

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
March 25, 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.

Roll Call of Commission Members:

Present: Terry Clark, Gil Uithol, John Nelson, Kit Wilson, Joe Robertson, and John Racine

Absent and Excused: Pat Cline

Staff Present: Rob Larrea

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

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

Ayes: Uithol, Clark, Wilson, Robertson, Nelson, Racine

Nays: None

2. Minutes (7:00)

a. March 11, 2015 Minutes

Nelson moved and Clark seconded to approve the minutes of March 11, 2015 as amended noting that on page two in the last full paragraph, the word "directed" shall be changed to "suggested that."

Ayes: Nelson, Clark, Wilson, Uithol, Robertson, Racine

Nays: None

3. Correspondence (7:02)

None

4. Reports (7:01)

Township Board Report

Wilson said that the conditional rezoning on Frank Hayes property on Keystone Road had been approved by the Town Board at last night's meeting. The LaFranier Road rezoning and the expansion of the Arbors PUD were approved at the March 10th meeting.

Planning Commissioners

No reports

5. Business to Come Before the Commission

a. PD 2015-31 Culver Meadows – Continued (7:03)

The applicant requests Special Use and Site Plan approval for the construction of a senior apartment building in the R-1B Single family residential zoning district. The Planning Commission reiterated their

concerns to the applicant that the large proposed senior apartment structure and use of the site was not in character nor compatible with the surrounding single family residences currently in place. In addition, the large structure and location did not meet the Planning Commission's intent in allowing "institutional" uses in the agricultural and residential districts. Larrea asked Commissioners to review facts "o" and "p" in the proposed Findings of Fact. He suggested that "o" and "p" be changed to reflect that those standards have been met as vehicular traffic flow was not a major issue identified by the Planning Commission during the review.

Commissioners agreed to the change.

Clark moved and Uithol seconded 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 AS AMENDED noting that (o) shall read

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

- The standard **has been met** based on the following:
 - The parking layout demonstrates the capacity 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 over 1 space for each of the 38 units. Such capacity will not likely cause traffic flow and congestion issues on and to W. Silver Lake Road."

and (p) shall now read:

"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 been met** based on the following:
 - The project is designed to meet this standard. Sidewalks border the parking areas to allow safe pedestrian movement within the site."

Ayes: Clark, Uithol, Wilson, Robertson, Nelson, Racine

Nays: None

Commissioners further discussed the concern with concentrating these types of facilities in one area and how this project is not compatible within a predominantly single family residential area.

Clark moved and Wilson supported THAT Application #2014-01,

submitted by Brad and Trina Jewett for a Special Use Permit for a 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-22014-18, PD-2014-28, PD-2015-13 and PD-2015-31.

Yeas: Clark, Wilson, Uithol, Robertson, Nelson, Racine

Nays: None

b. PD-2015-32 Master Plan Discussion (7:11)

Larrea attached views of road corridors that he identified for more study at a later date. There were two sections of S. Airport Road as well as a Garfield Avenue corridor identified. He asked for Commissioner feedback. Commissioners discussed the corridors shown. M-72, U.S. 31 S., and Silver Lake Road were suggested as other corridors to be discussed. The Beitner/Keystone/Hammond corridor was also discussed. Larrea said that he was bringing these stretches up for redesign and redevelopment – a type of corridor enhancement and added that the Road Commission would be in favor of enhancement designs and that there may be grants available for such an undertaking. By adding such corridor enhancements into the Master Plan, it is more likely that grants will be approved. He added that John Sych could come to the commission and discuss any corridor projects as they relate to grants.

6. Public Comment (7:28)

Tom Frieswyk of Long Lake Township, owner of Play It Again Sports in Garfield Township, spoke regarding merchandising on their sidewalk. They received a letter last summer informing them that merchandise could not be placed on their sidewalks due to a violation of the zoning ordinance. The Frieswyk's feel that they are merely displaying goods and not storing them since they are only outside during store hours. They want to take advantage of the summer drive-by business and claims that it would be a hardship to the business if such displays could not continue. Larrea said he would look into the matter.

Tammy Simmerson of Sparling Road in Kingsley also commented about the merchandise on the sidewalk and represented the owner of the building. She read a letter from him in favor of merchandising on the sidewalk and said it is critical to small businesses in the area. Larrea said that it may be an ADA compliance issue, but would review the matter

7. Items for Next Agenda –April 8, 2015 (7:48)

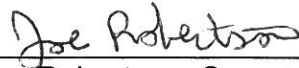
a. Zoning Ordinance – Public Hearing

b. Maple Ridge Apartments – Introduction

Larrea said that new pages for the proposed ordinance are in front of commissioners and they were small changes. The new proposed zoning ordinance is now on the website so that the community can review it. He will continue to meet with key figures in the community and gather comments. Maple Ridge is the new apartment project proposed for LaFranier Road.

8. **Adjournment**

Wilson moved to adjourn the meeting at 7:49pm.



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