

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

**Wednesday, March 26, 2014 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. March 12, 2014
- 3. Correspondence**
 - a. None
- 4. Reports**
 - a. Township Board
 - b. Planning/Zoning Department
 - c. Planning Commissioners
- 5. Business to Come Before the Commission**
 - a. PD Report #2014-22 - Sam's Club PUD Sign Request (Harbor Freight)
 - b. PD Report #2014-23 – Assisted Living discussion
 - c. PD Report #2014-24 - Master Plan Overview
- 6. Public Comment**
- 7. Items for Next Agenda – April 9, 2014**
 - a. Sheffer Farms PUD
 - b. Buffalo Ridge Center PUD
 - c. Culver Meadows
- 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 Kay Schumacher, Clerk, Ph: (231) 941-1620, or TDD #922

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
March 12, 2014**

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 Robertson, Terry Clark, John Nelson, Kit Wilson and John Racine

Absent and Excused: Gil Uithol

Staff Present: Brian VanDenBrand

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

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

Ayes: Nelson, Clark, Wilson, Robertson, Racine

Nays: None

2. Minutes (7:00)

a. February 26, 2014 Minutes

Clark moved and Wilson seconded to adopt the February 26, 2014 Regular Meeting minutes as presented.

Yeas: Clark, Wilson, Robertson, Nelson, Racine

Nays: None

3. Correspondence (7:00)

- a. Conservation District Monthly Reports
- b. Planning and Zoning News
- c. Public Comment letters

5. Reports (7:01)

Township Board Report

No report

Planning/Zoning Department

No report

Planning Commissioners

Nelson reported that the TC Talus Tech committee is currently prioritizing for a long range transportation plan for the TC Talus board.

6. Business to Come Before the Commission

a. PD 2014-18 Public Hearing – Culver Meadows SUP Application (7:02)

The application requests approval of a new senior living facility at 1755 N. West Silver Lake Road, just south of Secor Road and about 600 feet north of the existing Culver Meadows senior living facility. The site is zoned R1-B and is currently

vacant. The application has generated a need to revisit the intent of allowing “institutional” uses in the residential and agricultural zoned districts. Fred Campbell, on behalf of the applicant, stated that the apartments have been downsized from 88 to 72 units and the acreage has changed to 7.1 acres from 6.4 acres to address concerns with the density. The apartments have also been moved further back from the road, meets all setbacks and will be serviced by municipal water and sewer.

Racine opened the Public Hearing at 7:16pm.

Judith Danford of Cherry Hills Place is concerned about the intended use is it senior apartments or assisted living? She expressed concerns with a soil erosion permit, density, traffic patterns, and sewer and water.

Carrik Gasarion asked about the definition of “senior living” and “senior apartments” and asked if the use could ever change. Chair Racine closed the Public Hearing at 7:31pm.

Commissioners commented that they are opposed to using a SUP in this way as it is not compatible in the area. The proposed SUP far exceeds the density for the area and seems like a commercial use in a residential area. Nelson commented that the Master Plan gives insurance to residents as to what is going to happen in their area in the future. Commissioners referred the proposed project to staff to analyze the new information for findings of fact before taking any action.

b. PD-2014-19 Buffalo Ridge Center PUD Application – Public Hearing (7:42)

The application proposes a commercial redevelopment PUD. The project is proposed to be phased, with Phase I including deconstruction of the northern half of the Horizon Outlet Mall and construction of a 14 screen movie theater and associated parking areas to replace the existing movie theatre. The future plans for Phase II are unknown at this time but the existing uses are included in the PUD. The subject property is about 34.41 acres and is zoned C-2 General Business District. It sits on US 31 and is bordered by Gander Mountain, Kohl’s and Bed Bath and Beyond. Doug Mansfield updated commissioners and stated that the extension of the bike trail will be included, deciduous trees will be added and the buffer zones will be maintained. He showed several views of the new buildings through illustrations and added that one part of the theater will be 9 feet taller than allowed in the ordinance. Parking will be reduced and a storm water drain structure already exists. The developer is willing to adopt any standard of storm water drainage to be a good neighbor. All lighting will be fluorescent or LED and will meet all ordinance standards.

Chair Racine opened the Public Hearing at 8:07pm.

Dennis Schmuty of Lawrence Drive is an owner of property that abuts the proposed PUD and is supportive of the project.

Barbara Bloomer of Creekside likes the project and asked about lights and noise.

Jill Bengin of Creekside Drive has concerns with too many curb cuts and no sidewalks. She said there may be poor traffic patterns and poor pedestrian opportunities.

Will Poland of Creekside Drive asked about parking for other tenants.

Dick Bonsallette of Creekside talked to others they all agreed that traffic may be a mall issue, but they were happy with the plan.

Clyde Johnson from Gosling Czubak commented on parking and storm water drainage. He said that the setbacks to basins are in violation and that snow storage was not in compliance. He also questioned traffic and lighting.

Pat Heintz commented that the application is not complete. He cited the fact that there was no economic impact survey or traffic survey. He said that the Buffalo Ridge PUD needed to be held to the same high standard that the mall was. The application does not address what is going to happen with Phase II. He asked that the applicant submit an application that addresses all concerns and asked the Planning Commission to continue the public hearing after the application is complete.

Robert Pryor, the owner of GT wireless said he rented space in the Horizon Outlet Mall and there were problems with the roof, drainage and sewer.

Henry Wise of Creekside asked about water drainage and sewer and asked if Qdoba or Gander Mountain is having these same issues.

Judith Danford of Cherry Hills Place reiterates the concerns that Phase II was not planned and shared concerns with the storm water. She also agreed that the Buffalo Ridge PUD needed to be held to high standards. Chair Racine closed the Public Hearing at 8:45pm.

Doug Mansfield discussed the plan for the old theater which will close as soon as the new one opens. He said the retention ponds have been maintained and he has not seen a storm water issue. Outback Steakhouse will remain in business. MDOT has looked at the proposed development and has no issue with it at this time and Mansfield also has letters stating that the sewer system is fine. Commissioners discussed parking for Phase Two and Commissioner Nelson discussed storm water and protection of Kids Creek. Commissioners then discussed PD Report #2014-19 subject by subject.

Intent of PUD –Township Engineer Scott Jozwiak looked over storm water information and said there would be no net increase in impervious surface. His opinion is that anything that developers come up with is going to be an improvement over what is there now. He will know more when snow melts.

Mr. Sparker, the Horizon Outlet Mall maintenance person stated that there were never any standing water or sewer issues, though the roof remains a big concern.

