

CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING

Wednesday, March 9, 2016 @ 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
February 10, 2016
3. Correspondence
4. Reports
 - a. Township Board
 - b. Planning Commissioners
5. Business to Come Before the Commission
 - a. PD 2016- 20 – Kings Court – Request to Rezone
 - b. PD 2016- 21 – LaFranier – Request to Rezone
6. Public Comment
7. Items for Next Agenda – March 23, 2016
 - a. To Be Determined - Possible Cancellation
8. Adjournment

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

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**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
February 10, 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, Pat Cline, Joe Robertson, John Racine

Absent and Excused: John Nelson

Staff Present: Rob Larrea

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

Larrea said that item 5a could be removed from the agenda because GDO Investments has withdrawn their application at this time.

Wilson moved and Robertson seconded to approve the agenda as amended.

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

Nays: None

2. Minutes (7:00)

a. January 27, 2016 Minutes

Clark moved and Wilson seconded to approve the minutes of January 27, 2016 as amended striking the words “for a month” in item 2a and changing the word “adjourned” to “adjourn” in item 9.

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

Nays: None

3. Correspondence (7:03)

4. Reports (7:02)

Township Board Report

Wilson said that the Township Board adopted Zoning Ordinance Amendment #1 at their last meeting and there were no audience members who wished to comment on the proposed changes.

Planning Commissioners

No reports

5. Business to Come Before the Commission**a. PD 2016-18 Master Plan – Survey Results and Discussion (7:03)**

Larrea said this report will serve to further progress on the Master Plan by presenting the methodology and selected results of the public involvement survey. He further explained that the random sample of survey recipients were evenly distributed among the township's six voting precincts. There was a 22.64% response rate among the 600 surveys sent out to each precinct. Commissioners discussed the responses and why some may have responded as they did. Question number 3 indicated that there may be a great turnover since many have lived in the township for five years or less. Commissioners discussed question number 10 as it related to the tax millage in the township and Wilson pointed out that the board of trustees has dropped the millage rate consistently. Commissioners also noticed that many wanted to keep the natural areas protected. Question number 12 was a clear comment on the functionality of corridors in the area and commissioners may wish to study the subject in the Master Plan. Commissioners also discussed tiny houses and whether there should be a place set aside for such a development in the township; and also discussed the viability of having sidewalks along major corridors. Larrea said he would consider the discussion and shape the survey results and commissioner comments into Master Plan goals and objectives.

b. PD 2016-19 2015 Planning Commission Annual Report (7:29)

Larrea said that the Annual Planning Report was drafted pursuant to the requirements of the Planning Enabling Act. He reviewed the proposed report with commissioners. Commissioners made comments and suggested a few changes and corrections to the draft report.

Cline moved and Wilson seconded to recommend the 2015 Planning Commission Annual Report to the Township Board with the suggested changes.

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

Nays: None

7. Public Comment (7:45)

Clark commented on the Buffalo Ridge Imax signage. Commissioners discussed the signage and making all signage consistent.


8. Items for Next Agenda – February 27, 2016**a. Master Plan Discussion**

Larrea added that there were two zoning requests to come before the Commission in March.

9. Adjournment

Uithol moved to adjourn the meeting at 7:57pm.

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

 Charter Township of Garfield Planning Department Report 2016-20			
Prepared:	February 24, 2016	Pages:	Page 1 of 6
Meeting:	March 9, 2016 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Rezoning to R-M Mobile Home Residential		
File No.	Z-2016-02	Parcel No.	See below
Applicant:	Atwell, LLC		
Agent:	Atwell, LLC		
Owner(s):	Sun Secured Financing, LLC; Frederick C. Clous		

PURPOSE OF APPLICATION:

The application requests to rezone approximately 37 acres of land from the A-1 Agricultural District to the R-M Mobile Home Residential District.

SUBJECT PROPERTIES:

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).

One parcel, #05-023-027-00, is already partially zoned R-M and which (together with an adjacent parcel also zoned R-M) is the site of the existing King's Court manufactured home park which has frontage on LaFranier Road. The other parcel, #05-023-032-00, is vacant except for a single-family home which exists on the south of the site.

