
- This project is not similar to the existing Culver senior living facility. The existing Culver senior living facility is one-story, 236-feet in length, and measures roughly 12,000 square feet. In contrast, the proposed project is two-stories, with roughly 50,000 square feet overall, and 328 feet in length. The Planning Commission has previously expressed that the approval for the existing Culver senior living facility pushed the boundaries of compatibility in this vicinity. The proposed project is larger in scale, density, and intensity. As a result, the proposed project far surpasses the boundary of compatibility.
- This project is not similar to Traverse Manor. Traverse Manor is located in another part of the Township, the single-story use is shielded by topography and landscaping, and is located near the Arbors, a 468-unit apartment complex, and Chelsea Park, a 326-unit mixed-use residential development, both similar uses. In contrast, the proposed project is not shielded by topography or landscaping, is taller, and is proposed to be located in an area surrounded primarily by single family residential uses. While Traverse Manor was compatible with the character of the general vicinity due to its proximity to the Arbors and Chelsea Park, the proposed project is not compatible with the character of the general vicinity here due to its proximity to primarily single family residential uses.

**(b) Not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to property in the immediate vicinity and to the community as a whole.**

- Finding: The standard has not been met based on the following:
  - The Planning Commission finds that the project has the potential to be disturbing to and/or negatively affect existing or future uses in the vicinity due to excessive project density and the visual impact of mass and scale of the project in relation to the surrounding single-family residential uses.
  - The Planning Commission finds that the proposed apartment project has the

potential to be disturbing and negatively affect existing or future uses in the vicinity due to the likely secondary effects of the project, such as traffic, noise, light and glare.

- The Planning Commission finds that the apartment project, as proposed, would have a detrimental effect to property in the immediate vicinity due to its size, mass and intensity.

**(c) Be served adequately by essential facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools.**

- Finding: The standard **has been met** based on the following:
  - The site is accessed by N West Silver Lake Road. Fire and police protection are available to the site. Plans for on-site drainage are subject to review and approval by the Township engineering consultant.
  - Municipal sewer and water lines do not currently serve this area; however, in the event that the project is approved and compliant with the Zoning Ordinance, municipal sewer and water could serve the project through a public-private agreement.

**(d) Not create excessive additional requirements at public cost for public facilities and services.**

- Finding: The standard **has been met** based on the following:
  - As described in Section 8.1.3(1)(C), above, the project as described is dependent upon a public-private agreement to extend water and sewer service to the subject site.
  - The public-private agreement adequately allocates the cost for public facilities and services.

**(e) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by fumes, glare or odors.**

- Finding: The standard **has not been met** based on the following:
  - No uses or activities are anticipated which would create unusual amounts of fumes or odors.
  - Due to the proposed operation of the project as a senior apartment complex, a common secondary effect of such an intense use is excessive light and glare from the operation and use of the project by the residents of the 38 proposed units.

**(2) Specific Requirements: In reviewing an impact assessment and site plan, the Planning Commission shall consider the following standards as the specific standards outlined in the following sections:**

- (a) That the applicant may legally apply for site plan review.**

- Finding: The standard **has been met** based on the following:
  - The applicant is the owner of the property and may legally apply for site plan review.

**(b) That all required information has been provided.**

- Finding: The standard **has not been met** based on the following:
  - The applicant has not submitted sufficient information as requested by the Garfield Township Planning Commission to demonstrate that the project satisfies the general standards set forth in § 8.1.3(1) of the Zoning Ordinance.

**(c) That the proposed development conforms to all regulations of the zoning district in which it is located.**

- Finding: The standard **has not been met** based on the following:
  - The project site design conforms to the dimensional standards including setbacks and height of the R1-B Single Family zoning district.
  - The project fails to meet the Statement of Intent of Section 8.5, which requires institutional uses to be reasonably compatible with residential uses.
  - The project fails to meet §8.5.2, which requires the project to meet the requirements of §8.1.