Phasing - Commissioners did not see a problem with giving some flexibility for Phase Two. Attorney Pat Heintz said it is a township ordinance obligation to approve all phases from the outset of a PUD. VanDenBrand said that the uses will generally be the same, but phasing and the ordinance will be looked at very carefully.

PUD Buffer - The applicant will get something from the Gander Mountain business which states that the present buffer is acceptable.

Circulation - Mansfield said that the goal is to improve access for all and there will be a pedestrian connection to supplement the Creekside development via a limestone trail.

Building Form and Massing – The building does exceed height limits, but there have been no complaints regarding this issue.

Parking – The Planning Commission needs justification to grant relief from the ordinance standards.

Grading/Site Elevation -No change proposed.

Traffic Study - MDOT stated that no study is needed until the second phase of the project. The Planning Commission felt a traffic study was not warranted for phase one.

Preservation of Existing Landscaping – Despite the removal of seven trees on the northwestern portion of the site additional landscaping will be added.

Snow Storage - The applicant is still working through the issue but would like to store it in the location it has historically been stored on site.

Market Analysis - This is an option, not a requirement, and Commissioners do not see a real need to be concerned. Only four more screens will be added. Joe Sarafa, the owner of the property, stated that there is no real benefit to doing a market study and that Carmike currently operates a theatre on site.

VanDenBrand asked Mansfield to review all engineering comments. Commissioners sent the PUD application back to staff for further review. The letter dated February 25, 2014 from Pat Heintz will also be reviewed by the township attorney.

Racine called a break at 9:57pm. The meeting was reconvened at 10:06pm.

c. **Sheffer Farms PUD Application – Applicant Update (10:06)**

Doug Mansfield said that the proposed Sheffer Farms PUD would be built on 52 acres at the southwest corner of Long Lake and Zimmerman Roads in an A-1 Agricultural District. The proposed development abuts Heritage Estates and will be a phased development consisting of 61 single family lots, 36 apartments in three buildings, and a 120 unit senior living facility. Mansfield said the development would connect to several existing roads. Mansfield looked at all public comment on the subject and he has agreed to give up the gas pumps, three home sites, and 30 units in the assisted living facility. He would dedicate an open space park located on the property to Garfield Township and the proposed trail would move along the park edge. He is looking for commissioner feedback on the open space park. Mansfield said he would like to discuss the trail with the Montessori School officials. He envisions a canopy near the front where the gas pumps were previously located as a sale area for flowers and farm uses. Brian will get some feedback from the Parks Commission and the Board regarding the proposed park.

d. **PD-2014-20 – Sam’s Club PUD Sign Request (Harbor Freight) (10:38)**

The application requests approval of a new sign package for a commercial site within the Sam’s Club planned unit development. The property is currently occupied by Phillips Lifestyle and the new tenant and subject of the sign application is Harbor Freight. The C-3 District allows up to 100 square feet of total sign area per wall and one 80 square foot freestanding sign per parcel. The applicant proposes (2) 98.25

square feet in area on two walls, another sign measuring 40.9 square feet, and a fourth freestanding sign replacement of 80 square feet. Harry Day with Day Signs spoke regarding the signage and wanted the square footage without a specific design. Commissioners asked him to take out the wording "Low Prices" from the signage since it seemed like advertising. Discussion took place and it was decided that the applicant would talk further with the Planning Department and would come back to commissioners at the next meeting.

6. **Public Comment (10:55)**

Pat Heintz commented on Section 8.8.10 of the zoning ordinance and said that the Buffalo Ridge application was not complete. He asked for another public hearing on the development.

Judith Danford of Cherry Hills Place reiterated what Heintz said and cited many concerns with the Buffalo Ridge Development and asks that commissioners be cautious and move slowly.


7. **Items for Next Agenda – March 26, 2014 (11:04)**

a. **Master Plan Discussion**

8. **Adjournment**

Wilson moved to adjourn the meeting at 11:07pm.

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

 Charter Township of Garfield		General:	<input checked="" type="checkbox"/>
		Budget Related:	<input type="checkbox"/>
		In Camera:	<input type="checkbox"/>
Department:	Planning	Report No.	PD 2014-22
Prepared:	March 18, 2014	Pages:	Page 1 of 2
Meeting:	March 26, 2014 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Sign Application for Harbor Freight – Sam’s Club PUD		
File No.	PUD-92-1-L	Parcel No.	021-047-10
Applicant:	Day Signs		
Owner:	Hartunian Frieda M Trust		

PURPOSE:

The application requests approval of a new sign package for a commercial site within the Sam’s Club planned unit development. Signs within a PUD are subject to Planning Commission approval. The Planning Commission first discussed the request on March 6th but took no action.

SUBJECT PROPERTY:

2433 US 31 South, just south of South Airport Road and within the Sam’s Club PUD. The property is currently occupied by Phillips Lifestyle. The new tenant and subject of the sign application is Harbor Freight.

STAFF COMMENT:

Following a bit of confusion at your discussion on March 6th, the applicant has clarified to Staff the nature of the proposed signage. Rather than “cabinet” or single-face-style signs, the application proposes internally illuminated, projecting channel letters mounted on an internally illuminated “raceway.” In addition, a projecting “shelf” on the bottom of the sign containing additional display area is proposed.

As explained by the applicant at your previous meeting, the raceway is intended to accommodate electrical wiring and to avoid excessive drilling into the building wall. Raceway signs however are typically attached to a smaller backing that is more hidden by the lettering. As proposed, the larger backing should be counted towards the size of the sign rather than measured with the required 3” imaginary border around the lettering. Staff is of the opinion that the intent of the Ordinance is being followed although the indicated square footage is incorrect.

Signs for a commercial use within a PUD may be permitted in accord with what is normally permitted by right in the underlying zoning district, and subject to the same limitations. In this case, the underlying is C-3 Highway Service (Commercial) District, which allows up to 100 square feet of total sign area per building wall, and one (1) 80-square foot freestanding sign per parcel.

The application proposes the following signs:

- North building wall: one internally illuminated sign measuring 98.25 square feet in area. The current sign on this wall measures 54 square feet.
 - The corrected measurement would be 104 sf. (because this exceeds 100 sf it would require a public hearing unless adjusted to less than 100sf).
- South building wall: one internally illuminated sign measuring 32.7 square feet. The current sign on this wall measures 54 square feet.
 - The corrected measurement would be 40.83 sf.
- East building wall (facing US-31): one internally illuminated sign measuring square feet 98.25. The cumulative square footage of a number of signs presently located on this wall measures 106 square feet.
 - The corrected measurement would be 104 sf.
- Freestanding sign: replacement 80 square foot face panel of existing sign.