If the rezoning is approved, the applicant intends to expand the King's Court community via Section 760 of the Zoning Ordinance, as a use permitted provided that certain conditions are met. At that point, the primary review authority would be the State of Michigan and no further Planning Commission review would be required.

SURROUNDING PROPERTIES:

The subject properties are abutted by King's Court to the north, and by low-density single family uses to the west, south, and east. Also to the east is a multi-family apartment development which was recently approved by the Planning Commission (Maple Ridge / "The Ridges at 45.")

STAFF COMMENT:

The purpose of the introductory meeting is to allow the applicant to present the request, for the Planning Commission to identify any concerns which could impact on an eventual decision, and to schedule the request for a public hearing if deemed appropriate.

To aid in the discussion, the following approval criteria are offered for consideration:

Section 421.E Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E.1 Master Plan Consistency through § 421.E.8 Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

(1) Master Plan Consistency

Rezoning should be consistent with the intent and purpose of the adopted master plan.

(2) Adverse Impacts on Neighboring Lands

The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.

(3) Suitability as Presently Zoned

The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.

(4) Changed Conditions

The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.

(5) Health, Safety, and Welfare

The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

(6) Public Policy

Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

(7) Size of Tract

The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

(8) Other Factors

The Township may consider any other factors relevant to a rezoning application under state law.

Eventually, the Planning Commission must make findings that the above review criteria are met or not met. They are provided here so that the Planning Commission can discuss and potentially request the applicant for additional information as deemed necessary.

ACTION REQUESTED:

This meeting is for the purpose of introducing the request and scheduling the application for a public hearing on April 13, 2016.

If the Planning Commission is satisfied with the information within this report and as presented by the applicant at the March 9, 2016 Planning Commission meeting, the following recommendation is offered for your consideration:

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-1 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 9, 2016, subject to the applicant providing sealed site surveys to the satisfaction of the Planning Department in advance of publication of the legal notice.

Any additional information that the Planning Commission determines to be necessary should be added to either motion. If the Planning Commission is not satisfied with the level of information provided to date, the above motion would be premature and should not be adopted.

Attachments:

Application for zoning map amendment

(See maps on following page)



Parcel Map - Kings Court Rezoning Request

Garfield Charter Township
 3848 Veterans Drive
 Traverse City, MI 49684
 Phone: 231.941.1620
 Fax: 231.941.1688
www.garfield-twp.com