**(d) That the plan meets the requirements of Garfield Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage and other public facilities and services.**

- The standard **has been met** based on the following:
  - The Grand Traverse Metro Fire Department has requested but not yet received details on the water main extension, hydrant locations and calculations of projected flows and pressures for final approval. Any approval shall be conditioned accordingly.
  - The applicant has not demonstrated that the project site is capable of providing required well and septic structure separation distances in the event that municipal water and sewer water facilities are not extended to the property. However, in the event that the project is approved, municipal sewer and water may be extended to the property. Any approval would be conditioned accordingly.
  - The project is designed to meet the remaining requirements of this standard.

**(e) That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.**

- Finding: The standard **has been met** based on the following:
  - Final review and approval of the project is subject to appropriate State of Michigan licensing and permitting following municipal approval of the application. Any approval would be conditioned accordingly.

- (f) That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so indicated on the site plan and at the site per se.
- The standard has been met based on the following:
    - No significant natural features are known to exist on the site
- (g) That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property and open space areas as designated on the future land use map of Garfield Township.
- The standard has been met based on the following:
    - No floodways, flood plains or designated open space areas are present on the site.
- (h) That the soil conditions are suitable for excavation and site preparation, and that organic, wet or other soils which are not suitable for development will either be undisturbed or modified in an acceptable manner.
- The standard has been met based on the following:
    - No site conditions that would cause construction difficulties are known to exist.
- (i) That the proposed development will not cause soil erosion or sedimentation problems.
- The standard has been met based on the following:
    - Final construction plans are subject to approval by the Grand Traverse County Soil Erosion and Sedimentation Control office and adopted Garfield Township Ordinances. Any approval would be conditioned accordingly.
- (j) That the drainage plan for the proposed development is adequate to handle anticipated storm water runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.
- The standard has been met based on the following:
    - Final drainage plans are subject to review and approval by the Township engineering consultant for compliance with the stormwater ordinance. Any approval would be conditioned accordingly.
- (k) That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.
- The standard has been met based on the following:
    - Grading or filling is relatively minor and is not foreseen to adversely impact neighboring properties or the character of the corridor.



(l) That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage or erosion control.

- The standard has been met based on the following:
  - The project is not proposed to be phased; therefore this standard does not apply to the project as proposed.

(m) That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water sewage facilities.

- The standard has been met based on the following:
  - The Township Board has a tentative agreement for cost sharing with the applicant to extend municipal sewer and water facilities along West Silver Lake Road to the subject property provided certain standards can be met and a Special Use Permit is obtained by the applicant. Any approval would be conditioned accordingly.

(n) That landscaping fences or walls may be required by the Planning Commission in pursuance of the objectives of this Ordinance.

- The standard has been met based on the following:
  - A landscaping plan has been provided and appears to be substantially complete.

(o) That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.

- The standard has not been met based on the following:
  - The parking layout demonstrates the capability of the site to park and accommodate up to 56 vehicles and the application indicates that a parking space is provided at a rate of nearly 1 space for each of the 38 units. Such capacity and use will likely cause traffic flow and congestion issues on and to W. Silver Lake Road.

(p) That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.

- The standard has not been met based on the following:
  - The project is designed to meet the pedestrian traffic standard. Sidewalks border the parking areas to allow safe pedestrian movement within the site.
  - The parking layout demonstrates the capability of the site to park and accommodate up to 56 vehicles and the application indicates that a parking space is provided at a rate of nearly 1 space for each of the 38 units. Such capacity will likely cause traffic flow and congestion issues on and to W. Silver Lake Road.

(q) That outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring

properties.

- The standard has **been met** based on the following:
  - Outdoor storage of garbage is enclosed to meet the requirements of the Zoning Ordinance.
- (r) That the proposed site is in accord with the spirit and purpose of this Ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.
- The standard **has not been met** based on the following:
  - The application conflicts with the spirit and purpose of this ordinance and with the specific objectives and principles as described in Findings 8.1.3(1)(a), 8.1.3(1)(b), 8.1.3(1)(e), 8.1.3(2)(b), 8.1.3(2)(c), 8.1.3(2)(o), 8.1.3(2)(p), and 8.5

#### Section 8.5 Requirements.

**8.5.2 Permitted Uses:** The following land and structure uses may be permitted, PROVIDED, the requirements of Section 8.1 of this Article are met.

- This standard **has not been met** based on the following:
  - The proposed use does not meet the requirements of 8.1.3(1)(a), 8.1.3(b), or 8.1.3(1)(e) as described in the Findings above.