A rough illustration of the proposed signage (created by Staff) is below:



Each of the Township's Planned Unit Developments is unique and was approved following careful consideration of how the development may impact on surrounding uses. Accordingly, it should be noted that the Planning Commission is not obligated to approve a sign within a PUD that would be otherwise permitted for a commercial use in a commercial zoning district. It may be found that what would otherwise be permitted for a commercial use in a commercial zoning district is not appropriate for this site.

ACTION REQUESTED:

Should the applicant desire approval of the signs and agrees to adjust the illustrations and correct the sign size appropriately staff recommends the following motion:

THAT Application # PUD-92-1-L submitted by H.M.Day Signs for approval of two 98.25 sf signs (North & East walls), a 40.9 sf sign (south wall), and an 80sf freestanding replacement panel as illustrated by the Urban Neon sign company and attached to PD 2014-22 be APPROVED subject to the following conditions:

1. The illustrations will be adjusted to be measured to comply with the Garfield Township Zoning Ordinance.
2. The signs measured per the Zoning Ordinance will not exceed the stated square feet when adjusted.
3. The applicant shall provide updated illustrations to the Zoning Department at the time of application and payment of fees.

Any additional information or conditions that may be discussed should be added the above motion. If the Planning Commission is unsupportive of the application then it should be tabled to allow Staff to prepare appropriate findings of denial.

Attachments:

Sign illustrations and site plan

Day Signs 3/17/14 Letter



S-I-N-C-E 1-9-1-9

233 E. 12th St • Traverse City, MI 49684 • (231) 946-7132 • Fax (231) 946-7154 • daysigns1@infinitecom.com
March 17, 2014

Garfield Township
Planning Commission
Veterans Drive
Traverse City, Michigan 49684

RE: HARBOR FREIGHT TOOLS SPECS

North Elevation

1 self contained sign pan mount 98.25 square feet
Current sign on wall 54 square feet
30" high channel letters HARBOR FREIGHT LED illumination
Bottom portion of sign has aluminum frame with plexiglas face
Fluorescent tube lighting
All colors and copy specified meets HARBOR FREIGHT
National Corporate logo standards

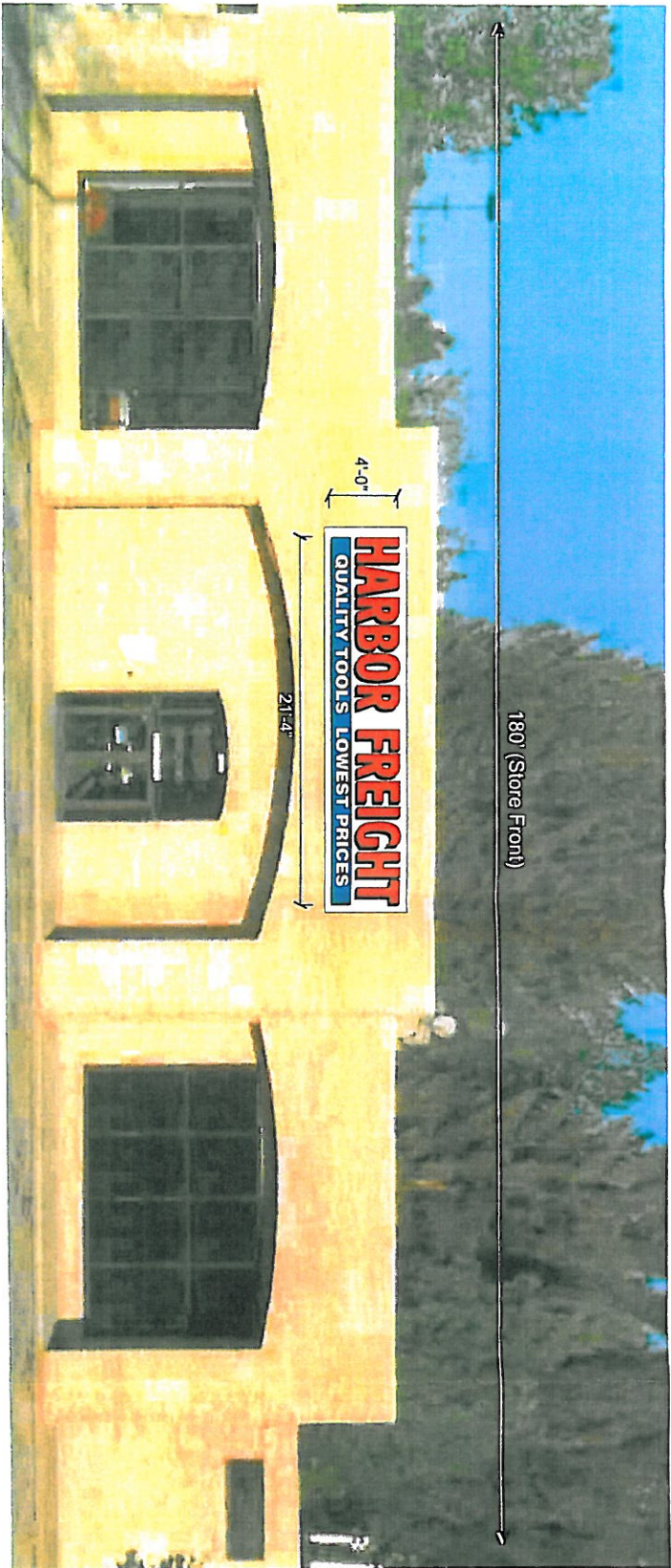
South Elevation

1 self contained pan mount sign 41.44 square feet
Current sign on wall 54 square feet
18.75" high channel letters HARBOR FREIGHT LED illumination
Bottom portion of sign has aluminum frame with plexiglas face
Fluorescent tube lighting
All colors and copy specified meets HARBOR FREIGHT
National Corporate logo standards

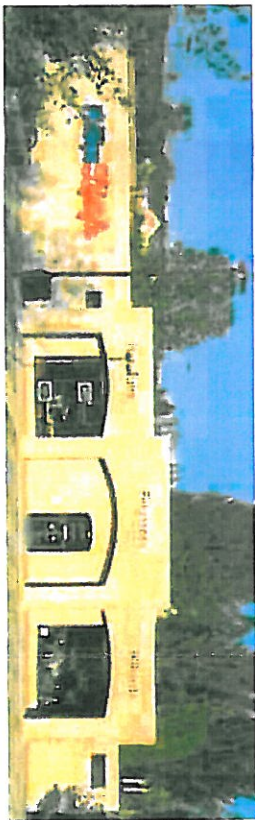
Sincerely

H.M. DAY SIGNS, INC.