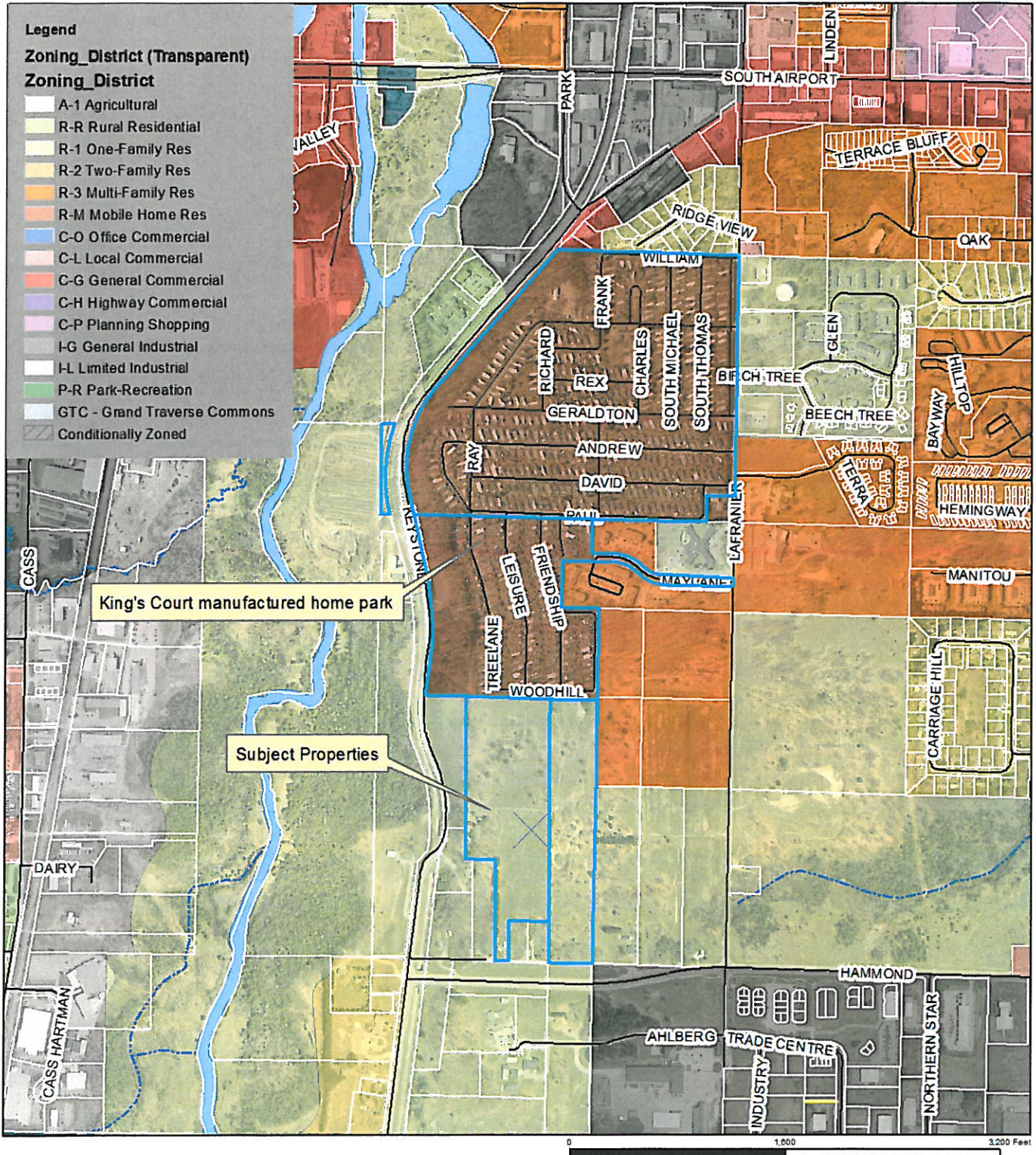
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Garfield Township Planning Dept: 2/24/2016

Legend

- Subject Property
- Parcel 2015

This map is based on digital databases prepared by Garfield Township. The Township does not warrant expressly or impliedly that the information on the map is current or positionally accurate. Always contact a surveyor to be sure of where your property lines are located.