## Charter Township of Garfield Planning Department Report No. 2015-32

Prepared:	March 19, 2015	Pages:	Page 1 of 1
Meeting:	March 25, 2015	Attachments:	<input checked="" type="checkbox"/>
Subject:	Master Plan - Corridor Planning		

### **Purpose**

This report is intended to continue the Master Plan process by identifying road corridors that may be good candidates for more detailed study at a later date. Please note that Staff's intent in including these corridors in the Master Plan is not to address each of the particular constraints and opportunities of a given corridor, but to give an overview of the corridor to set the stage for a more detailed, follow-up planning effort.

The pages which are attached to this report include two sections of W. South Airport Road, as well as an image of the Garfield Avenue corridor of interest. Unfortunately, due to time constraints and other obligations, Staff was not able to finalize the Garfield Avenue description or begin to address the remaining corridors of Barlow Road and La Franier Road. However, though this is yet to be finalized, Staff felt that Planning Commission input on the preliminary form this is taking would be valuable.

Please take this opportunity to review the corridor overviews which have been written to date. Additions, modifications, or other recommendations are all requested and welcomed, including suggestions for the corridors which remain to be described.

### **Action Requested:**

No formal action is requested. Planning Commission discussion of the information contained within this report will help Staff to further revise the draft Master Plan.

## FUTURE LAND USE & THOROUGHFARE PLAN

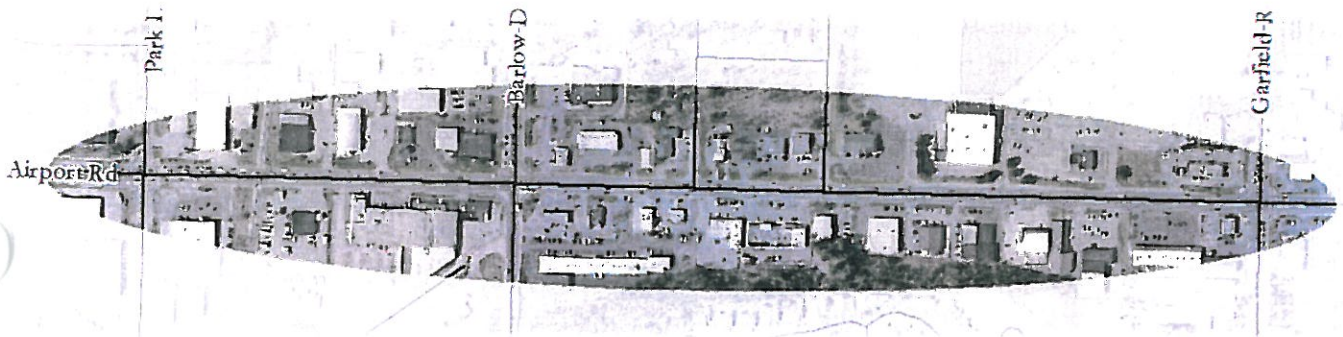
This chapter will provide the vision for the future possibilities in the development and use of lands within the Township, including a future transportation plan.

### CORRIDOR PLANNING

As briefly discussed in the Transportation and Community Planning element of this plan, a number of roadway corridors should be studied in greater detail for opportunities to improve both motorized and non-motorized efficiency, as well as the built form of the roadway environment. These particular corridors of interest include West South Airport Road, Garfield Avenue, Barlow Road, and La Franier Road.

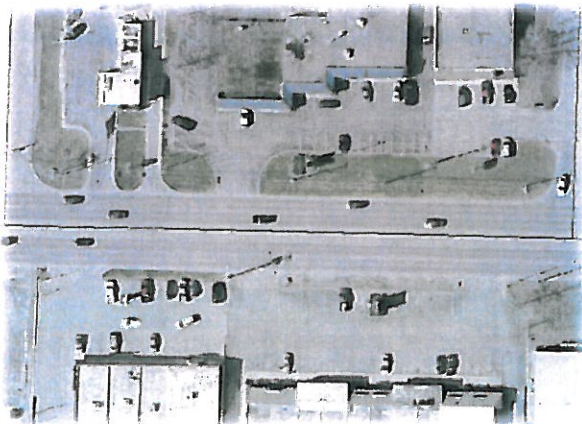
A brief summary of the opportunities and constraints of these corridors is as follows:

#### ***WEST SOUTH AIRPORT ROAD BETWEEN PARK DR AND GARFIELD AVE:***



This corridor is developed with commercial uses to the east of Barlow Road and with industrial uses to the west of that street. The roadway includes four travel lanes, a center turn lane, and a number of deceleration and turn lanes. Non-motorized pathways are almost non-existent.