A handwritten signature in cursive script that reads "Harry M. Day".
Harry M. Day
President



FRONT ELEVATION - Sign Type (A)(QTY:1)
30" Channel Letters - Pan Mount
Scale: 1/8" = 1' (85.3 SQFT)



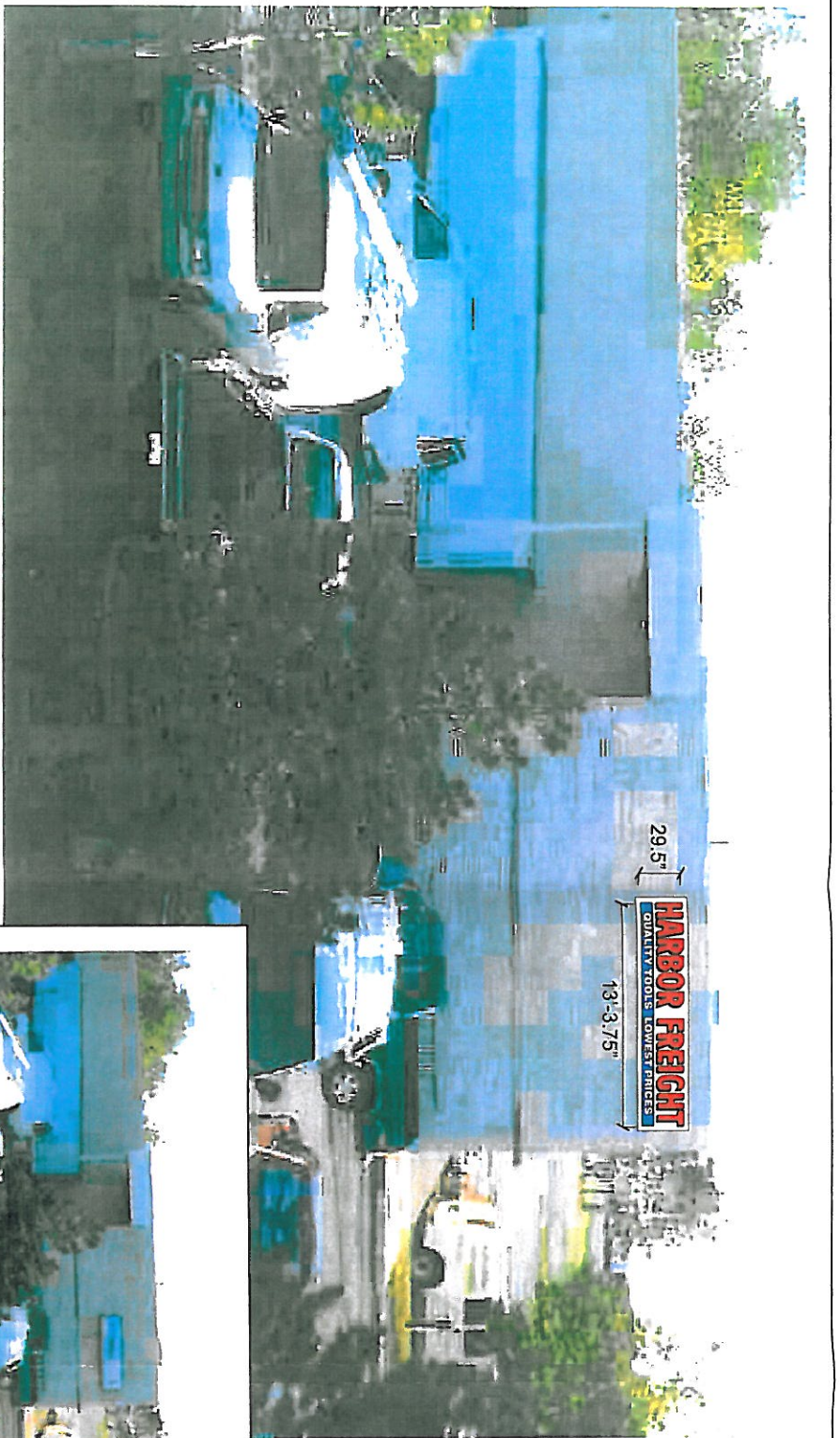
EXISTING CONDITIONS
Scale: NTS'



NORTH SIDE ELEVATION - Sign Type (B)(QTY:1)
30" Channel Letters - Pan Mount
Scale: 1/8" = 1" (85.3 SQFT)



EXISTING CONDITIONS
Scale: NTS'



SOUTH SIDE ELEVATION - Sign Type (C)(QTY:1)
18.75' Channel Letters - Pan Mount
Scale: 1/8" = 1' (32.7 SQFT)



EXISTING CONDITIONS
Scale: NTS

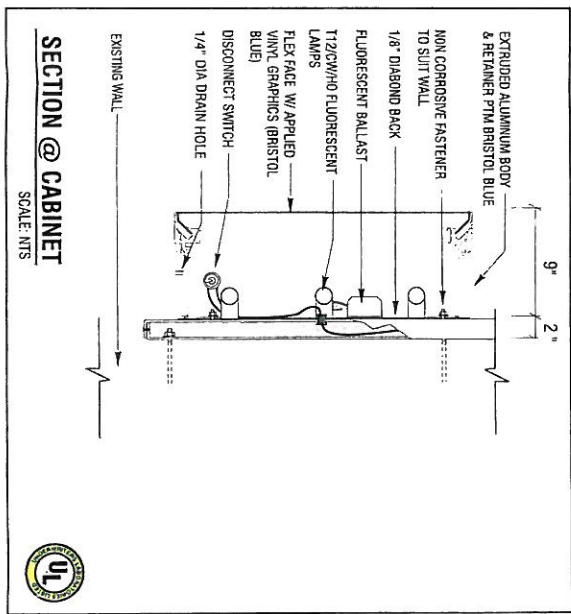
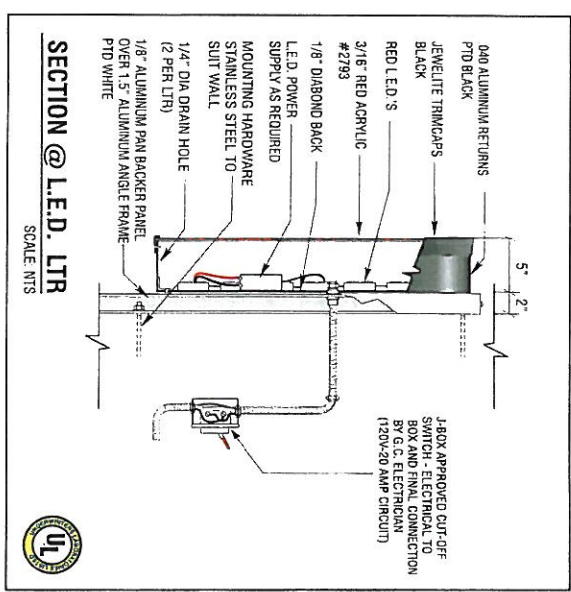
48"
30"
13.5"