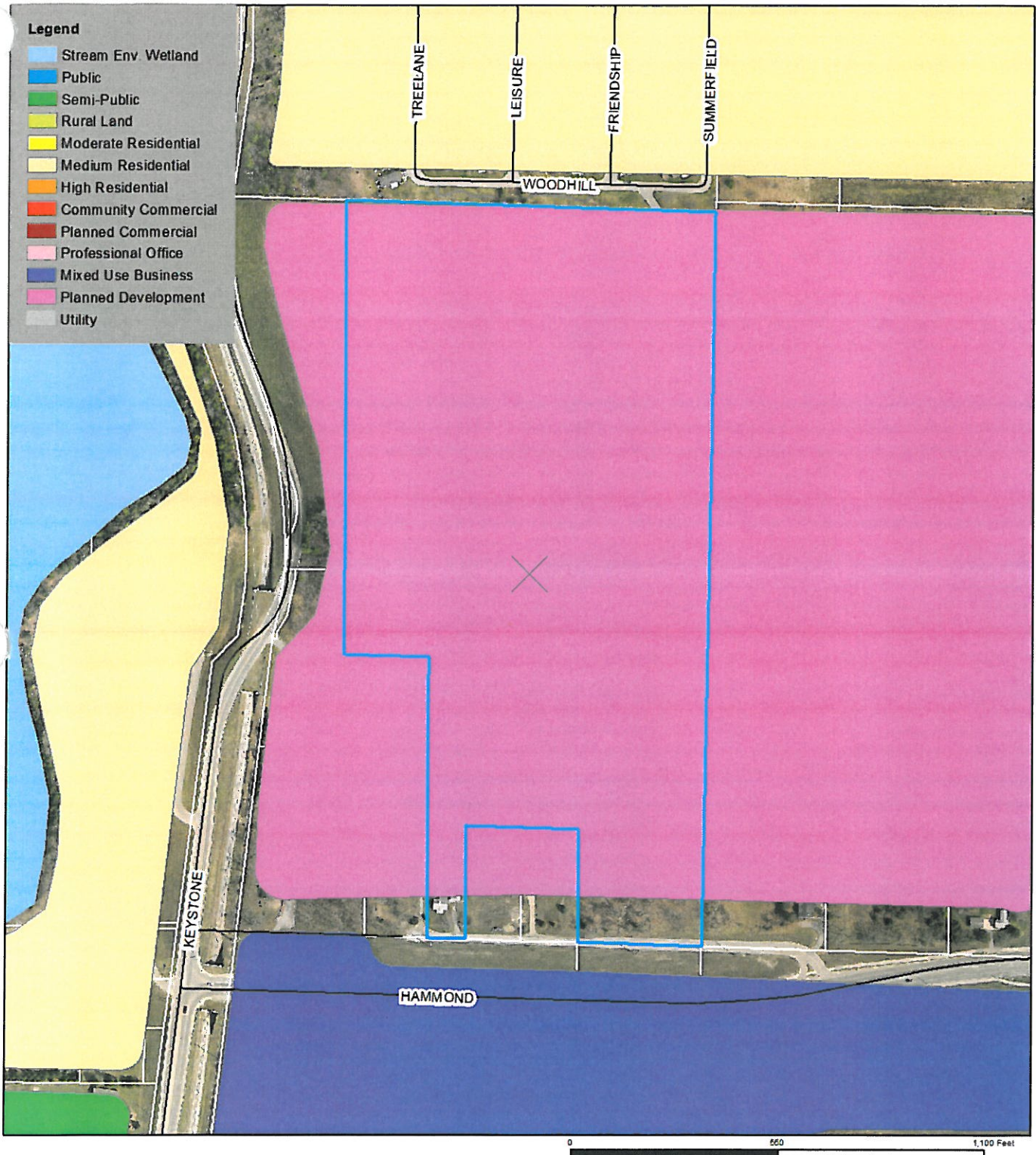
Kings Court Rezoning Request - Zoning Map

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 Phone 231.941.1620
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Kings Court Rezoning Request - FLU Map


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		Charter Township of Garfield	
		Planning Department Report No. 2016-21	
Prepared:	February 16, 2016	Pages:	Page 1 of 6
Meeting:	March 9, 2016 Planning Commission	Attachments:	<input type="checkbox"/>
Subject:	Proposed Rezoning		
File No.	Z-2016-01	Parcel No.	05-023-042-00
Applicant:	Jozwiak Consulting – Dixie Roethlisberger		
Owner(s):	Dixie Roethlisberger – Trustee		

SUBJECT PROPERTY:

The subject property is located at the northwest corner of Garfield and Hammond Roads being part of parcel number 023-042-00 and is currently vacant. The portion proposed for rezoning totals approximately 19 acres of the approximately 76 acre parcel. *A parcel map is included on page 3.*

PURPOSE OF APPLICATION:

The application proposes to rezone only a portion of the property from the current A-Agricultural to C-G General Commercial, without restriction.

STAFF COMMENT:

As stated above, the property in its entirety is approximately 76 acres in size however the Trust also owns an adjacent property that approximates another 40 acres of land. The 76 acres is bisected by a stream and sensitive areas of wetlands. The portion of property at hand appears to be located in an area suitable to development as it is a higher elevation than the more sensitive areas to the immediate west and north.

The applicant/owner will eventually be required to construct a service drive to be extended the entire parcel to provide access to future development parcels. This drive shall be constructed in accordance with Section 512 of the Zoning Ordinance to limit access points (curb cuts) to Garfield, Hammond and LaFranier Roads.

SURROUNDING PROPERTIES

The properties located to north of the area proposed for rezoning is zoned A-Agriculture (vacant), to the east across Garfield Road and zoned R-3 Multi-family and C-L Local Commercial (gas station) to the east, Hammond Road and C-L Local Commercial (gas station) to the south, LaFranier Road and A-Agriculture (vacant) to the west.

STAFF COMMENT:

The purpose of the introductory meeting is to allow the applicant to present the request, for the Planning Commission to identify any concerns which could impact on an eventual decision, and to schedule the request for a public hearing if deemed appropriate.

To aid in the discussion, the following approval criteria are offered for consideration:

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ACTION REQUESTED:

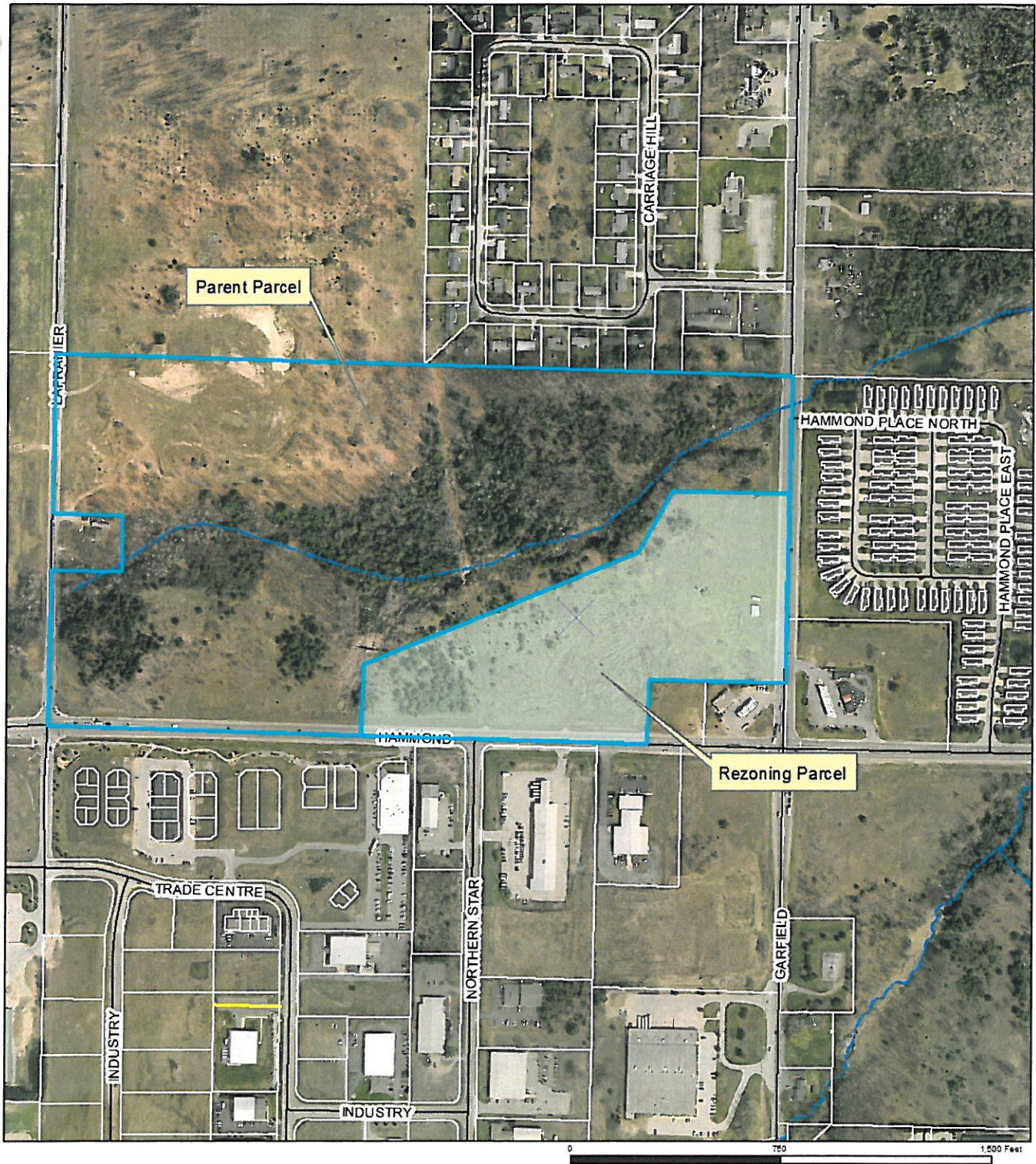
This meeting is for the purpose of introducing the request and scheduling the application for a public hearing on April 13, 2016. Following an opportunity for applicant presentation and Commission discussion, the following recommendation is offered for consideration:

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.