In certain cases, as shown in the graphic to the left, a proper landscaping buffer between parking lots and streets has been provided (see property to the north), but in many cases asphalt extends to within the road right-of-way, greatly reducing green space. Because of the high number of commercial driveways within this corridor, access management is a major concern. Electrical lines within this corridor are all above ground, which further degrades the aesthetics of this aged corridor.



Properly planned and funded, perhaps with the assistance of a Corridor Improvement Authority, this corridor could be re-imagined to greatly improve its function and aesthetic appearance.



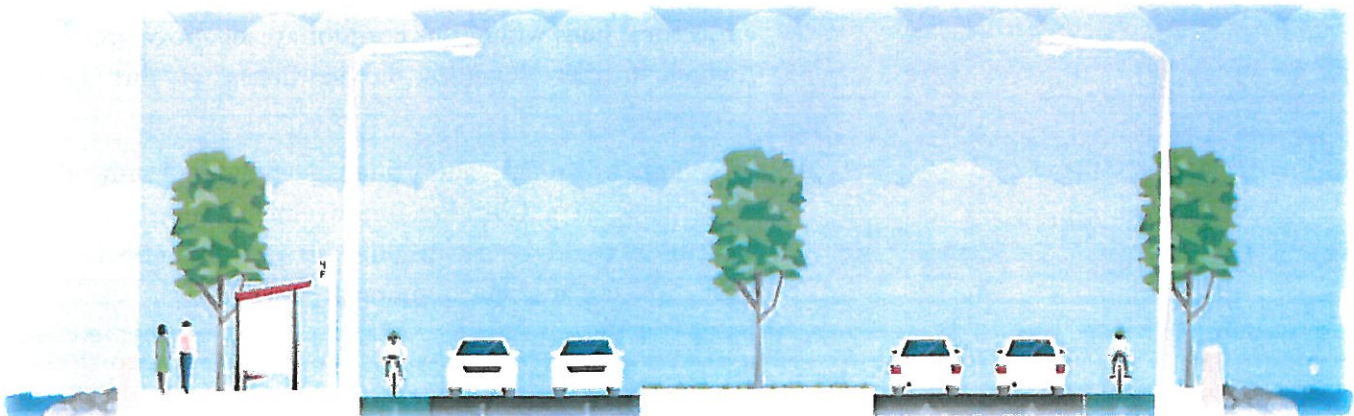
***WEST SOUTH AIRPORT ROAD BETWEEN CASS RD AND PARK DR:***



This corridor crosses the Boardman River Valley. Uses include industrial to the west, and offices, public parkland, and retail to the east. South Airport Road splits into a boulevard-type street in the area near Logan's Landing. Access management is more properly applied for this section of the roadway than it is to the east.

Non-motorized pathways remain a high priority for this corridor, with a need for improved east-west paths but also for a safe pedestrian connection between the Boardman Lake Trail, to the north, and the Boardman River Trail, to the south. In a 2010 feasibility study, the County Road Commission determined that a pedestrian tunnel under the road near Art Van would be the most preferred option to accomplish this connection, but will come at a high cost and would be best considered in the event that the roadway is completely reconstructed. In the meantime, the Road Commission has considered reconfiguring the boulevard area into a "Michigan left," so that the roadway connection between Racquet Club Drive and Logan's Landing can be converted to pedestrian-only, signalized crossing.

The grassy and vegetated median within this corridor is irrigated and maintained by the Township. Combined with the parkland on each side of the road in this location, portions of this roadway showcase the natural environment of the Boardman River Valley. By working to "green" the western, industrial section, the Township could unify this corridor into a more welcoming invitation to explore and enjoy the Boardman River.



***GARFIELD AVENUE BETWEEN BOON RD AND HAMMOND RD:***

(INSERT WITTY COMMENTARY HERE)