HARBOR FREIGHT

QUALITY TOOLS LOWEST PRICES

FRONT ELEVATION - Sign Type (A)(QTY:1)
30" Channel Letters - Pan Mount
Scale: 3/8" = 1' (85.3 SQFT)

NORTH SIDE ELEVATION - Sign Type (B)(QTY:1)
30" Channel Letters - Pan Mount
Scale: 13/8" = 1' (85.3 SQFT)



SECTION @ L.E.D. LTR
SCALE: NTS

SECTION @ CABINET
SCALE: NTS

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Holmes, Pa. 19043

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HARBOR FREIGHT TOOLS

2433 N. US 31
TRAVERSE CITY, MI

Revisions

DATE	BY	REVISION

RED LINE NOTES

Customer Approval

Signature: _____
Date: _____

Landlord Approval

Signature: _____
Date: _____

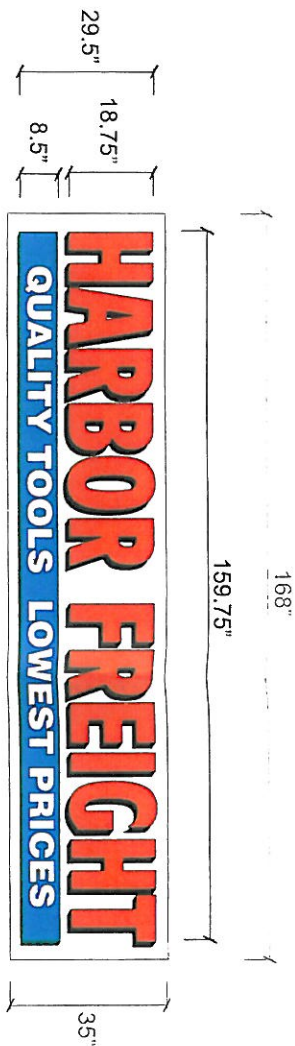
Customer signature indicates Urban Neon is providing design as requested.
All Specifications, Dimensions and Colors have been reviewed and approved.
Any other changes must be approved in writing.

DATE: _____

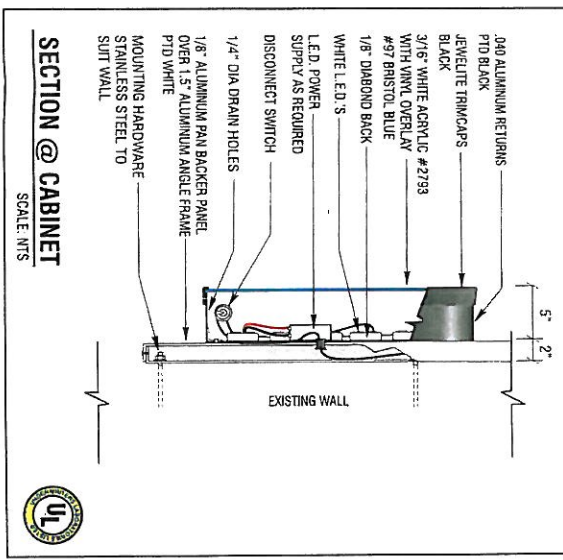
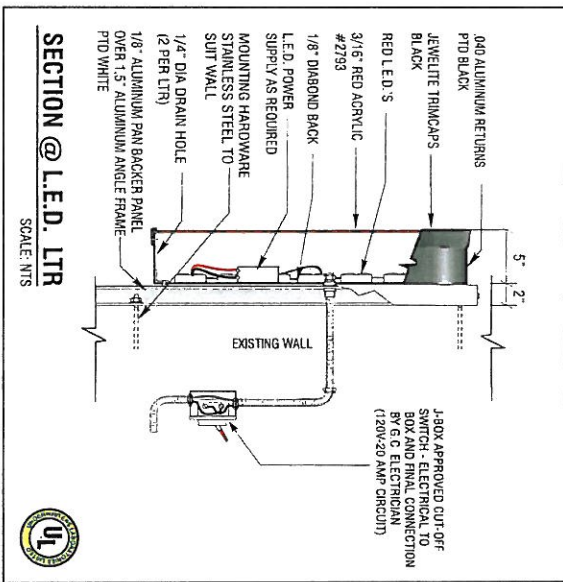
SIGN TYPE
A...QTY 1

DRAWING #
9822REV3mcm

PAGE #
4 of 7



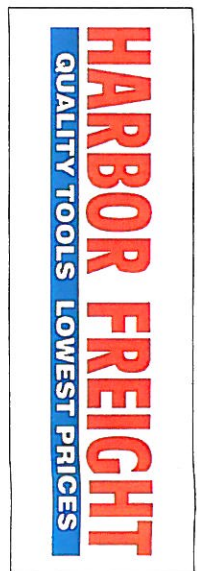
SOUTH ELEVATION - Sign Type (C)(QTY:1)
 18.75" Channel Letters - Pan Mount
 Scale: 3/8" = 1' (32.7 SQFT)



URBANNEON Sign, Lighting & Graphics Company Quality Craftsmanship Since 1993 500 Pine St. - Suite 3B Holmes, Pa. 19043 610-583-6366 (fax) 610-461-5566 www.urbanneon.com	
HARBOR FREIGHT TOOLS 2433 N. US 31 TRAVERSE CITY, MI	
DRAWN BY: JCM DATE: 02-27-14 SCALE: 1/4" = 1'	REVISIONS REVISIONS REVISIONS REVISIONS
RED LINE NOTES	
Customer Approval SIGNATURE _____ DATE _____ LANDLORD APPROVAL SIGNATURE _____ DATE _____	
Customer signature authorizes Urban Neon to reproduce design as specified. All Spelling, Punctuation and Lettering must be checked and approved. All dimensions must be confirmed and approved. All materials must be confirmed and approved. All colors must be confirmed and approved. All materials must be confirmed and approved.	
SIGN TYPE B...QTY 1 C...QTY 1	
DRAWING # 9822REV3mcm	
PAGE # 5 of 7	