Any additional information that the Planning Commission determines to be necessary should be added to either motion.

(maps follow)



Parcel Map - LaFranier Rezoning Request

Legend

- Parcel A
- Parcel 2015

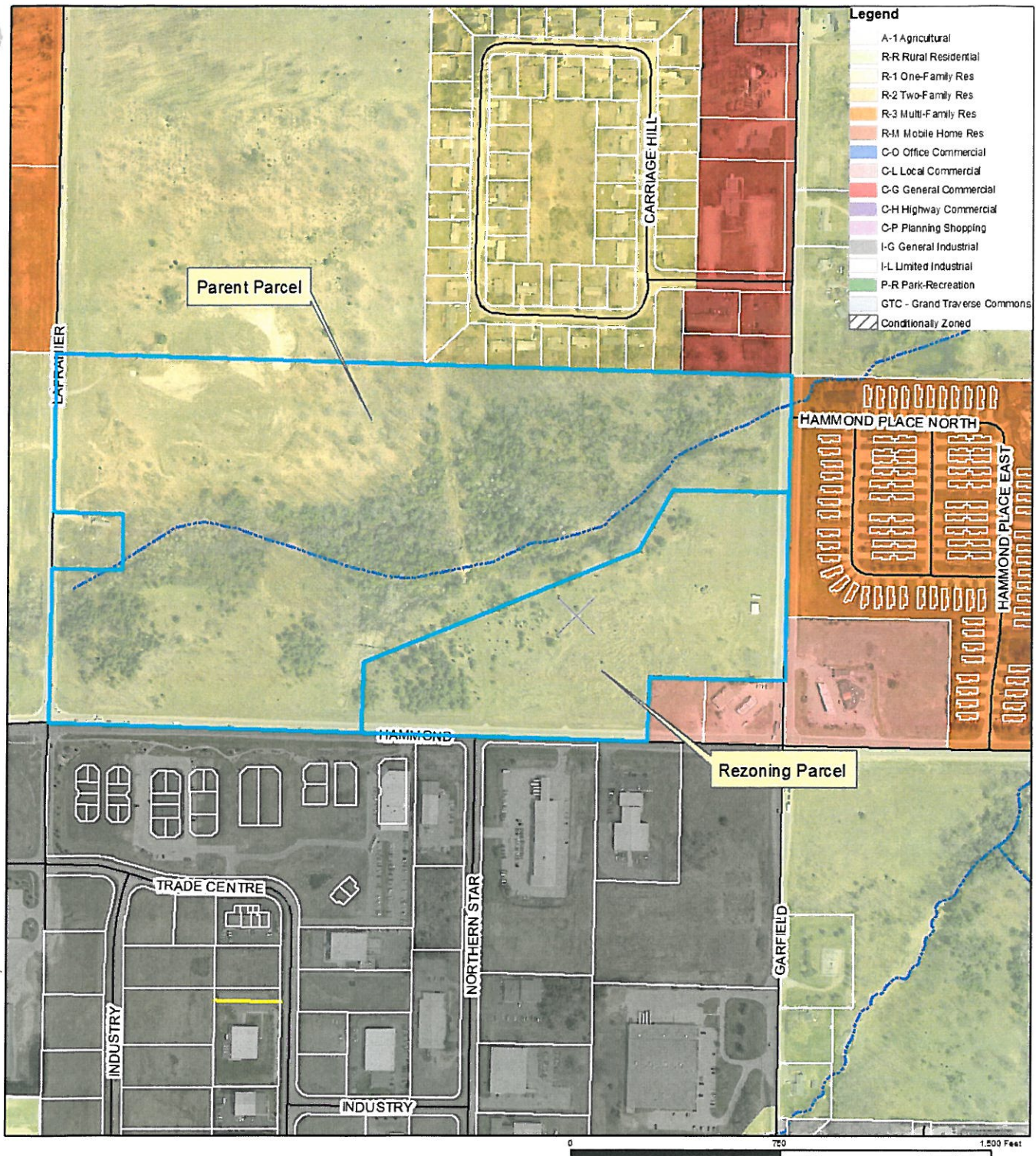
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Garfield Township Planning Dept 3/3/2016



