

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
March 9, 2016**

**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: Kit Wilson, Terry Clark, Gil Uithol, John Nelson, Pat Cline, Joe Robertson, and John Racine

Staff Present: Rob Larrea

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

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

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

*Nays: None*

**2. Minutes (7:01)**

**a. February 10, 2016 Minutes**

*Clark moved and Wilson seconded to approve the minutes of February 10, 2016 as amended placing the comment under item 7 to a new item called "Other Business."*

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

*Nays: None*

**3. Correspondence (7:03)**

None

**4. Reports (7:02)**

**Township Board Report**

Wilson had no report.

**Planning Commissioners**

No reports

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

**a. PD 2016-20 Kings Court – Request to Rezone (7:03)**

The application requests to rezone approximately 37 acres of land from the A- Agricultural District to the R-M Mobile Home Residential District.

The application affects two properties located to the North of Lloyd Lane, to the west of LaFranier Road and to the east of Keystone Road. One parcel is already partially zoned R-M and is the site of the existing King's Court manufactured home park. The other parcel is vacant except for a single family home which exists on the south side of the site. Larrea

stated that the Master Plan identifies the parcels as Planned Development

Residential. Bob Shmude representing Sun Communities, said that they wish to expand King's Court Mobile Home Community. They wish to connect to the existing sewer and water and are working with the Township Engineer on the matter. The plan calls for 158 sites which works out to 4 units per acre. The sites will be larger and able to house a double wide manufactured home with ease as well as allowing for some open space on the proposed site. Commissioners commented on the location and expansion of the project in that area.

*Uithol moved and Clark seconded THAT application Z-2016-02, submitted by Atwell, LLC to rezone portions of parcel 05-023-027-00 and all of parcel 05-023-032-00 from the A Agricultural District to the R-M Mobile Home Residential District, BE ACCEPTED; and further*

*THAT application Z-2016-02 be scheduled for public hearing at the regular meeting of the Garfield Township Planning Commission to be held on April 13, 2016, subject to the applicant providing sealed site surveys to the satisfaction of the Planning Department in advance of publication of the legal notice.*

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

**b. PD 2016-21 LaFranier – Request to Rezone (7:12)**

The subject property is located at the northwest corner of Garfield and Hammond Roads and is currently vacant. The portion proposed for rezoning is approximately 19 acres of a 76 acre parcel. Property to the north is zoned A-1 Agricultural, property to the east is zoned R-3 Multi-family; to the south C-L Local Commercial and to the west is vacant A-Agricultural. The application proposes to rezone a portion of the property from A- Agricultural to C-G General Commercial, without restriction. Scott Jozwiak representing owner Dixie Roethlisberger, said that there were no plans for development yet. Jozwiak added that the portion being rezoned is suitable for building as it is a higher elevation than the wetlands to the south and west. He is aware that a service drive will need to be installed and will be sure to work out the details with any new owner. Larrea added that the Master Plan shows the property as Planned Commercial and commissioners discussed that a PUD would be perfect for the site.

*Nelson moved Robertson supported THAT application Z-2016-01, submitted by Dixie Roethlisberger on behalf of LaFranier Louis & Marvel R. Trust, to rezone lands along Hammond and Garfield Roads from the current A- Agriculture to the C-G General Commercial District, BE ACCEPTED; and further*

*THAT application Z-2016-01 be scheduled for public hearing at the regular meeting of the Garfield Township Planning Commission to be held on April 13, 2016.*

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

7. **Public Comment (7:27)**

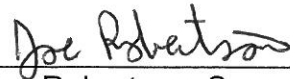
None

8. **Items for Next Agenda – March 23, 2016**

a. **To be determined**

9. **Adjournment**

*Nelson moved to adjourn the meeting at 7:29pm.*



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