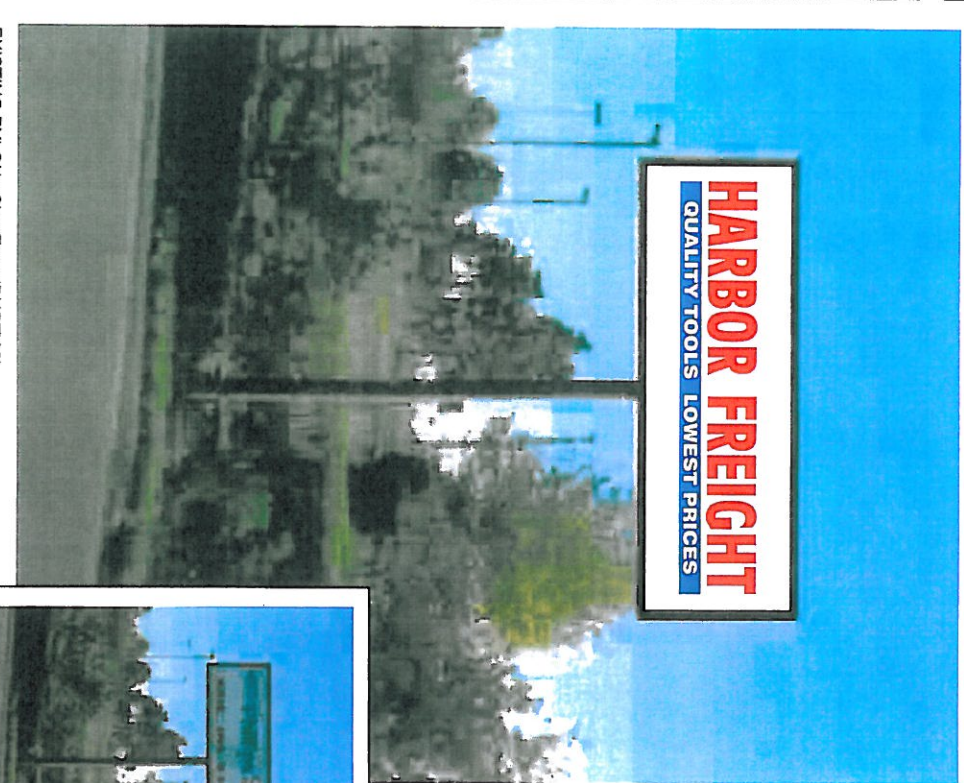
191.25"

61"



EXISTING PYLON - Sign Type (D)(QTY:2)
Replacement Faces
Scale: 1/4" = 1'

CABINET	Existing D/F Pylon
FACES	(2) 61"x191.25" White Lexan
GRAPHIC	3M #53 Cardinal Red / #97 Bristol Blue
ILLUMINATION	Existing Fluorescent



EXISTING PYLON - Sign Type (D)(QTY:2)
Replacement Faces
Scale: NTS



EXISTING CONDITIONS
Scale: NTS



HARBOR FREIGHT

QUALITY TOOLS LOWEST PRICES

NORTH SIDE ELEVATION - Sign Type (B)(QTY:1)
30" Channel Letters - Pan Mount
(85.3 SQFT)

HARBOR FREIGHT

QUALITY TOOLS LOWEST PRICES

FRONT ELEVATION - Sign Type (A)(QTY:1)
30" Channel Letters - Pan Mount
(85.3 SQFT)

HARBOR FREIGHT

QUALITY TOOLS LOWEST PRICES

SOUTH SIDE ELEVATION - Sign Type (C)(QTY:1)
18.75" Channel Letters - Pan Mount
(32.7 SQFT)

HARBOR FREIGHT

QUALITY TOOLS LOWEST PRICES

EXISTING PYLON - Sign Type (D)(QTY:2)
Replacement Faces

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HARBOR FREIGHT
TOOLS
2433 N. US 31
TRAVERSE CITY, MI

DRAWN BY: MCM | DATE: 02-27-14
SHEET: JM

Revisions

NOT SCALE. Measure Dimensions only.

RED LINE NOTES

Customer Approval

SIGNATURE

DATE

Landlord Approval

SIGNATURE


DATE

Customer's signature authorizes Urban Neon to reproduce design as specified.
All spelling, punctuation and colors have been reviewed and approved.
As the design property of Urban Neon, Urban Neon reserves the right to make any modifications and not be responsible for any errors.
COPY

SITE MAP

DRAWING #
9822REV3mcm

PAGE# 7 of 7

 Charter Township of Garfield		General:	<input checked="" type="checkbox"/>
		Budget Related:	<input type="checkbox"/>
		In Camera:	<input type="checkbox"/>
Department:	Planning <i>BVDB</i>	Report No.	PD 2014-23
Prepared:	March 18, 2014	Pages:	Page 1 of 3
Meeting:	March 26, 2014 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Zoning Ordinance Update: "Institutional" Uses		

STAFF COMMENT:

In processing a recent application for Special Use Permit for a high-density assisted living facility in a single-family residential zone, it has become apparent that discussion is prudent involving where and at what scale an "institutional" human care facility is appropriate. If the Planning Commission can make quick work of the matter, it will be incorporated into our new Zoning Ordinance.

As currently defined and permitted by Special Use Permit in the residential and agricultural districts, the term includes the following:

Institutions for Human Care: Hospitals, sanitariums, nursing or convalescent homes, homes for the aged, adult foster care facilities, and age restricted independent housing or assisted living facilities.

Clearly, the above is vague, but because the use is a Special Use Permit the Township has discretionary review authority. As experienced recently, however, that may generate conflict. As such, our new ordinance more closely defines adult care uses, which are based on the number of residents served:

Adult Foster Care, Family Home: A State-licensed private residence with the approved capacity to receive six (6) or fewer adults to be provided with foster care for 5 or more days a week and for 2 or more consecutive weeks.

Adult Foster Care, Small Group Home: A State-licensed private residence with the approved capacity to receive between seven (7) and twelve (12) adults to be provided with foster care for 5 or more days a week and for 2 or more consecutive weeks.

Adult Foster Care, Large Group Home: A State-licensed facility with the approved capacity to receive between thirteen (13) and twenty (20) adults to be provided with foster care for 5 or more days a week and for 2 or more consecutive weeks.

Adult Care Facility: A State-licensed facility which provides supervised personal care to twenty-one (21) or more unrelated, non-transient, adult individuals, including adult foster care, nursing homes, convalescent homes, homes for the aged, or any similar care facility.