Zoning Map - LaFranier Rezoning Request

Legend

- Parcel A
- Parcel 2015

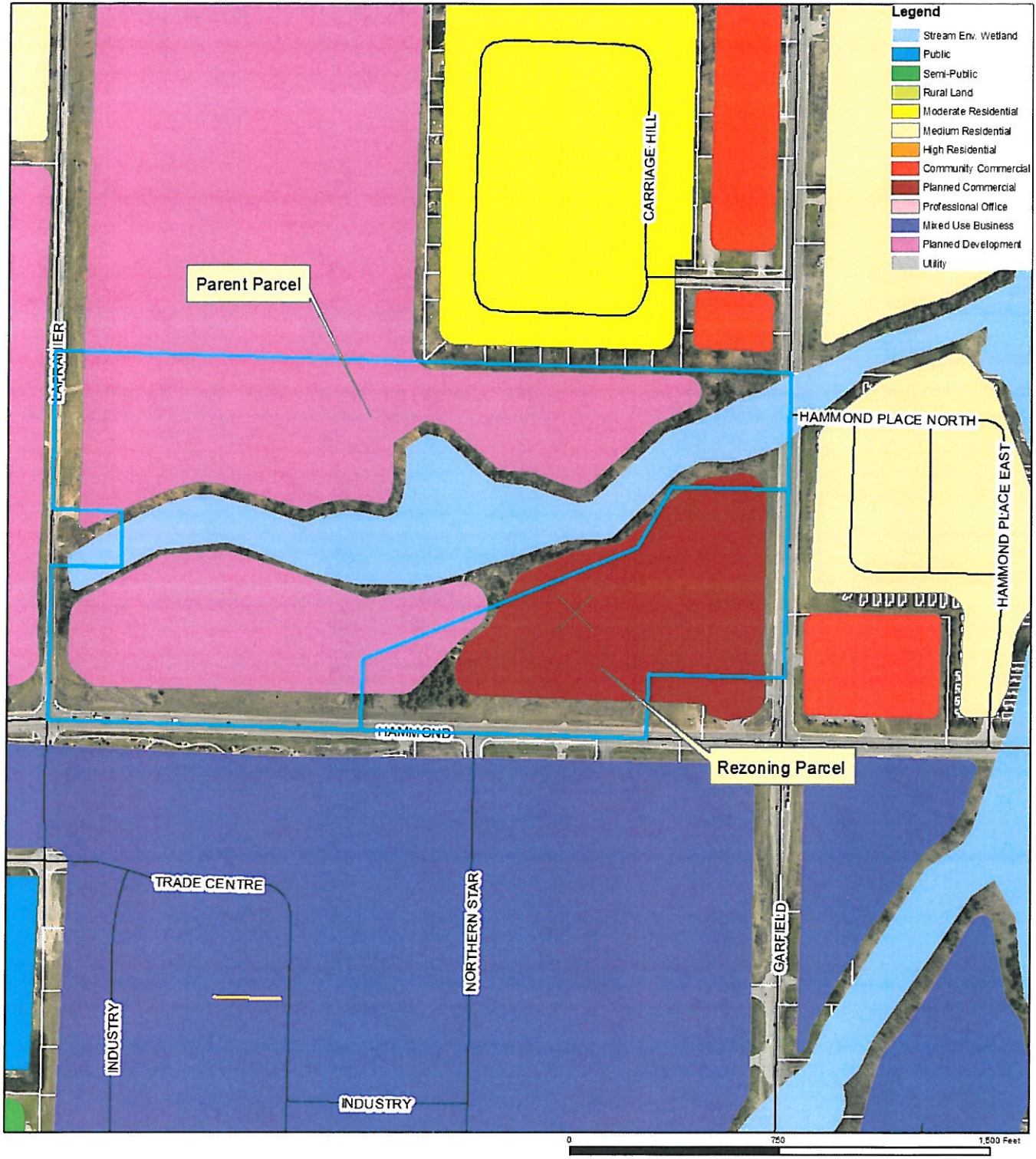
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Master Plan - LaFrancier Rezoning Request

Legend

- ParcelA
- Parcel 2015

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