Similarly, the new ordinance defines the following child care uses, also based on the number of residents served:

Child Care Center: A facility, other than a private residence, receiving one (1) or more preschool or school age children for care for periods of less than twenty-four (24) hours a day, and where the parents or guardians are not immediately available to the child. Child care center or day care center includes a facility that provides care for not less than two (2) consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, or drop-in center. Child care center or day care center does not include any of the following:

1. A Sunday school, a vacation bible school, or a religious instructional class that is conducted by a religious organization where children are in attendance for not more than 3 hours per day for an indefinite period, or not more than 8 hours per day for a period not to exceed 4 weeks during a 12-month period.
2. A facility operated by a religious organization where children are cared for not more than 3 hours while persons responsible for the children are attending religious services

Child Care, Family Home: A private home in which one (1) but not more than six (6) minor children are received for care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption.

Child Care, Small Group Home: A private home in which more than seven (7) but not more than twelve (12) minor children are given care and supervision for periods of less than twenty-four (24) hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption.

NEW ORDINANCE AS WRITTEN:

Based on the above, the new ordinance is drafted as follows regarding child care and adult care.

Within the R-1 One-Family Residential, R-2 Two-Family Residential, R-R Rural Residential Districts, R-M Mobile Home, and A-1 Agricultural:

- Adult Foster Care, Family Home (1-6): Permitted under Condition that facility is licensed. State law considers this “scale” a residential use of property and exempts local control. Shall be operated within the “bona fide” private residence of the operator.

- Adult Foster Care, Small Group Home (7-12): Permitted by Special Use Permit. Shall be operated within the “bona fide” private residence of the operator.
- Child Care, Family Home (1-6): Permitted under Condition that facility is licensed. State law considers this “scale” a residential use of property and exempts local control. Shall be operated within the “bona fide” private residence of the operator.
- Child Care, Small Group Home (7-12): Permitted by Special Use Permit. Note that state law makes this a *shall issue* situation if certain conditions are met. The Township may deny the SUP application if the subject property is within 1,500 feet of other existing foster care, child care, etc. These conditions are closely reflected in the ordinance’s Supplemental Standards. The use shall be operated within the “bona fide” private residence of the operator.
- Adult Foster Care, Large Group Home (13-20): Permitted by Special Use Permit.

R-3 Multi-Family Residential District:


- Each of the child care and adult care facilities permitted in the above districts, and subject to the same conditions and limitations
- Adult Care Facility (21+): Permitted by Special Use Permit.
- Child Care Center: Permitted by Special Use Permit.

In all commercial and industrial districts:

- Adult Foster Care, Large Group Home (13-20):
- Adult Care Facility (21+): Permitted by Special Use Permit.
- Child Care Center: Permitted by Special Use Permit.

ACTION REQUESTED:

Review and discussion is sought at this time.

 Charter Township of Garfield		General:	<input checked="" type="checkbox"/>
		Budget Related:	<input type="checkbox"/>
		In Camera:	<input type="checkbox"/>
Department:	Planning	Report No.	PD 2014-24
Prepared:	March 18, 2014	Pages:	Page 1 of 1
Meeting:	March 26, 2014 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Master Plan: Overview Section		

STAFF COMMENT:

At its work session in February the Planning Commission reviewed a draft outline of the new Master Plan. Moving forward, attached to this report is the “Overview” section for your review and comment. This section is intended to paint a quick, broad-brush picture of land use patterns and trends in the Township, so that interested parties can learn a fair amount about the Township in a short amount of time.

Review and discussion of the draft Overview section is requested at this time. Any changes or additional information the Commission would like to see will be worked in and brought back for further review at a future meeting.

OVERVIEW

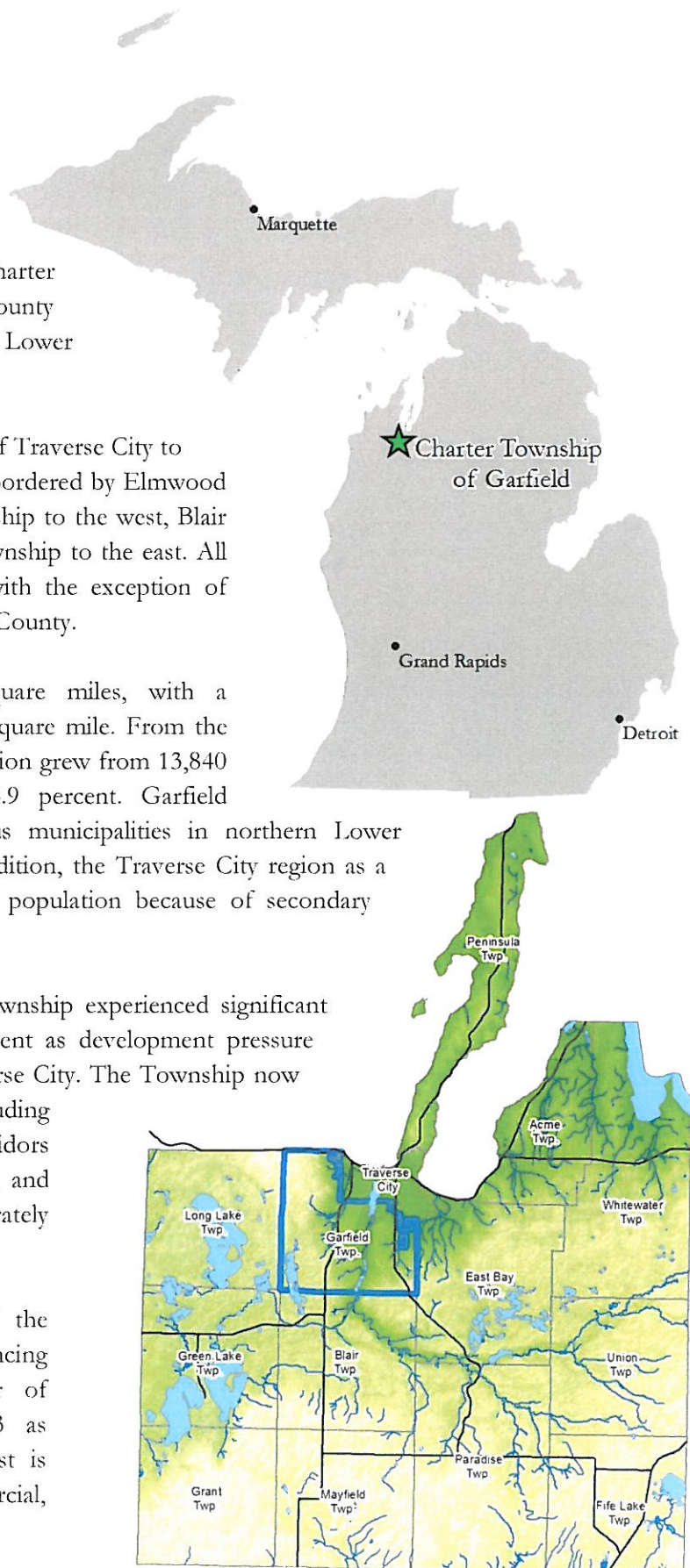
This Master Plan was prepared for the Charter Township of Garfield, Grand Traverse County which is located in Michigan's northwest Lower Peninsula.

Garfield Township is abutted by the City of Traverse City to the north and east. The Township is also bordered by Elmwood Township to the north, Long Lake Township to the west, Blair Township to the south, and East Bay Township to the east. All are located in Grand Traverse County with the exception of Elmwood Township, which is in Leelanau County.

Garfield Township measures 26.59 square miles, with a population density of 611.3 persons per square mile. From the year 2000 to 2010, the Township's population grew from 13,840 to 16,256 residents, or by roughly 14.9 percent. Garfield Township is one of the most populous municipalities in northern Lower Michigan and the Upper Peninsula. In addition, the Traverse City region as a whole sees high seasonal fluctuations in population because of secondary home ownership and tourism.

Once a rural farming community, the Township experienced significant growth from the 1970s through the present as development pressure expanded outward from the City of Traverse City. The Township now includes a wide variety of land uses, including commercial development, industrial corridors and centers, some remaining agriculture, and residential uses ranging from low to moderately high density.

Following the economic downturn of the 2000s, the Township is again experiencing growth, with three times the number of building permits being issued in 2013 as compared to 2010. This renewed interest is being seen in all aspects of commercial, industrial, and residential development.



Arterial roadways within the Township include US-31 (a State highway), W. South Airport Road, and Garfield Road, each of which is also among the most developed commercial corridors. Other primary roads include Cass Road, which is heavily industrial, and Silver Lake and North Long Lake Roads, each of which are primarily residential in nature. Two rail lines cross the Township from north to south on each side of the Boardman River valley and access the Township's industrial corridors, but are not presently in a condition suitable to accommodate passenger cars. The Township is also served by the Cherry Capital Regional Airport. Roadways within the Township are discussed in greater detail in the TRANSPORTATION element of this Plan.



S. Airport Road, one of the Township's busiest commercial corridors



Grand Traverse Crossings Mall

Much of the Township has been developed for commercial uses, such as the Grand Traverse Crossings Mall. Additional concentrated retail developments include the Grand Traverse Mall, Cherryland Mall, and the Great Buffalo PUD. The Township boasts one of the highest commercial tax bases in Northern Michigan, including a higher commercial taxable value than its two largest neighbors, Traverse City and East Bay Township, combined. Significant opportunities to redevelop aging commercial corridors exist, as does opportunity for greenfield commercial development.

Industrial land uses are dispersed across the east and south areas of the Township. Recently, the Township adopted Mixed-Use zoning for its traditional industrial areas to allow a limited number of non-industrial uses which are compatible with traditional industry. As referenced above, Cass Road is a heavy industrial corridor, as is an area bounded by Barlow Street and Park Drive. Other industrial areas include the Hammond Commerce & Industrial Centre, Garfield-Heidbreder Industrial Park, Airport Industrial Park, and Blue Star Estates.

Photo place holder

The Township has adopted mixed-use zoning for its traditional industrial districts, reflected by this IT service provider located on Park Drive

Residential land uses are widely distributed across the Township. Traditional single-family platted developments are generally located on the west side of town, which is also where the Township's public middle school and high school facilities are located. Various projects including residential uses have also been approved as PUDs across the Township. The Township has two large mobile home parks, one on the south side of town off of US-31 and the other near South Airport Road, off of La Franier Drive. Large apartment developments include the Arbors Apartments on Hammond Road, Lake Pointe Village on Park Drive and along the shores of Boardman Lake, and La Casita and Boardman Lake Apartments on Veterans Drive.

Though development now occupies a number of former farm fields, large agricultural or otherwise undeveloped parcels still exist, generally within two miles of the south and west township boundary lines. Many of these properties are being actively farmed, such as the McManus orchards along Garfield Road, Gallagher farm on North Long Lake Road, the Edgecomb farm and market on Hammond Road, and the Robbins farm on Cass Road. Additionally, the Township is home to the Oleson Buffalo herd, once the largest such herd east of the Mississippi River. Regionally, the Traverse City area is widely farmed, with an existing and growing number of agriculture-based businesses.



A fair amount of farming still occurs, such as this apple orchard along Garfield Road



Fishing is a popular activity on the Boardman River, which bisects the Township

The Boardman River runs north through the center of the Township before flowing into Boardman Lake, which ultimately empties into West Grand Traverse Bay. Efforts are currently underway to remove the remaining 2 of 3 hydroelectric power dams on the river, each of which are located within the Township limits. The project is the most comprehensive dam-removal and watershed-restoration effort in Michigan's history. When complete, the project will restore 3.4 miles of river, reconnect 160 miles of high-quality river habitat, and restore more than 250 acres of wetlands and nearly 60 acres of upland habitat. The river will remain in the forefront as an environmental and recreational resource.

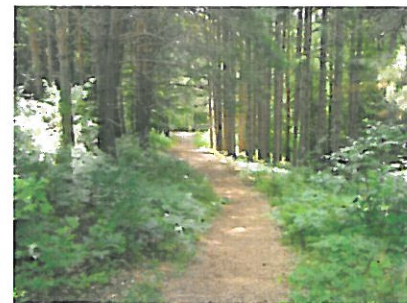
Other natural features include a number of tributaries, including Miller Creek, Jack's Creek, and Kids Creek, which flow into the Boardman River. The headwaters of Mitchell Creek, a tributary emptying into East Grand Traverse Bay, are also located within the northeast areas of the Township. Much of the Township's recreational land, such as the Miller Creek Nature Preserve, was



Residential development rings the shores of Silver Lake

acquired in an effort to protect and enhance these natural resources while providing recreational opportunity. Silver Lake is another significant natural feature, located in the southwest corner of the Township. The shores of Silver Lake have been heavily developed with single-family residences.

This overview is intended to paint a broad picture of the current status and future trends of land use planning within the Township. Additional information in greater detail is available in the following chapters.



Large parks such as the Miller Creek Nature Preserve offer a chance to get outside while protecting environmentally sensitive areas

General Overview Map of Garfield Township, Grand Traverse County, Michigan:

