

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

**Wednesday, April 8, 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 25, 2015

3. **Correspondence**

4. **Reports**
 - a. Township Board
 - b. Planning Commissioners

5. **Business to Come Before the Commission**
 - a. PD- 2015-33 – Maple Ridge Apartments (Introduction)
 - b. PD- 2015-34 – Zoning Ordinance (Public Hearing)

6. **Public Comment**

7. **Items for Next Agenda – April 22, 2015**
 - a. Request to cancel meeting

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
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. They were two sections of S. Airport Road and 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

Nature Center Visitation this Month

Monthly Parkland Responsibilities

Coordinated trail steward activities, performed routine maintenance on all trails, and performed trailhead maintenance tasks where appropriate.

Program Participants this month **444**

Drop ins this month **45**


Nature Center Visitation this year **939**

Nature Center Visitation since 2008 **57,855**

Activity Detail	Conservation District Pillar	Location of activity	Property Owner	Staff Lead (initials)
Coordinated contractors on the treatment of invasive woody shrubs	Parklands (including Parklands-based ISN)	Other	Garfield Township	RR
Prepared the annual budget and workplan for fiscal year 2015/16 at Hickory Meadows	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreational Authority	TV/SL
Attended meeting with TCL&P, HMAC, and GTCD to go over best practices for inclusion into bid documents for utility corridor upgrade	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreational Authority	TV/SL
Coordinated and attended HMAC meeting	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreational Authority	TV
Assessed oak tree population along TCL&P utility corridor in regards to concerns of oak wilt transmission during upgrade	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreational Authority	TV/KR
Rotated seasonal displays at trailhead info stations to reflect spring topics	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreational Authority	TV
Posted TCL&P public notice signs at info stations to update visitors of oak tree trimming that may occur along utility easement	Parklands (including Parklands-based ISN)	Hickory Meadows	Joint Recreational Authority	TV
Followed up with American Waste on trash pick-up from Common's trailheads	Parklands (including Parklands-based ISN)	Commons Natural Area	Garfield Township	TV

Assessed site of proposed picnic area and bench trail adjacent to Aldi Foods for potential boy scout project at Miller Creek	Parklands (including Parklands-based ISN)	Miller Creek Nature Reserve	Garfield Township	TV
Corresponded with Emerald Hills Condo Association in regards to bench trail placement at Miller Creek	Parklands (including Parklands-based ISN)	Miller Creek Nature Reserve	Garfield Township	TV
Disposed of two dead waterfowl found near pond and dog waste piles at Kids Creek Park	Parklands (including Parklands-based ISN)	Kid's Creek Park	Garfield Township	TV
Refilled dog waste bags at dog park and trailheads at Silver Lake	Parklands (including Parklands-based ISN)	Silver Lake Recreation Area	Garfield Township	TV
Met with Eagle Scout Michael Carley to discuss potential scout project	Parklands (including Parklands-based ISN)	Miller Creek Nature Reserve	Garfield Township	RR/SL
Conducted March Peepers. We had 88 Peepers participate in the March Programs including our spring break series which had 36!	Education	Boardman River Nature Center	N/A	TC/TF
Produced 2015 program guide with update summer camp schedule	Education	Other	N/A	TC
Conducted an in school Invasive Species Program to 36 Middle Schoolers. This is working to fulfill a grant from the Dole Foundation	Education	Other	N/A	TC
Submitted a grant to Trout Unlimited for Summer Camp Supplies	Education	Other	N/A	TC
Did a Radio interview with WTCM regarding our Peepers Program	Education	Other	N/A	TC
Reviewed resume's and conducted interviews for Boardman River Summer Technician position	Stewardship (Boardman River and Non-parklands ISN)	Other	N/A	SL/TV/RR
Reviewed resume's and conducted interviews for two Conservation Intern positions.	Parklands (including Parklands-based ISN)	Other	N/A	SL/TV/RR

Prepared draft agreement and executed the final agreement between the District and Wetland & Wildlife Solutions for invasive species control work at various work sites throughout the County including all parklands.	Parklands (including Parklands-based ISN)	Other	N/A	SL/RR/MC
Prepared a Work Order that correlates to the above agreement. The work order is site specific and details the amount and type of control to be done at the site.	Parklands (including Parklands-based ISN)	Other	N/A	SL/RR/MC
participated in PBE projects with 3 different school classes at Greenspire School during 3 different days in collaboration with Perennial Harvest with Native Seeds	Education	Schools	N/A	KMG
video documented Greenspire PBE student project with UpNorth Media for EPA Education Grant	Education	School	N/A	KMG
planned and implemented annual GTSI Leadership Meeting with Community Partners, including NMC, GTRLC, GTCD, BCD, The Children's House Montessori, Perennial Harvest, GTCD board member, Inland Seas, TBAISD Math&Science Center, SEEDS, and Blackbird Arts	Education	Boardman River Nature Center	Grand Traverse County	KMG
visited and discussed potential PBE project with GTCD community partner at GTA (GTSI school)	Education	School	N/A	KMG
created and distributed Constant Contact Spring GTSI newsletter to 86 contacts	Education	Boardman River Nature Center	Grand Traverse County	KMG

 Charter Township of Garfield Planning Department Report No. 2015-33		Pages: Page 1 of 6	
Prepared:	March 25, 2015	Attachments:	<input checked="" type="checkbox"/>
Meeting:	April 8, 2015 Planning Commission		
Subject:	Maple Ridge Apartments – SUP- Introduction		
File No.	SUP-2015-01	Parcel Nos.	05-023-026-20 05-023-026-30 05-023-025-20 05-023-025-40
Applicant/Owner:	Midwest MFD LLC – Maple Ridge		
Agent:	Mark Oppenhuizen; Oppenhuizen Architects		

PURPOSE OF APPLICATION:

The application requests Special Use Permit (SUP) approval to construct a 232-unit apartment project on a 30-acre development site on LaFranier Road. Multiple-family dwellings and developments may be permitted by Special Use Permit in the R1-M zoning district.

SUBJECT PROPERTY:

The proposed development site is comprised of four properties located along the west side of LaFranier Road, roughly 1/4 mile north of Hammond Road. The subject parcel numbers are 05-023-025-40, 05-023-026-30, 05-023-026-20, and 05-023-025-20. The subject properties were recently rezoned from A-1 Agriculture to the current R-1M Multi-family District.

STAFF COMMENT:

As noted above, this application is for an apartment complex, named Maple Ridge, consisting of nine apartment buildings which contain 232 units. The development area includes roughly the northern two-thirds (22-acres) of the property that was recently rezoned, but also includes the remaining, southern acreage within the project legal boundary as a future development area. (*See Site Plan Overlay Map on Page 5 of this report*). Any future development of the vacant acreage would be subject to a Major Amendment to the Special Use Permit.

Site Design Overview:

The application proposes a nice variety of residential units to cater to various income levels and occupant needs, ranging from 659 square-foot, 1-bedroom units to 1,508 square-foot, 3-bedroom units. Architectural plans indicate a mix of 3-story apartment buildings, which accommodate from 20 to 36 apartment units depending on building type. The buildings are attractively designed and include construction materials such as cultured stone, vinyl trim and siding, and board and batten siding. Each unit also includes a deck or patio area.

All units will be market-rate apartments (i.e., not subsidized, "affordable" units.). Notably, the similar market-rate Arbors Apartment project is currently undergoing final build out, so the need for this type of housing choice is known to be strong.

The nine apartment buildings are divided into a mix of 1, 2, and 3 bedroom units as follows:

- 76 – 1 bedroom/ 1bath units – 33% of total
- 28 - 2bedroom / 1 bath units – 12% of total
- 108 - 2 bedroom / 2 bath units – 47% of total
- 20 – 3bedroom / 2 bath units – 8% of total

The apartments have been designed so that the structures back up to an open area for recreation. This adds an element of safety for families with young children and a nice departure from past proposals that have a vehicular travel way located on all sides of the structures. In addition, the Maple Ridge project provides various support services and amenities to encourage outdoor interaction and increased quality of life within the project. Some of these amenities include a kid's play area, walking trails through protected tree stands, fire pit, a club house, pool and hot tub area, a dog park, and sidewalks within the site itself and along LaFranier Road.

The development is proposed as a two-phase project, including construction of all amenities as part of the first phase. The northernmost buildings ("C," "D," "E," and "F") would be part of the second phase of the project. As noted above, remaining acreage to the south which was recently rezoned is within the legal boundary of the SUP, but will remain vacant for the time being.

The complex is accessed from two entrances along LaFranier Road. The primary access drive is a boulevard entrance, while the second southerly entrance will primarily function as emergency access for the time being, though it will also serve Building "A". At such time as the south acreage is developed, the southerly access would be converted to a boulevard entrance, and be shared by both development areas.

Staff has indicated to the applicant that a cross-access easement along the entirety of the property's LaFranier Road frontage will be pursued as a condition of approval. The purpose of the access easement will be to ensure proper access management practices, both for this development and for future development which is expected to the south of the project site.

Parking is provided at a ratio of 2.2 spaces per unit which is acceptable considering the Ordinance requires 2 spots per unit. The applicant has provided 144 indoor parking garages that are connected to the buildings as an option to the residents. This unique

design adds an element of convenience and security otherwise lacking with detached garages and carport designs.

The proposed lighting plan appears to be night sky compliant and within the acceptable range for brightness and color. The site will be illuminated with a series of gooseneck-style street lamps, building-mounted fixtures, and pedestrian-scale bollard lighting. Any minor details can be addressed as we move forward.

Site drainage will be accommodated on-site in a series of shallow infiltration basins which may also function as usable open space during dry weather. The preliminary drainage plan has been approved in concept by the Township engineer, but final engineered stormwater plans and details will be required prior to a public hearing being held on the application.

Municipal sewer and water exist or will be extended to the site, and subject to the requirements of the Township engineer and Department of Public Works.

The site is relatively flat, and minimal grading is necessary. The primary impact on natural features will be the loss of existing trees, though the plan does make efforts to preserve woodlands where possible, including within the larger central open area.

Development Site "Birds Eye" View (looking west across LaFranier):



A landscaping plan has been received which indicates a Type "C" buffer along the LaFranier Road and a Type "B" buffer on the south and west property lines. Where the property is adjacent to existing multi-family development (see north boundary, and northern half of west boundary), a landscaping buffer is not required; however, existing vegetation will remain standing in these locations to provide some screening. As a Special Use Permit, the Planning Commission does have some ability to require additional landscaping at any location if determined necessary to meet the intent of the zoning ordinance.

The landscaping plan does propose that some existing trees apply towards planting requirements; however, Staff has not yet had the opportunity to determine the adequacy of this proposal as it relates to the intent of the landscaping ordinance. Additionally, the landscaping plan appears to request that landscaping required for the second phase and the southerly vacant area be deferred to some point in the future, which Staff does not believe is allowed by the Ordinance. It appears that some canopy trees should be shifted back from the roadway to avoid conflict with existing overhead power lines. Staff will continue to work with the applicant to make required revisions to complete this plan prior to the public hearing.

Special Use Permit Considerations:

As a Special Use Permit, the Planning Commission is also asked to consider potential impacts of this project on the use and enjoyment of surrounding properties. In this case, properties to the north and west of the subject property are used for similar multi-family purposes. Properties to the east and south of the subject property are either vacant, agricultural, or used for very low-density residential, with the single-family homes on these sites being separated at a significant distance.

Additionally, the development design is considerate of mitigating impact on surrounding properties, including building placement to buffer noise and light impact, by locating higher-impact facilities such as the dog park and community building centrally within the site, and retaining large tree stands where possible. The public process of this application will allow the opportunity for neighboring landowners to express any concerns regarding the application to the Planning Commission.

Regarding impact on the surrounding road network, the applicant has been in discussion with the Road Commission regarding traffic impacts on LaFranier Road, including opportunities to construct a center turn lane to serve the project site at the time of the 2015 LaFranier Road reconstruction project. Due to this established relationship between the applicant and the Road Commission, it would not appear necessary for the applicant to provide a traffic impact study at this time.

Master Plan Considerations:

The Master Plan calls for medium-density development of the LaFranier Road Corridor, which density is defined as being between 7 and 14 units per acre. In evaluating a recent request to rezone the subject property from A-1 Agricultural to R1-M Multiple Family, the Planning Commission determined that the rezoning was generally consistent with the intent of the Master Plan.

The project site is proximate to outside supporting services such as employment opportunities, retail and shopping, health services, and methods for alternate transportation such as BATA and nearby non-motorized trails.

With a proposed density of 10.44 units per acre, the application meets the intent of the Medium Density designation of medium-density residential (7-14 units per acre), and also meets the density development regulations of the R-1M Zoning District. The proposed development is generally compatible with existing medium-density residential developments in the vicinity. As such, the development appears to be consistent with the Master Plan.

ACTION REQUESTED:

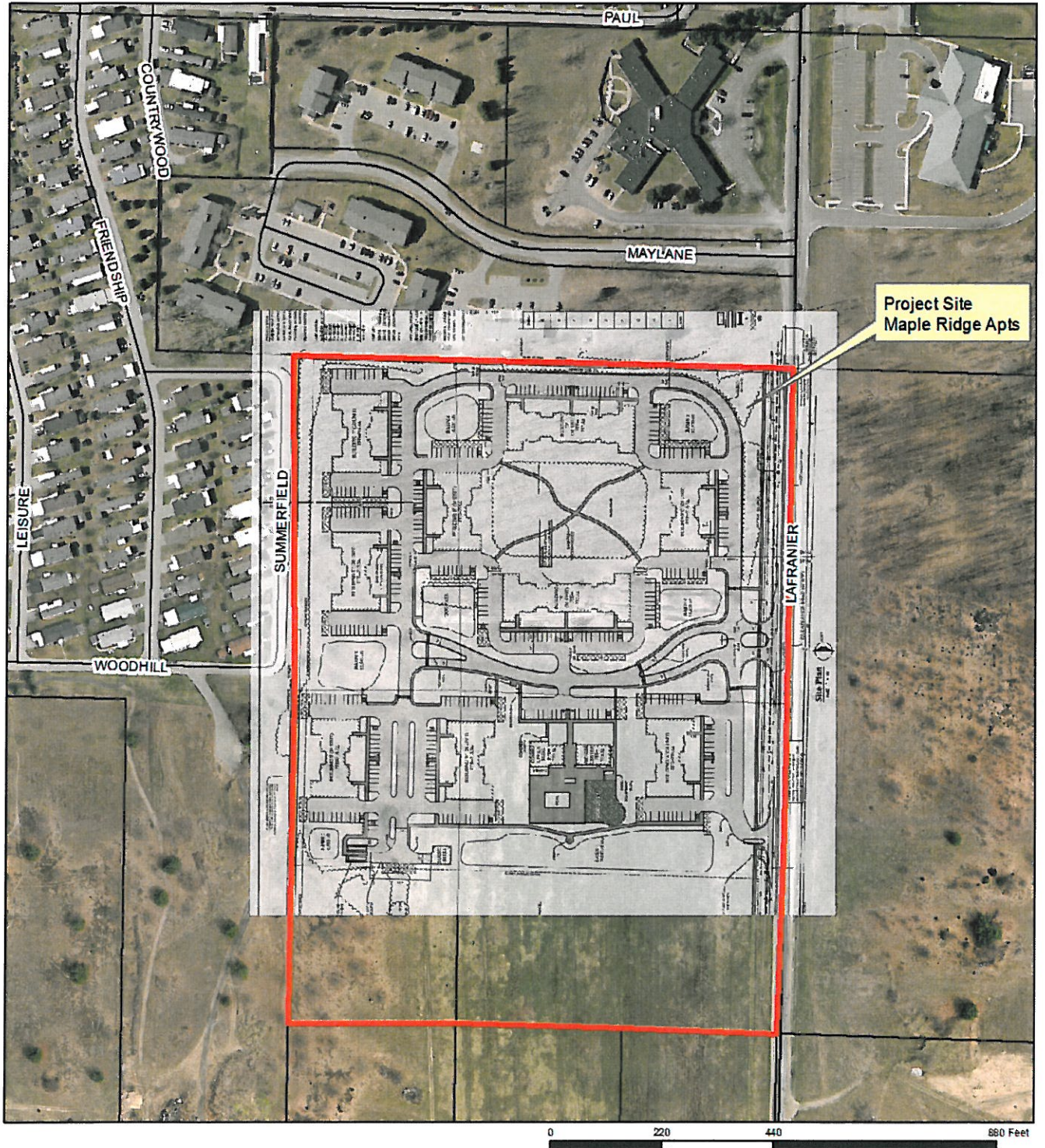
The purpose of the introductory meeting is to accept the application and to identify any broad Planning Commission concerns which should be addressed prior to further deliberation on the application. As such, following an opportunity for applicant presentation and commissioner discussion, the following motion is offered for consideration:

MOTION:

THAT application SUP-2015- 01, submitted by Midwest MFD LLC for a Special Use Permit for a Multi-Family Development, BE ACCEPTED and scheduled for public hearing at the regular meeting to be held on May 13, 2015, subject to the applicant providing additional detail as required by the Planning Department.

Any additional information that the Planning Commission determines to be necessary should be added to this 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 cover letter**11x17" site plan set*



Site Plan Overlay Map

Legend

- Special Use Permit Boundary
- Prop_Parcel_2014

This map is based on digital databases prepared by the Charter Township of Garfield. The Township does not warrant, expressly or impliedly, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate.

Garfield Charter Township
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NOT A LEGAL SURVEY

Garfield Township Planning Dept. 4/2/2015

March 9, 2015

Maple Ridge Apartments
Special Use Permit Application
Commission No. 3514

Response to Special Use Permit qualifying conditions.

Impact Assessment:

A written illustrative description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.

The site is currently undeveloped. It is wooded on the northern half, giving way to wooded and open to mostly open grassland along the southern boundary. A mix of hardwood varieties are found on the site. The site topography is gently sloping from north to south and is fairly uniform in slope, the highest grade on the north is 717.0', the lowest grade on south is 705.0'. There are no streams, watercourses or wetlands on the property. The soils present on the site according to the USDA soil survey are Kalkaska loamy sands (KaA and KaB).

Types of uses and other man-made facilities.

The site is currently vacant land. The proposed development will create a 232 unit market-rate apartment project with support facilities and amenities. The support facilities include a management/leasing office, maintenance building, private roadway and walkway system for vehicular and pedestrian access, respectively and a centralized refuse and recycling station. The amenities include a resident's great room for lounging, meeting and parties, a pool and hot tub with sunning deck, a fitness/exercise center, firepit, kids play area, walkways through a preserved wooded area and a pet/dog run or park.

The number of people to be housed, employed, visitors or patrons and vehicular and pedestrian traffic.

There will 232 apartment units, factoring an average of two residents per unit, the total number of residents at build-out will be 464. It is anticipated there will be 2-4 full-time management/leasing employees, 2-3 full-time maintenance employees, 1-2 seasonal or part time management/leasing employees and 2-4 seasonal or part time maintenance employees. Total full time employees therefore is 4-7 and the maximum number of employees counting seasonal or part time employees is 7-13. The number of visitors will vary based upon activities and holidays. The development will be served with a vehicular private

roadway system that has two points of ingress and egress, has two way traffic on all of the roadways, is looped to promote an orderly flow of traffic and to accommodate emergency vehicles. Pedestrian access will be via a paved walkway system that primarily follows the vehicular roadway system and a recreational un-paved trail through the woodlot on the northern portion of the site.

Phasing of the project including ultimate development proposals.

Two phases are proposed for the project, they are depicted on the Site Plan. Phase One consists of 124 apartment units, the Community Center and refuse/recycle station and is primarily the southern half of the site. Phase Two consists of 108 apartment units on the northern half of the site.

Natural features which will be retained, removed and/or modified including vegetation, drainage, hillsides, streams, wetlands, woodlands, wildlife and water. The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate the areas of change.

As depicted on the Site Plan the hardwoods on the site will be retained as follows: within the setbacks, a 2 to 2.5 acre hardwood stand to the rear of Buildings B-E, to the west of Buildings F, G & I within a portion of the site "buildable area" and east of Building C along the Lafranier Rd. frontage. These preserved woodlot areas will enhance the natural feel of the site as it develops and will create a permanent home for insect and wildlife. These areas will also create a visual buffer between this development and adjacent developments to the north and west and Lafranier Rd. to the east. The areas of the site impacted by construction along the edges of these woodlots will be landscaped utilizing natural/low maintenance methods. The area between the remaining hardwood stand west of buildings F, G, and I and the buildings will be utilized as a drainage swale to allow stormwater infiltration in it and basins 2 and 3. The Grading and Drainage Plan and Landscape Plan depict these conditions. Since there are no significant hillsides or water courses and wetlands on the site, there is no impact and they have not been addressed.

The method used to serve the development with water and sanitary sewer facilities.

Municipal water is available from a 12" water main running north and south past the development on the east side of Lafranier Road. It is anticipated the development will tap off that water main. Water main within the development will be constructed to service each building with a domestic service and feed for the fire suppression systems.

Municipal sewer is available approximately 200 feet north of the north boundary of the development. It is anticipated that sewer will be extended south from this point within the right of way to service the development. The sewer will be extended from the right of way into the development where it will service the buildings. A pump station is anticipated to completely service the development.

The method to control drainage on the site and from the site. This shall include runoff control during construction periods.

The Grading and Drainage Plan shows the retention basins anticipated for the stormwater control system for this development. Drainage will be directed to these basins by sheet flow, swales, and storm sewer where necessary. The USDA soil survey shows the soils on this site are Kalkaska loamy sands which have high infiltration capacity and are excellent for retention basins. Runoff will be contained to the site during and after construction as the natural topography generally directs runoff interior to the site. The retention basins will likely be constructed first and runoff during construction will be directed to them.

If public sewers are not available to the site, the Applicant shall submit a current approval from the Health Department or other responsible public agency indicating approval of plans for sewage treatment.

Not applicable.

The method used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke or lights.

The site has been designed to eliminate, mitigate or minimize these conditions. The proposed use when developed will not create dust, fumes or vibrations. The residential character operates at a low noise level and is similar to adjacent existing developments. The few locations with relatively higher noise level potentials i.e.: the Dog Park or Community Center/Pool are located towards the center of the property. The distance separation from adjacent properties helps to reduce or eliminate the travel of sound off-site. Also, the positioning of the apartment buildings around the perimeter of the site serves as a further obstacle to noise traveling off-site. The only smoke potential on-site is from a small recreational fire pit. This amenity is utilized on a limited basis and will not produce significant levels of smoke, it is anticipated that any smoke developed will be significantly dissipated before leaving the site. The prevailing SW winds will typically carry smoke in a north-easterly direction away from adjacent residential uses to the west and north. Site lighting will comply with the Township's Dark Sky standards and will not bleed off-site, as depicted on the Site Photometric Plan.

An indication of how the proposed use conforms with existing and potential development patterns and any adverse effects.

The proposed multi-family residential development meets the current zoning classification by virtue of the property's recent Zoning Map Amendment. The property's immediately north and west of the site are zoned and used as multi-family sites. There are other multi-family zoned properties along the Lafranier Rd. corridor between Hammond and S. Airport roads. The property meets the Garfield Township Master Plan. No adverse effects are anticipated.

Name and address of person responsible for preparation of this statement.

Mark A. Oppenhuizen AIA
Oppenhuizen Architects
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email: mark@oppenhuizenarchitects.com
Michigan - Architects License No. 29909

Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Conservation Service.

Soil erosion and sedimentation control measures used during construction will include silt fence, dust control, stabilized construction access, and mulch and mulch blankets.

Type, direction and intensity of outside lighting.

The exterior lighting fixtures are depicted and specified on the Site Photometric Plan. The lighting levels are relatively low reflecting a residential character. All of the fixtures are dark sky compliant, full cut off fixtures.

General description of deed restrictions if any.

Not applicable.

Basis for Determination:

1.) General Standards (Section 8.1.3)

- a.) The intended character of the general vicinity is set out in the Lafranier Neighborhood Planned Development Plan and the Garfield Township Comprehensive Plan. Both of these Plans allow for medium density residential development on this property. The proposed site development plans indicate that existing natural areas will be preserved and integrated into the site design and site grading will be modest in nature and will not significantly alter the character of the site. Traffic to and from the site will be served by accel and decal lanes and a new center turn lane will constructed essentially the length of the Lafranier Rd. frontage. The developer is in negotiations with the Grand Traverse County Road Commission to include this work as part of the 2015 Lafranier Rd. reconstruction project.
- b.) The development is compatible with and similar in nature to existing adjacent multi-family developments. It is complimentary to the adjacent governmental operations across Lafranier Rd. to the east. Given this compatibility it is reasonable to assume that no hazards or disturbances to adjacent properties or the community at large are likely. The project should have the effect of increasing adjacent land values and encouraging similar future development along the Lafranier Rd. corridor, as anticipated by the Comprehensive Plan.
- c.) The project will be served by existing, adjacent public utilities. Police and Fire safety concerns will be addressed and integrated into the design of the development. Storm water management is addressed and provided for on-site. Refuse collection and removal is accommodate on-site for all residents. The impact on the public schools should be negligible, while there will be some school age children living in the development, they are a small minority of the overall population.
- d.) The cost of the proposed public utility connections, on-site utility services and county road improvements will be born by the project's developer.
- e.) The residential character and the activities associated with it should not be detrimental to the general welfare of persons or properties within the vicinity.

2.) Specific Standards (Section 8.1.3)

- a.) The Applicant has a binding Purchase Agreement with the current Owner(s) and has full legal rights to pursue and obtain the development approvals for the property in question.

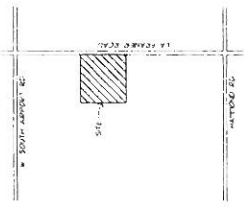
- b.) The Applicant believes this to be true and the submittal supports this claim.
- c.) The Applicant believes this to be true and the submittal supports this claim.
- d.) The Applicant believes this to be true and the submittal supports this claim.
- e.) The applicant believes this to be true and the submittal supports this claim.
The Applicant is currently seeking the required Agency approvals for: storm water management, public utilities, county road access and fire marshall approval. Agency approval letters will be provided as they are issued.
- f.) Significant portions of the existing woodlot will be left in its natural state. Grading will be done in a manner harmonious with the existing grades. Other portions of this document and the Site Development and Landscape Plans support this statement.
- g.) The property is not within a floodway, floodplain and there are no Township identified open spaces on site.
- h.) The property contains sandy and sandy-gravelly soils that are suitable to the construction activities proposed.
- i.) The development proposal addresses soil erosion and sedimentation control measures. These measures are designed to meet local standards and construction best practices. Refer to Site Development Plans.
- j.) The development proposal addresses storm water management on-site and does not create any runoff on to adjacent properties. The storm water design will meet the standards required by the local storm water control agency. Refer to the Site Development Plans.
- k.) The site grading has been designed to minimize necessary grading and filling. Refer to the Site Grading Plan.
- l.) The project phasing is sequenced in such a way the each phase is independent of the other and utilities, private roadways and storm water management are provided for each phase independent of the other phase.
- m.) The development proposal provides for the orderly extension of public utilities (sanitary sewer and water) from existing service lines. Storm water management is provided on site. The roadway system is private and connects to public roadways at the two entrances.

- n.) The development plans do not call for landscaping fences or walls, it is the Applicant's opinion that none are required by the Ordinance.
- o.) Vehicular parking is organized into defined parking area that are integrated with the roadway system, minimizing vehicular conflicts.
- p.) The development is served by a separate pedestrian access (pathway) system independent of the vehicular access system. The pedestrian pathways link the site internally and provide a connection to a public pathway along the Lafranier Rd. frontage. The Lafranier Rd. frontage pathway is a community benefit which is part of a pedestrian link along the Lafranier Rd. corridor.
- q.) Refuse and recycling is centralized and controlled at an enclosed dedicated location. Refer to the Site Development Plan.
- r.) The project is located near the edge of the urbanizing area of Garfield Township and Traverse City. It does not jump over other developable areas. It is within the anticipated growth area of the Township's Comprehensive Plan.

Maple Ridge Apartments

Garfield Township, Grand Traverse County, Michigan

Location



Contacts

Owner:

Midwest MFD LLC
 Scott Kraviec
 46150 Grand Haven
 Spring Lake, Michigan 49456
 ph. 616-842-2030
 fax. 616-842-1950
 email: scott@westwardconstruction.com

Architect:

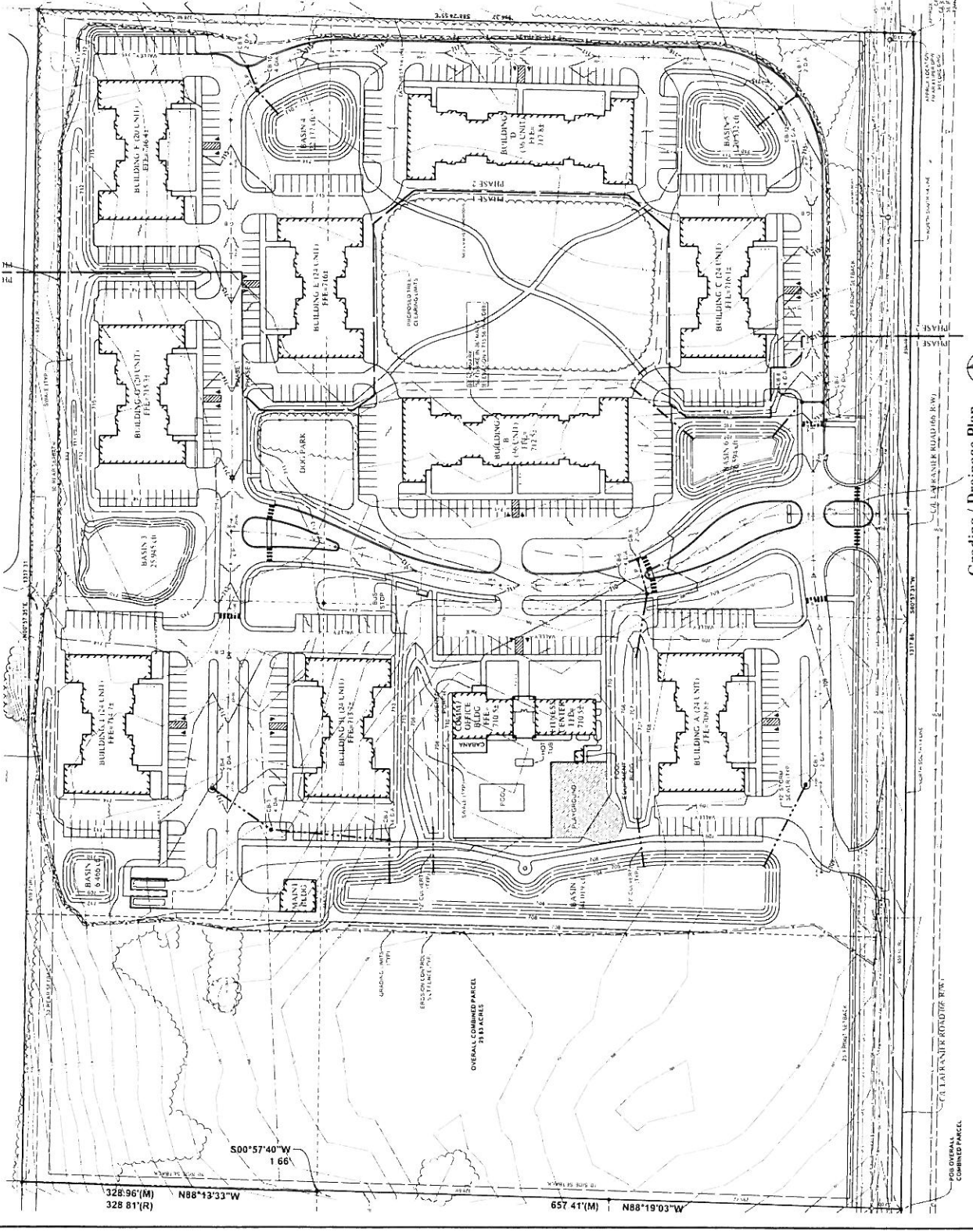
Oppenhuizen Architects
 Mark A. Oppenhuizen, AIA
 333 Jackson Street 40417
 Grand Haven, Michigan
 49428
 ph. 616-846-8898
 e-mail: mark@oppenhuizenarchitects.com
 e-mail: osbar@oppenhuizen.com - CAD/D Files

Civil Engineer:

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 Chris Gosling, P.E.
 1980 Barnes Park Drive
 Traverse City, Michigan 49686
 ph. 231-946-9181
 fax. 231-941-4603
 email: mark@cses.com, mark@czubak.com

Index

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C40	Utility Plan
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A11	Overall Building - 2nd and 3rd Floor Plan (20 unit building)
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A24	Reuse/ Recycle Center Elevations



NO.	DESCRIPTION	AMOUNT	REMARKS
1	ASPHALT	10.27	10.27
2	CONCRETE	10.27	10.27
3	GRAVEL	10.27	10.27
4	GRASS	10.27	10.27
5	SOIL	10.27	10.27

PERMANENT DIMENSIONS CALCULATION

Site boundary dimensions: 328' 96" (M) x 328' 81" (R)

Overall Combined Parcel: 733' ACRES

Adjacent property: 500' 57' 40" W 166' 11"

Other dimensions: 657' 41" (M) x 888' 19" (M)

DRAINAGE DISTRICT #1

Proposed Basin #1: 10.27 ac

Proposed Basin #2: 10.27 ac

Proposed Basin #3: 10.27 ac

Proposed Basin #4: 10.27 ac

Proposed Basin #5: 10.27 ac

DRAINAGE DISTRICT #2

Proposed Basin #6: 10.27 ac

Proposed Basin #7: 10.27 ac

Proposed Basin #8: 10.27 ac

Proposed Basin #9: 10.27 ac

Proposed Basin #10: 10.27 ac

DRAINAGE DISTRICT #3

Proposed Basin #11: 10.27 ac

Proposed Basin #12: 10.27 ac

Proposed Basin #13: 10.27 ac

Proposed Basin #14: 10.27 ac

Proposed Basin #15: 10.27 ac

Proposed Basin #16: 10.27 ac

DRAINAGE DISTRICT #4

Proposed Basin #17: 10.27 ac

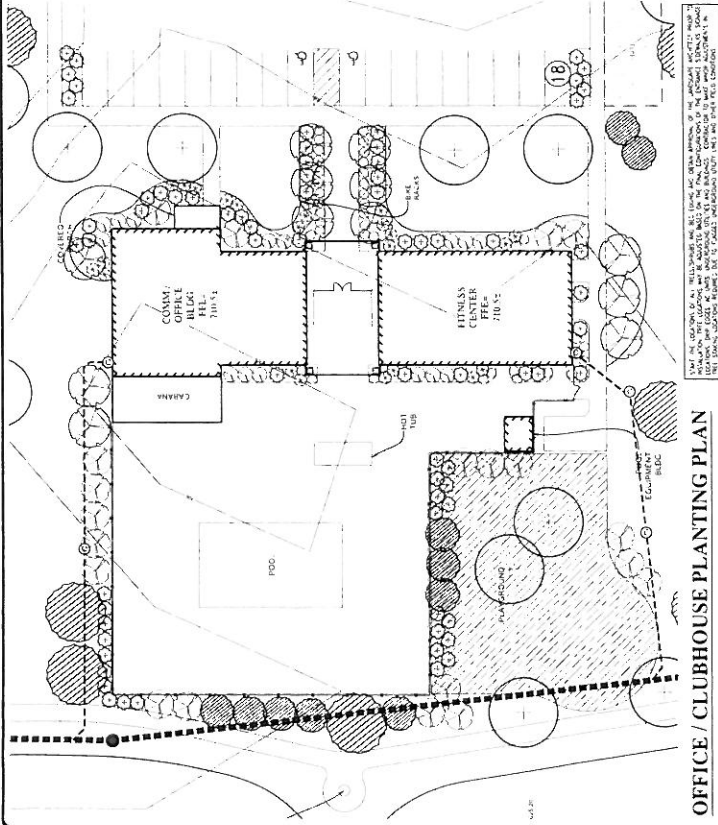
Proposed Basin #18: 10.27 ac

Proposed Basin #19: 10.27 ac

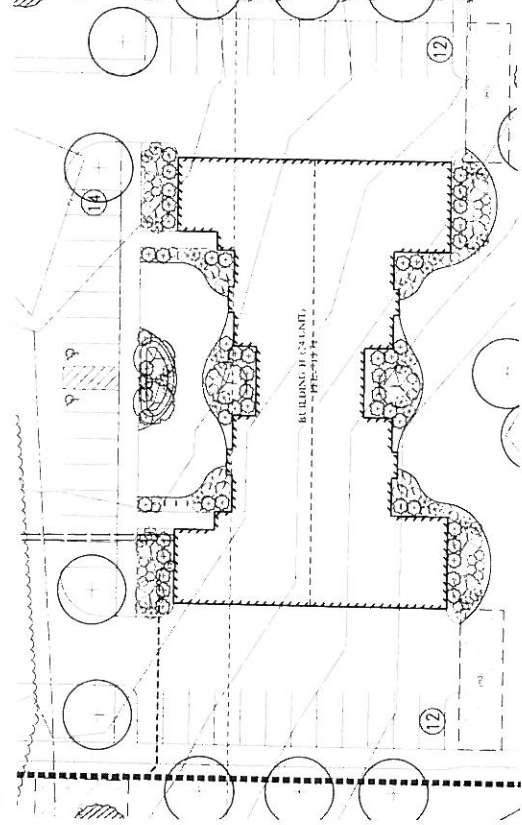
Proposed Basin #20: 10.27 ac

Proposed Basin #21: 10.27 ac

Proposed Basin #22: 10.27 ac



OFFICE / CLUBHOUSE PLANTING PLAN
SCALE 1" = 20' 0"



TYPICAL BUILDING PLANTING PLAN ENLARGEMENT
SCALE 1" = 20' 0"

Plant	Quantity	Plant Name	Plant Size	Plant Spacing	Plant Notes
1	1	...	...	...	...
2	1	...	...	...	...
3	1	...	...	...	...
4	1	...	...	...	...
5	1	...	...	...	...
6	1	...	...	...	...
7	1	...	...	...	...
8	1	...	...	...	...
9	1	...	...	...	...
10	1	...	...	...	...
11	1	...	...	...	...
12	1	...	...	...	...
13	1	...	...	...	...
14	1	...	...	...	...
15	1	...	...	...	...
16	1	...	...	...	...
17	1	...	...	...	...
18	1	...	...	...	...

KEY	SEEDING	MIN. REQ'D SIZE	TOTAL AREA	SPECIAL NOTES
S1	1.25 ac	...
S2	23.36	...
S3	1.75 ac	...
S4	0.26	...

PLANT SCHEDULE

KEY	ADVANCED NAME / COMMON NAME	MIN. REQ'D SIZE	QTY. BY PHASE BUFFERS 20x1
D-6	...	7.3.3 in. BAB	0.0/0.0
B-6	...	8.10 in. BAB	0.0/0.0
A-1	...	2.3.3 in. BAB	0.0/0.0
G-1	...	2.3.3 in. BAB	0.0/0.0
C-1	...	2.3.3 in. BAB	0.0/0.0
A-1	...	8.10 in. BAB	0.0/0.0

SEEDING / GROUND COVER SCHEDULE

KEY	SEEDING	MIN. REQ'D SIZE	TOTAL AREA	SPECIAL NOTES
S1	1.25 ac	...
S2	23.36	...
S3	1.75 ac	...
S4	0.26	...

DECIJOUOUS TREES

- D-6: ...
- B-6: ...
- A-1: ...
- G-1: ...
- C-1: ...
- A-1: ...

E-VERGREEN TREES

- E-1: ...
- E-2: ...
- E-3: ...
- E-4: ...
- E-5: ...
- E-6: ...
- E-7: ...

GROUND COVERS

- G-1: ...
- G-2: ...
- G-3: ...
- G-4: ...
- G-5: ...
- G-6: ...
- G-7: ...

EV-ERGREEN SHRUBS

- E-8: ...
- E-9: ...
- E-10: ...
- E-11: ...
- E-12: ...
- E-13: ...
- E-14: ...

GRASSES & SEDGES

- G-15: ...
- G-16: ...
- G-17: ...
- G-18: ...
- G-19: ...
- G-20: ...

FLORALS

- F-1: ...
- F-2: ...
- F-3: ...
- F-4: ...
- F-5: ...
- F-6: ...
- F-7: ...

PERENNIALS

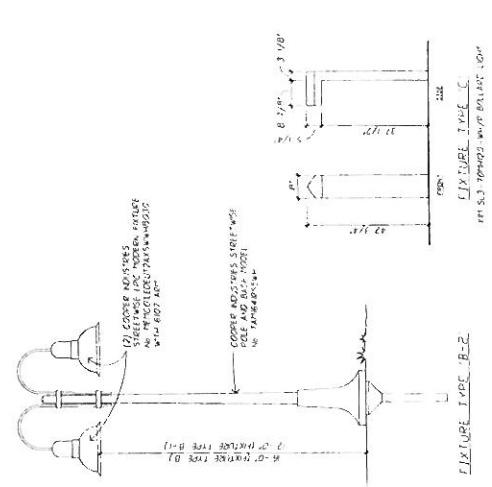
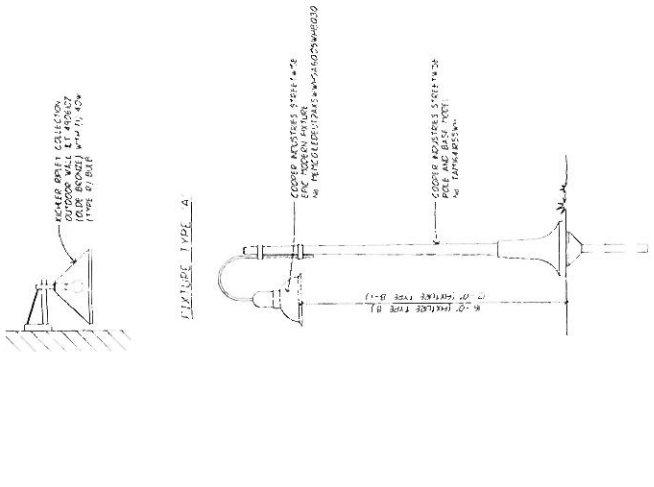
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- P-3: ...
- P-4: ...
- P-5: ...
- P-6: ...
- P-7: ...

Maple Ridge Apartments

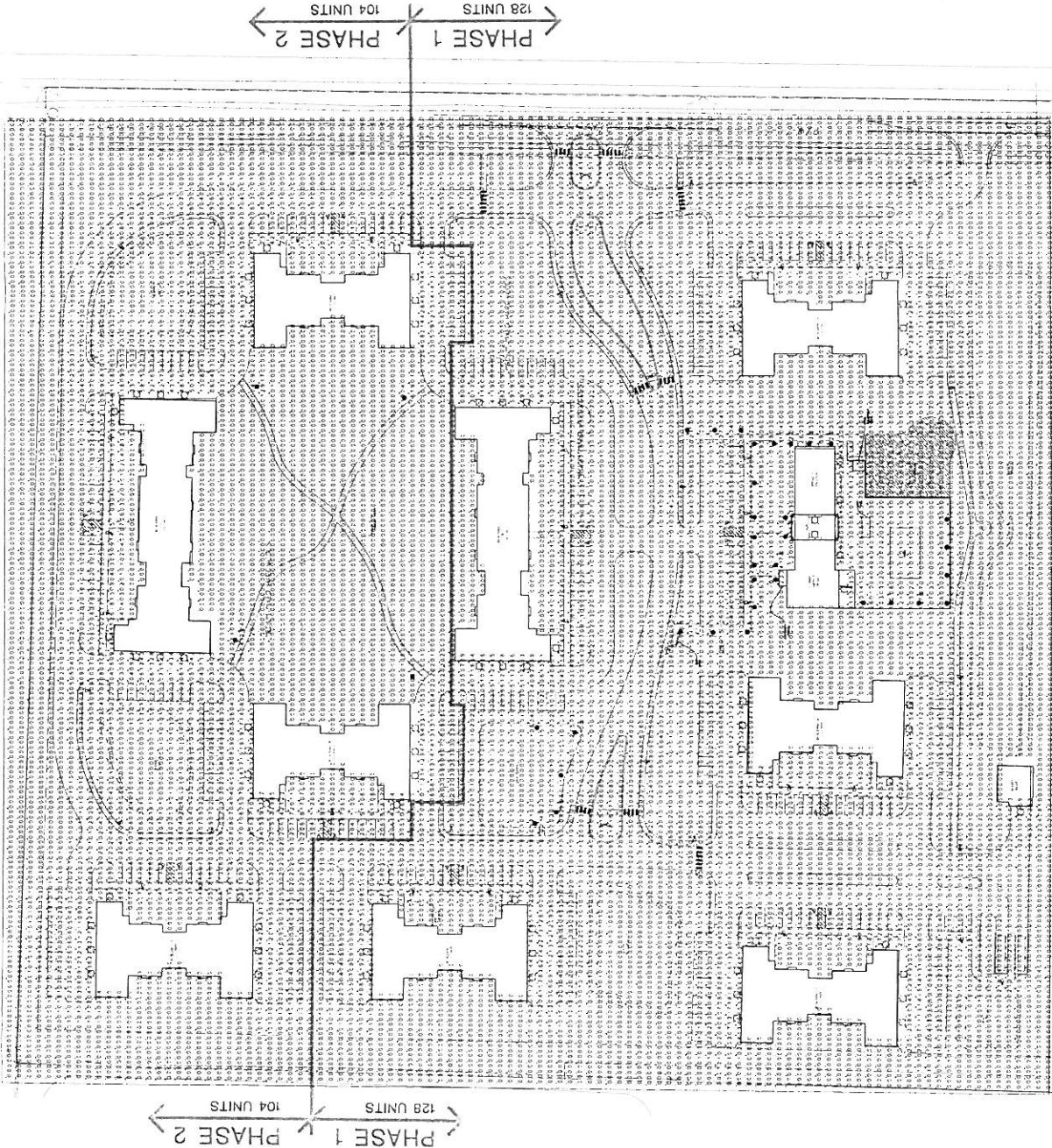
LaFranier Road
Garfield Township, MI

3514
E.I.O.

OppenhuizenArchitects



LIGHT FIXTURE DETAILS
NO SCALE



STATISTICS

Category	Count
PHASE 1	128 UNITS
PHASE 2	104 UNITS
TOTAL	232 UNITS

Maple Ridge Apartments

LaFraner Road
Garfield Township, MI

3514
3-1-12

3514
3-1-12

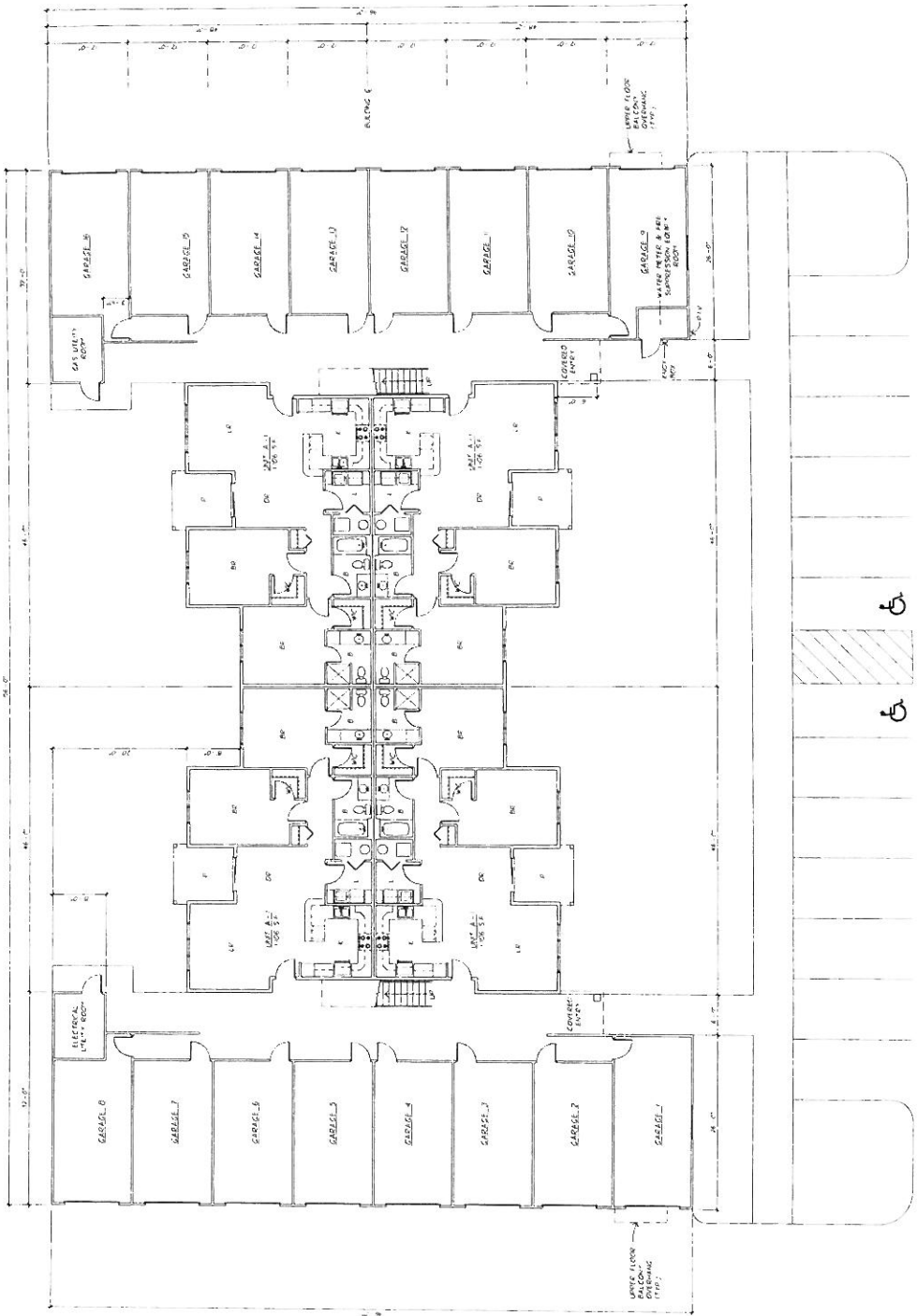
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3-1-12

3514
3-1-12

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3-1-12

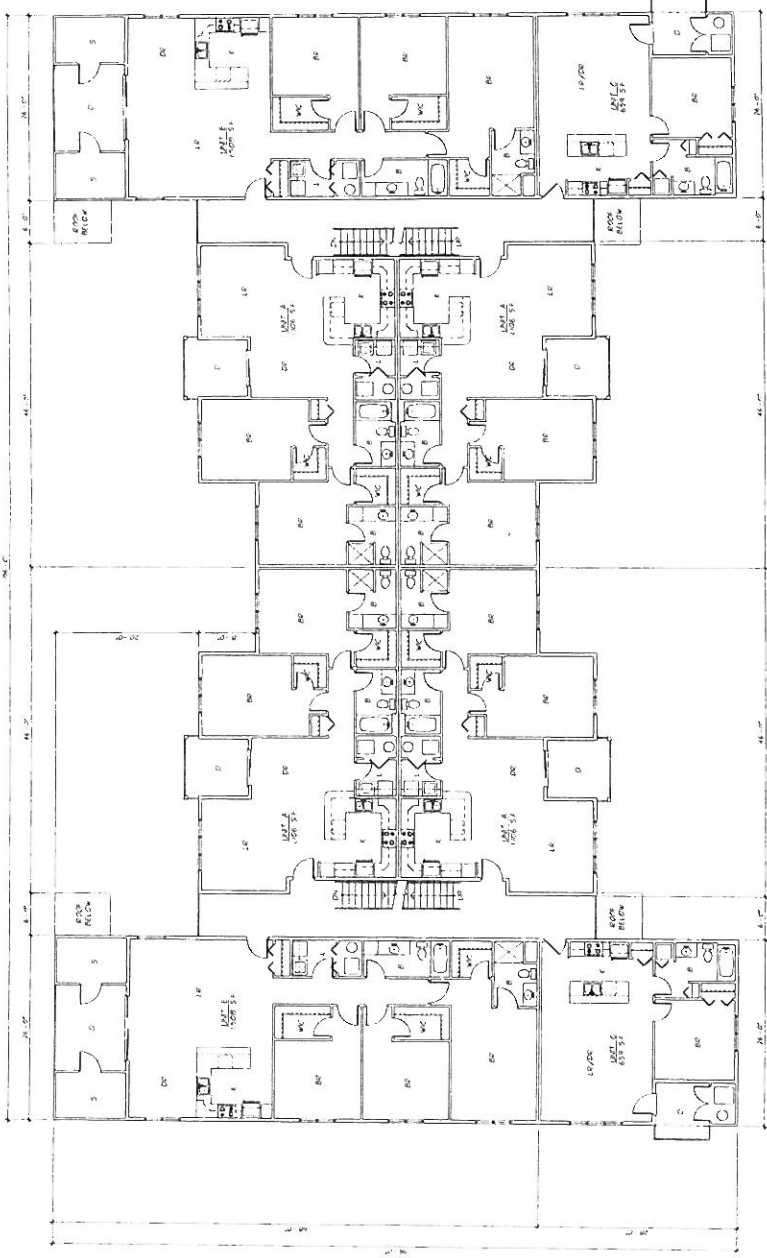
3514
3-1-12

3514
3-1-12



OVERALL BUILDING - MAIN FLOOR PLAN (20 UNIT BUILDING)

SCALE: 1/8" = 1'-0"
DATE: 3/1/12
BY: [Name]
CHECK: [Name]



OVERALL BUILDING - 2nd AND 3rd FLOOR PLAN (20 UNIT BUILDING)

SCALE: 1/8"=1'-0"
 UNIT A - 280/270 SQ. FT.
 UNIT B - 300/290 SQ. FT.
 TOTAL - 1870 SQ. FT.

Maple Ridge Apartments

LaFrazier Road
 Garfield Township, MI

3514
 3/1/2010

A.I.I.

Oppenhuizen Architects

Oppenhuizen Architects

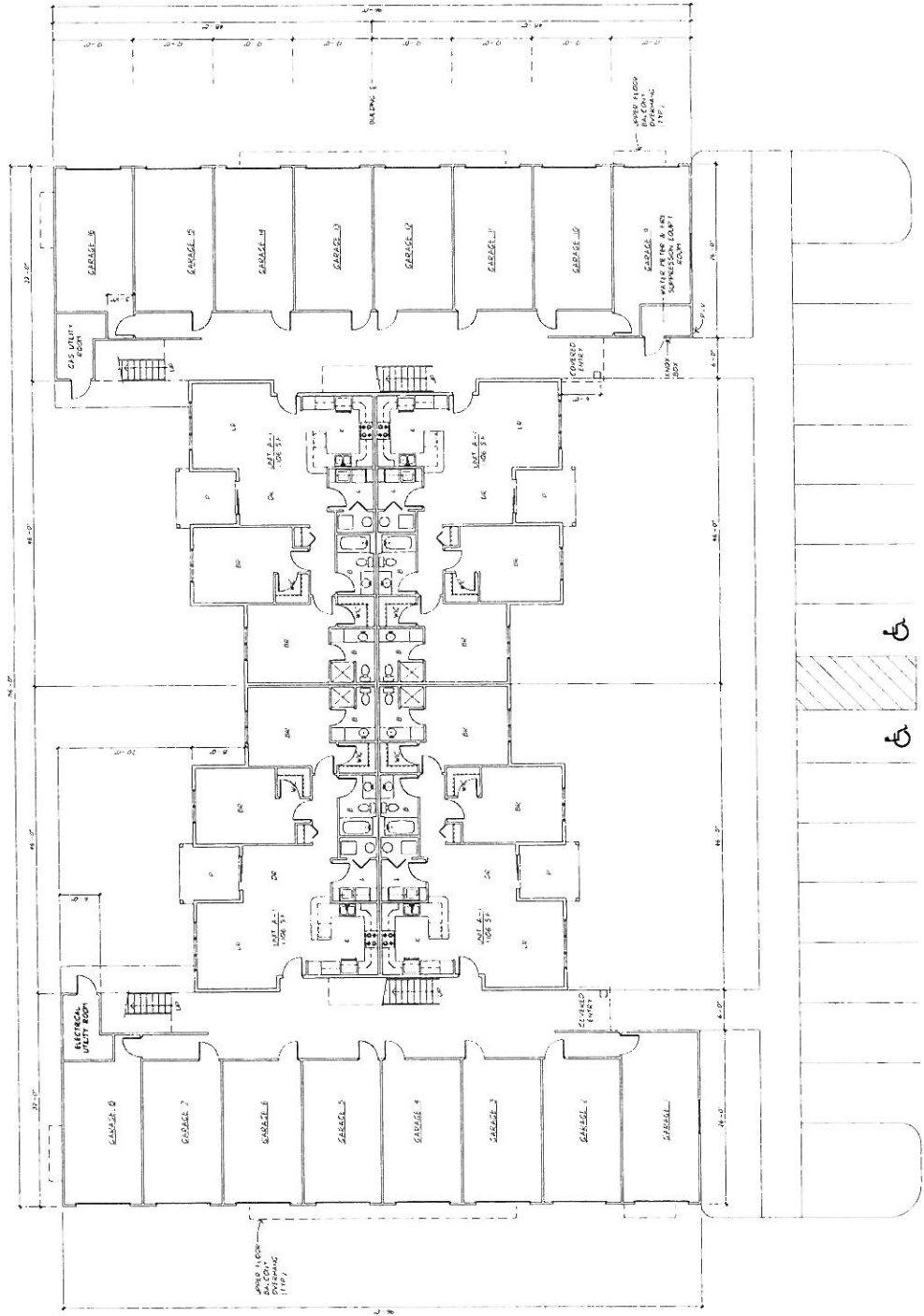
Maple Ridge Apartments
 LaFranier Road
 Garfield Township, MI

3514
 08/21/15

3514
 08/21/15

A1.2

Oppenhuizen Architects
 10000 E. Grand Ave.
 Suite 100
 Grand Rapids, MI 49506
 Tel: 616.771.1111
 Fax: 616.771.1112
 www.oppenhuizen.com



OVERALL BUILDING - MAIN FLOOR PLAN (24 UNIT BUILDING)

SCALE: 1/8" = 1'-0"
 DATE: 08/21/15
 DRAWN BY: J. W. GARDNER
 CHECKED BY: J. W. GARDNER

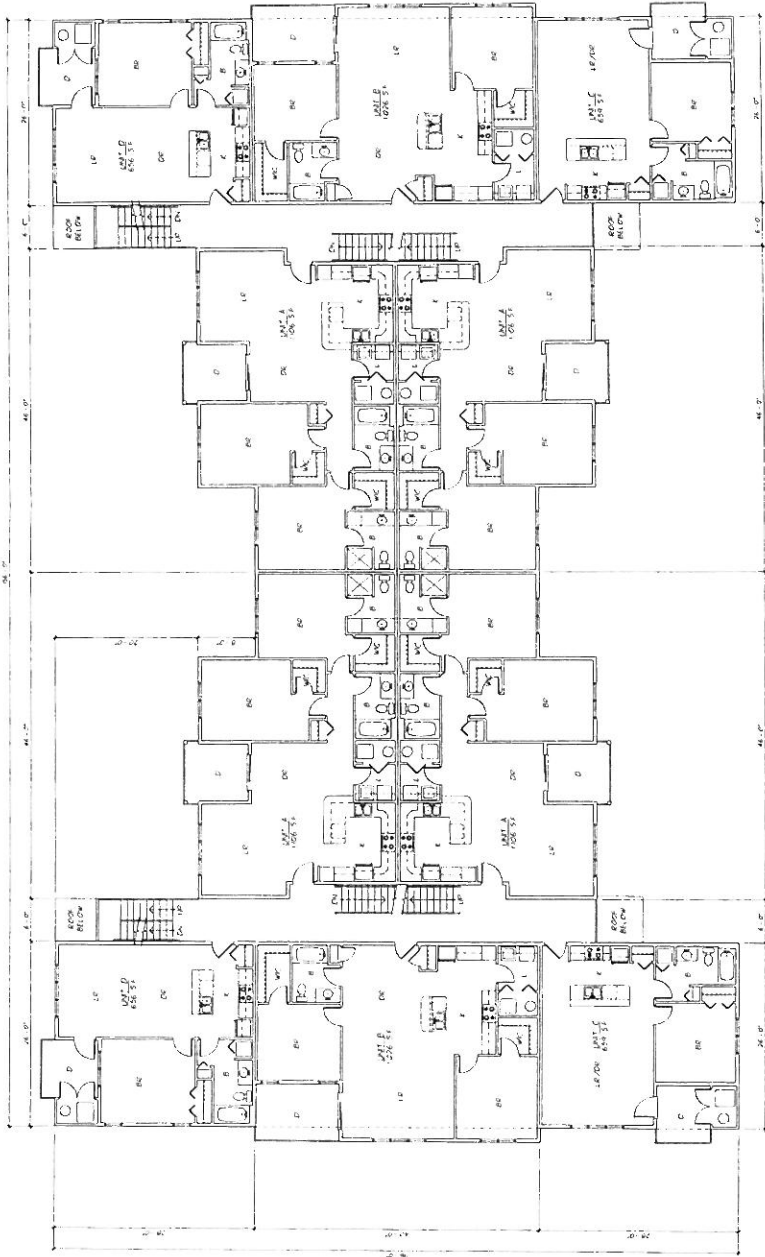
Maple Ridge Apartments
 LaFrazier Road
 Garfield Township, MI

3514

3514

A1.3

Oppenhuizen Architects
 10000 Lakeshore Drive
 Suite 100
 Detroit, MI 48202
 Phone: 313.963.1100
 Fax: 313.963.1101
 www.oppenhuizen.com



OVERALL BUILDING - 2nd AND 3rd FLOOR PLAN (24 UNIT BUILDING)

SCALE: 1/8" = 1'-0"
 UNIT A - 280/290 SQ. FT.
 UNIT B - 280/290 SQ. FT.
 UNIT C - 280/290 SQ. FT.
 TOTAL - 132,000 SQ. FT.

Maple Ridge Apartments

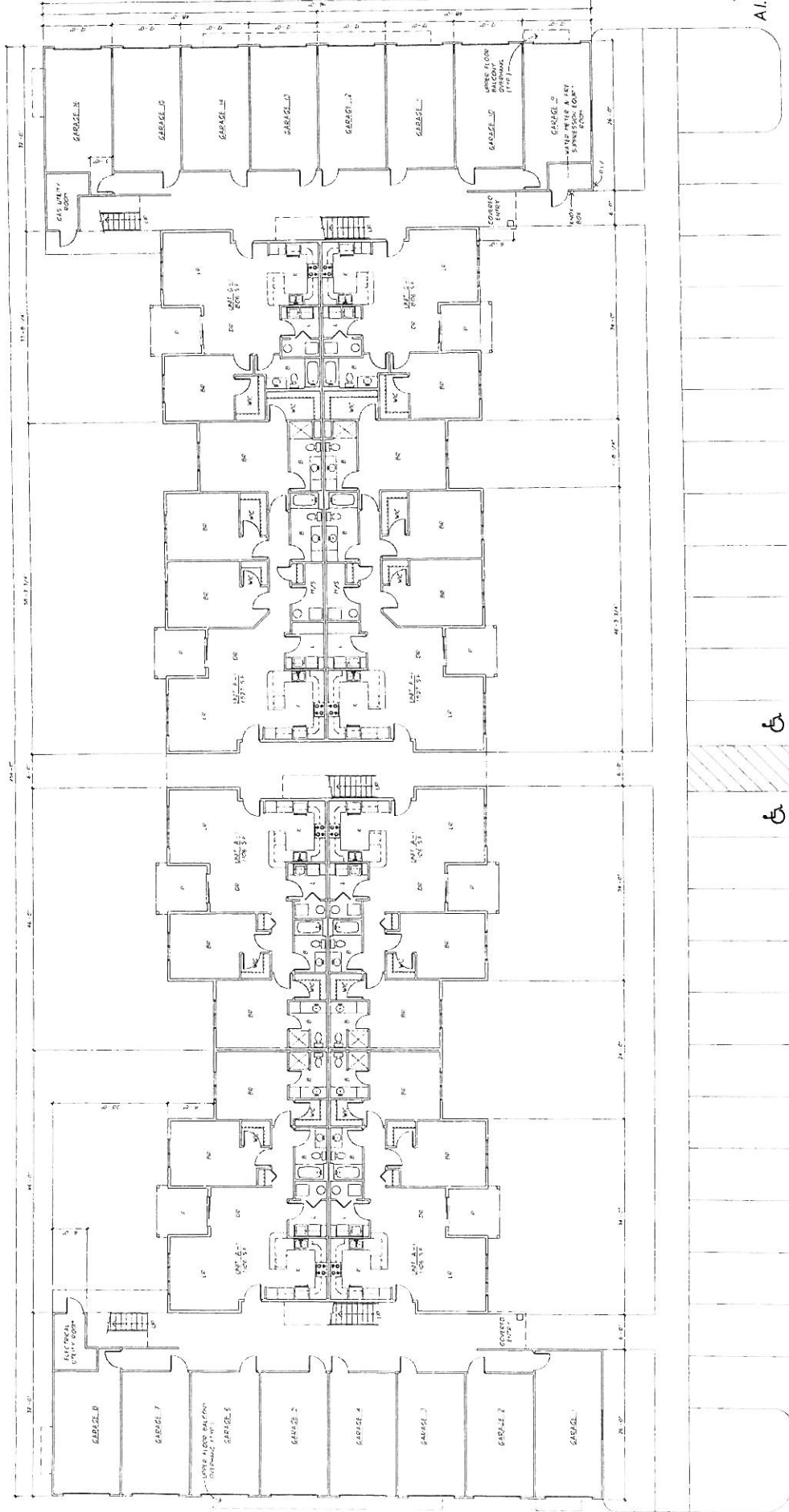
LaFrazier Road
Garfield Township, MI

3514

A1.4

3/1/14

Oppenhuizen Architects



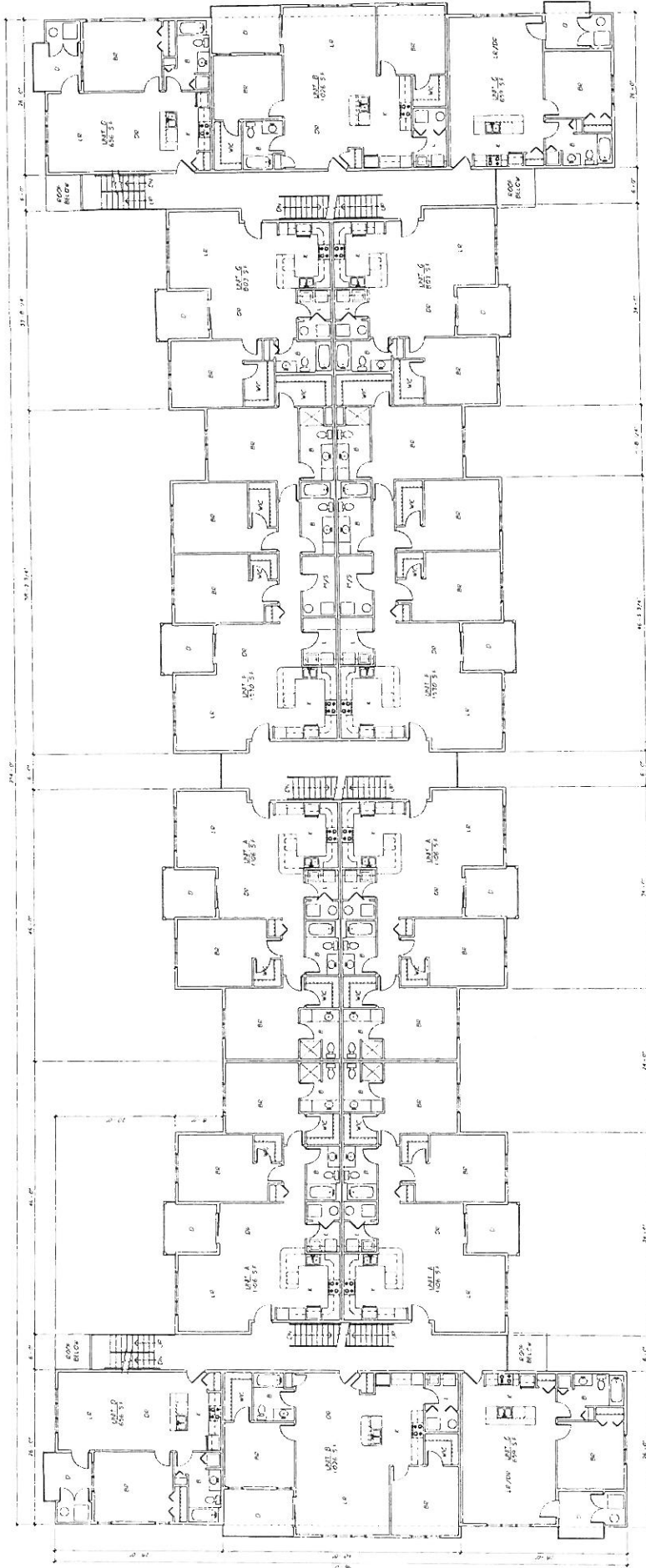
OVERALL BUILDING - MAIN FLOOR PLAN (36 UNIT BUILDING)

SCALE: 1/8" = 1'-0"
 DATE: 3/1/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]



Maple Ridge Apartments

LaFranier Road
Garfield Township, MI



3514

3514

A1.5

1/8" = 1'-0"

- SCALE: 1/8" = 1'-0"
- UNIT A - 286/28 (4) UNITS
 - UNIT B - 286/28 (2) UNITS
 - UNIT C - 286/28 (2) UNITS
 - UNIT D - 286/28 (2) UNITS
 - UNIT E - 286/28 (2) UNITS
 - UNIT F - 286/28 (2) UNITS

OVERALL BUILDING - 2nd AND 3rd FLOOR PLAN (36 UNIT BUILDING)

Oppenhuizen Architects

Maple Ridge Apartments

LaFrier Road
Garfield Township, MI

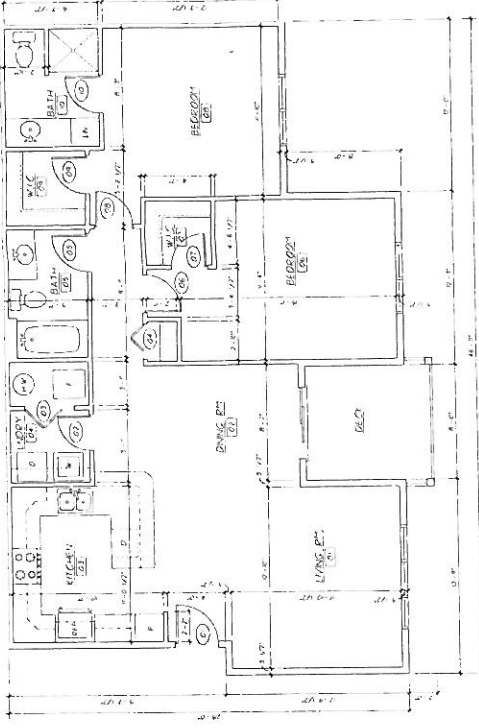
Site Plan/CDP Approval
3-14-10

3514
Construction

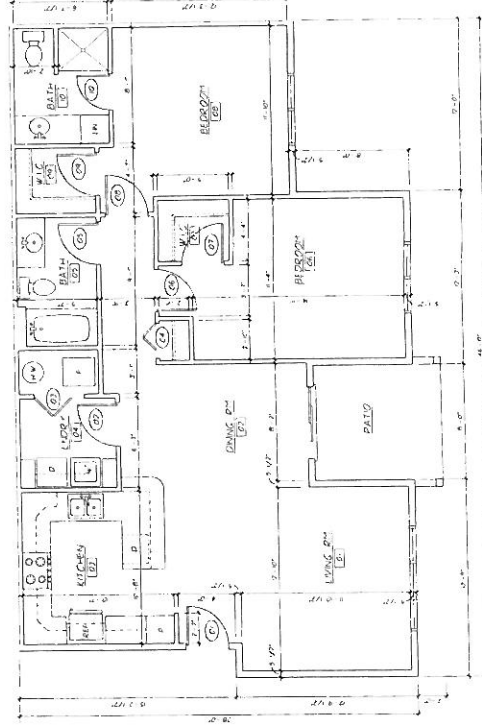
A1.6
08/11

City of Garfield
Planning Department
10000 Garfield Road
Garfield, MI 48120

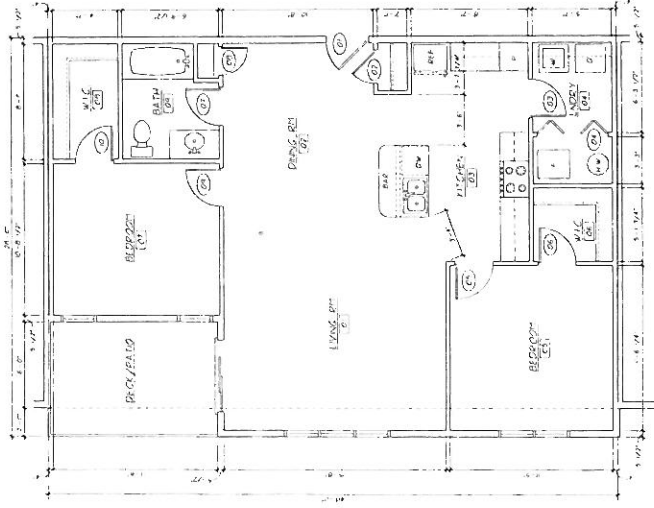
Oppenhuizen Architects
10000 Garfield Road
Garfield, MI 48120



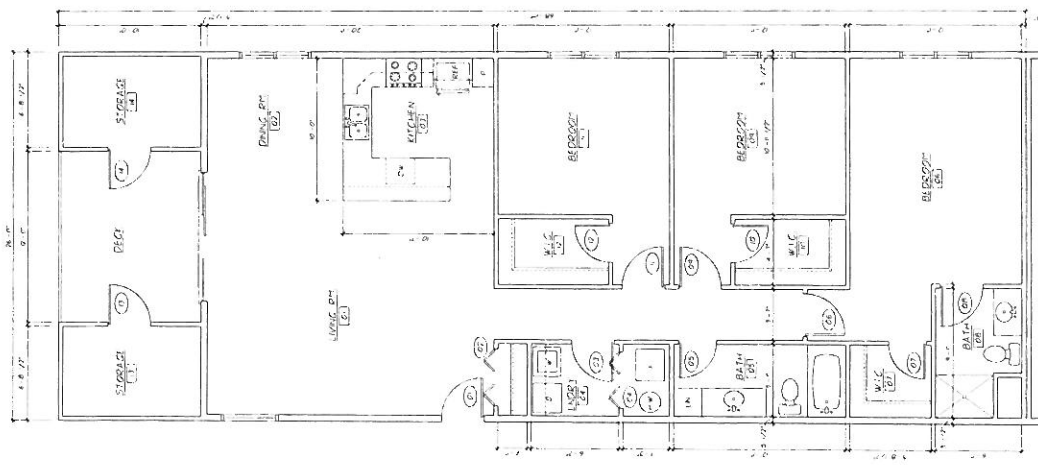
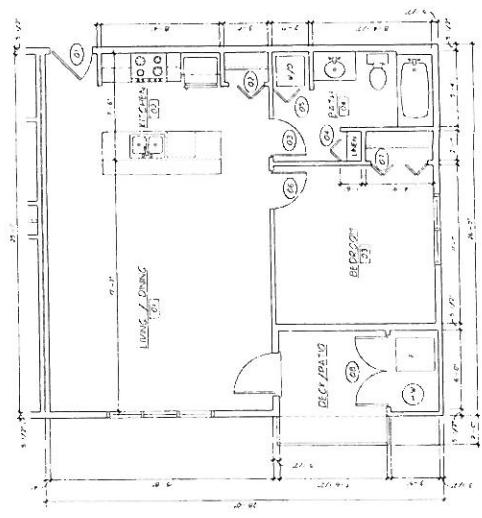
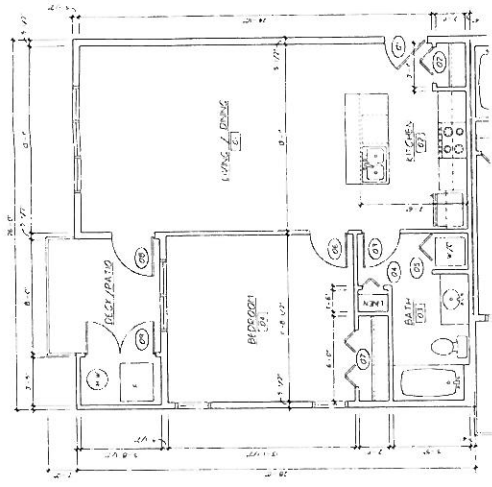
UNIT PLAN A
SCALE: 1/8" = 1'-0"
NET AREA: 1,025 SQ. FT.
DECK AREA: 14.50 SQ. FT.



UNIT PLAN A-1
SCALE: 1/8" = 1'-0"
NET AREA: 1,025 SQ. FT.
DECK AREA: 14.50 SQ. FT.



UNIT PLAN B
SCALE: 1/8" = 1'-0"
NET AREA: 1,025 SQ. FT.
DECK AREA: 14.50 SQ. FT.

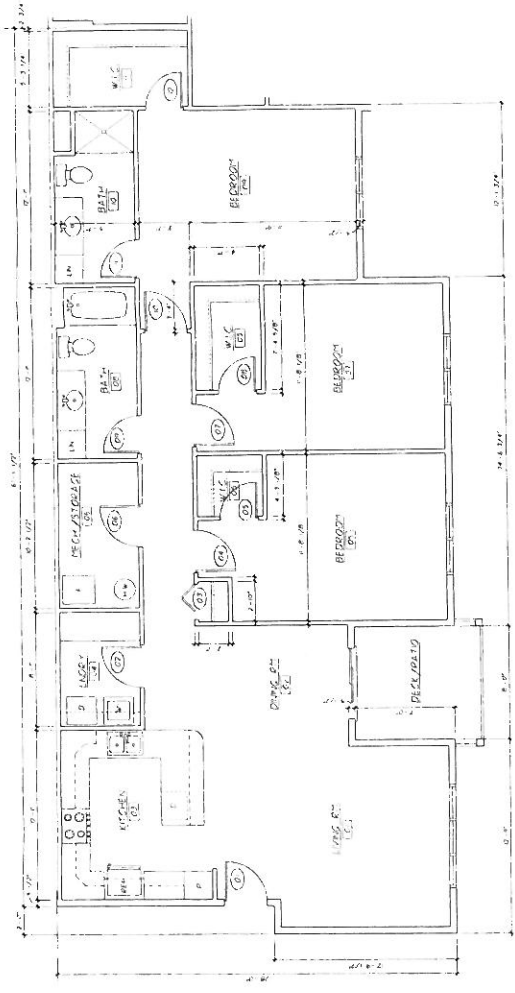


Maple Ridge Apartments

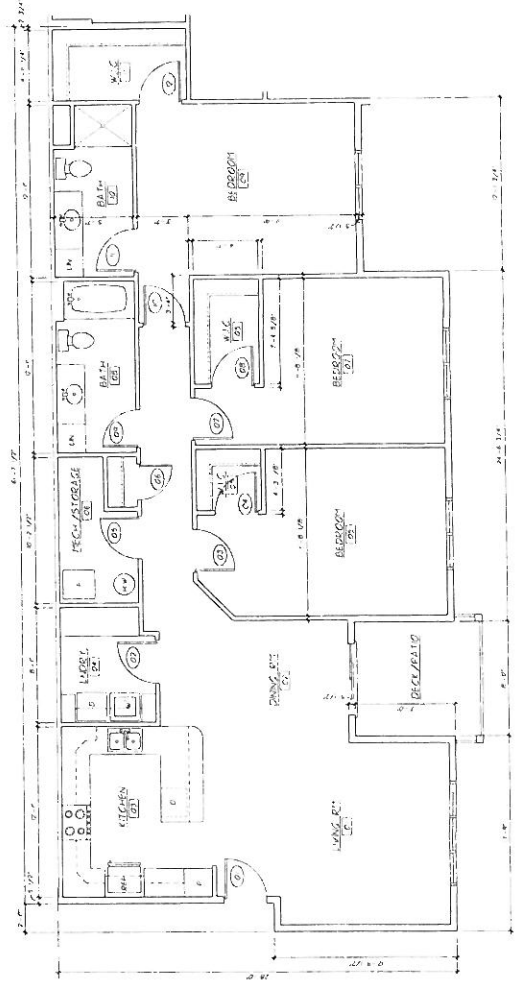
Garfield Township, MI
LaFarrier Road

3514
A1.8

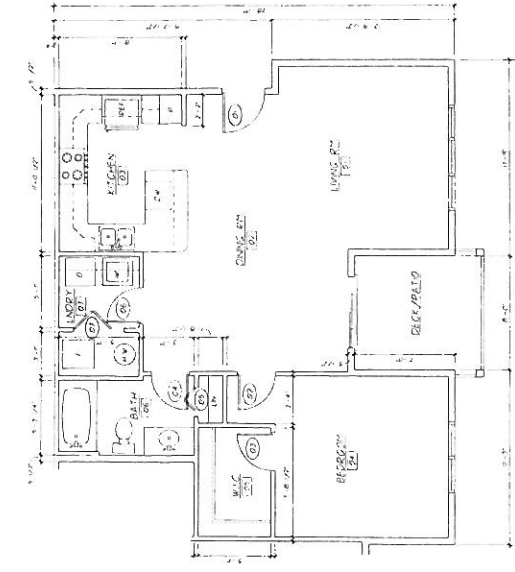
Oppenhuizen Architects



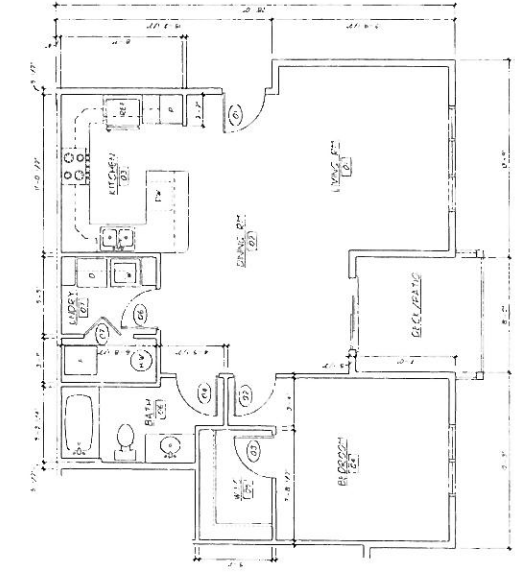
UNIT PLAN F
SCALE 1/4" = 1'-0"
LONG AREA 1330 SQ. FT.
GROSS AREA 1470 SQ. FT.



UNIT PLAN F-1
SCALE 1/4" = 1'-0"
LONG AREA 1330 SQ. FT.
GROSS AREA 1470 SQ. FT.



UNIT PLAN G
SCALE 1/4" = 1'-0"
LONG AREA 1330 SQ. FT.
GROSS AREA 1470 SQ. FT.



UNIT PLAN G-1
SCALE 1/4" = 1'-0"
LONG AREA 1330 SQ. FT.
GROSS AREA 1470 SQ. FT.

Maple Ridge Apartments

3514

A.1.9

APPENDIX

DATE

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Suite 100
Livonia, MI 48150
Tel: 734.761.1100
Fax: 734.761.1101
www.oppenhuizen.com

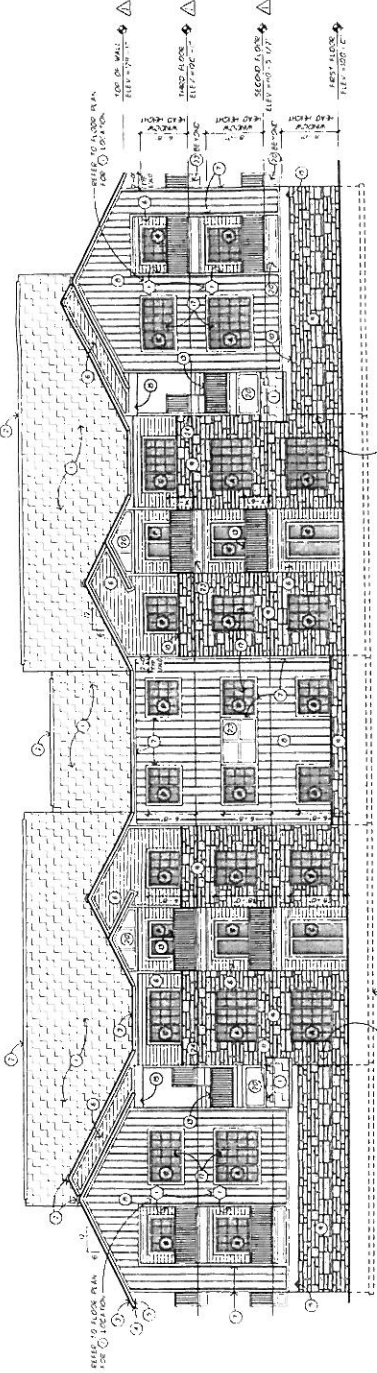


FLOOR PLAN - COMMUNITY & FITNESS CENTER
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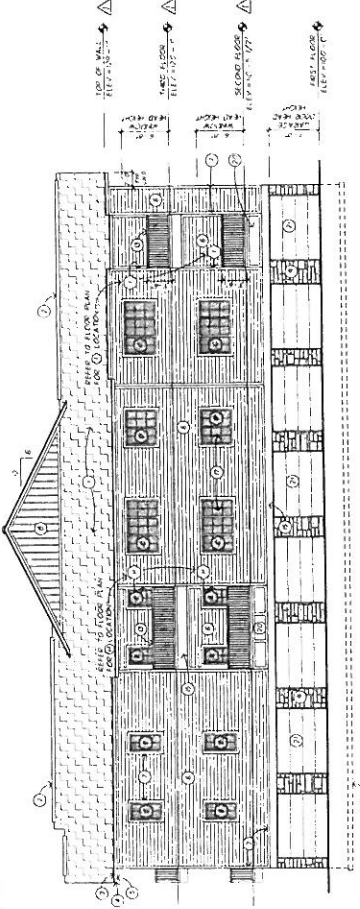
Maple Ridge Apartments

LaFrasier Road
Garfield Township, MI

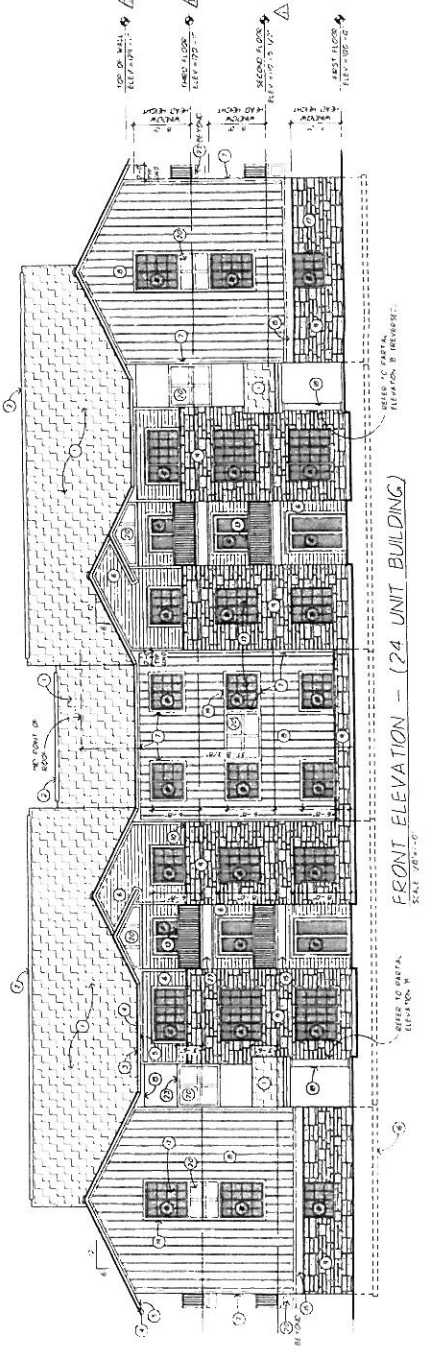
354
A2.1
Oppenhuizen Architects



REAR ELEVATION - (24 UNIT BUILDING)
SCALE 1/8" = 1'-0"

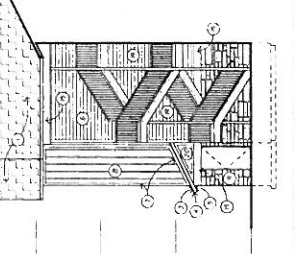


SIDE ELEVATION - (24 UNIT BUILDING)
SCALE 1/8" = 1'-0"



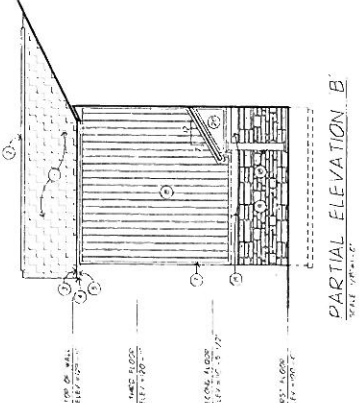
FRONT ELEVATION - (24 UNIT BUILDING)
SCALE 1/8" = 1'-0"

- ELEVATION MATERIAL KEY**
- 1 ADULT SINGLE
 - 2 KIDS
 - 3 1/2" IMPACT TM PL SHIP EGG
 - 4 ALUMINUM HAZEL CASK SELECTON B ARCHITECT
 - 5 ORNED HERRINGBONE FINISHING ALUMINUM
 - 6 1/2" IMPACT TM PL SHIP EGG
 - 7 1/2" IMPACT TM PL SHIP EGG
 - 8 1/2" IMPACT TM PL SHIP EGG
 - 9 1/2" IMPACT TM PL SHIP EGG
 - 10 1/2" IMPACT TM PL SHIP EGG
 - 11 1/2" IMPACT TM PL SHIP EGG
 - 12 1/2" IMPACT TM PL SHIP EGG

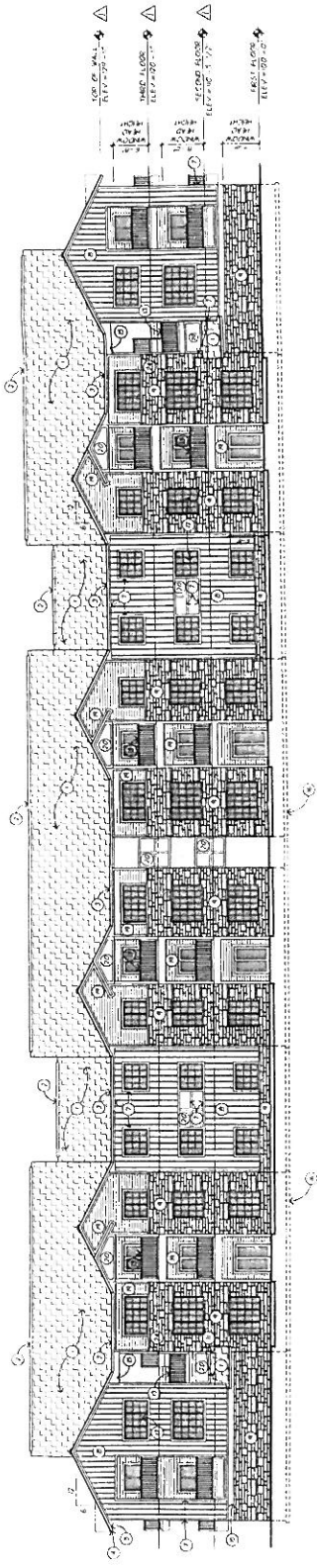


PARTIAL ELEVATION A
SCALE 1/8" = 1'-0"

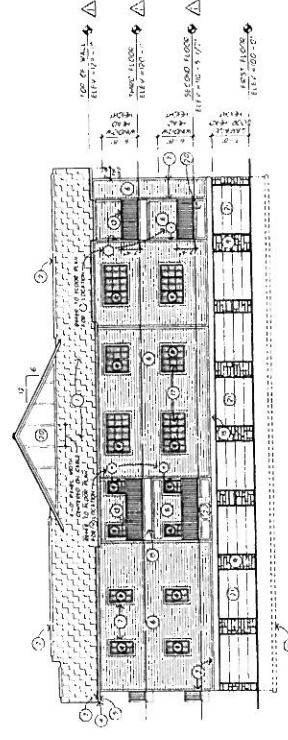
- WINDOW KEY**
- 1 7'-0" x 6'-0" SLING WINDOW UNIT
 - 2 3'-0" x 6'-0" SLING WINDOW UNIT
 - 3 7'-0" x 6'-0" SLING WINDOW UNIT
 - 4 3'-0" x 6'-0" SLING WINDOW UNIT
 - 5 3'-0" x 6'-0" SLING WINDOW UNIT
 - 6 3'-0" x 6'-0" SLING WINDOW UNIT
 - 7 3'-0" x 6'-0" SLING WINDOW UNIT
 - 8 3'-0" x 6'-0" SLING WINDOW UNIT
 - 9 3'-0" x 6'-0" SLING WINDOW UNIT
 - 10 3'-0" x 6'-0" SLING WINDOW UNIT
 - 11 3'-0" x 6'-0" SLING WINDOW UNIT
 - 12 3'-0" x 6'-0" SLING WINDOW UNIT



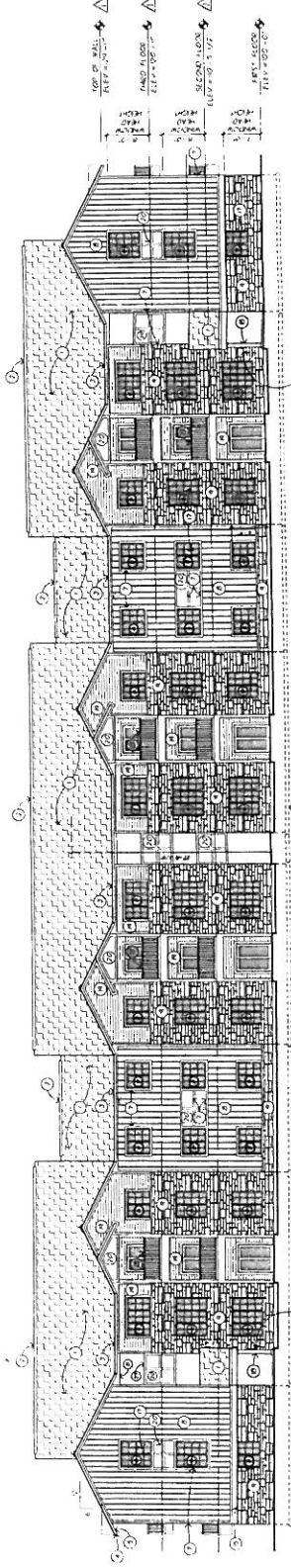
PARTIAL ELEVATION B
SCALE 1/8" = 1'-0"



REAR ELEVATION - (36 UNIT BUILDING)
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION - (36 UNIT BUILDING)
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION - (36 UNIT BUILDING)
 SCALE: 1/8" = 1'-0"

- ELEVATION MATERIAL KEY**
- 1. BRICK
 - 2. BRICK
 - 3. BRICK
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 - 5. BRICK
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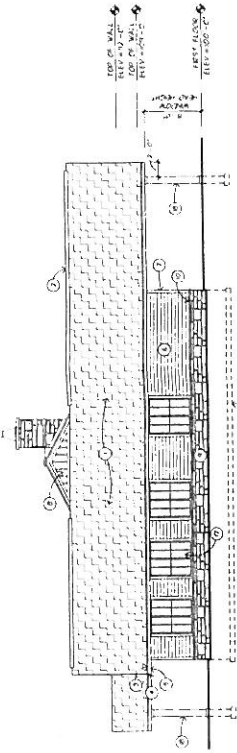
- WINDOW KEY**
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Maple Ridge Apartments

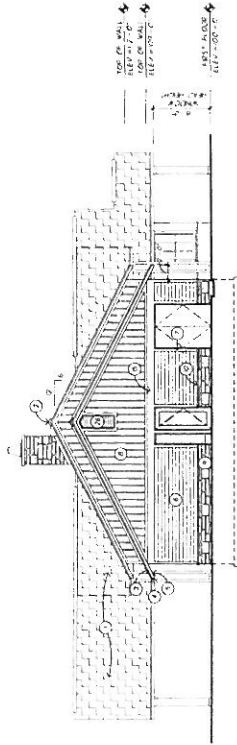
LaFrier Road
Garfield Township, MI

See Project Approval
3-14-15
3914
A2.3
Sheet

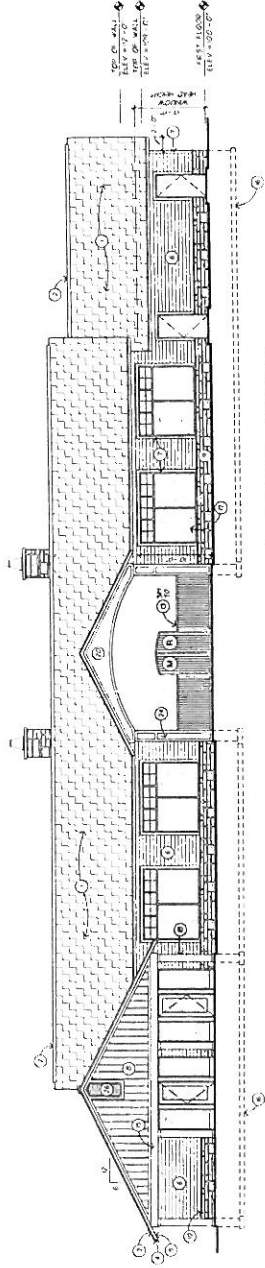
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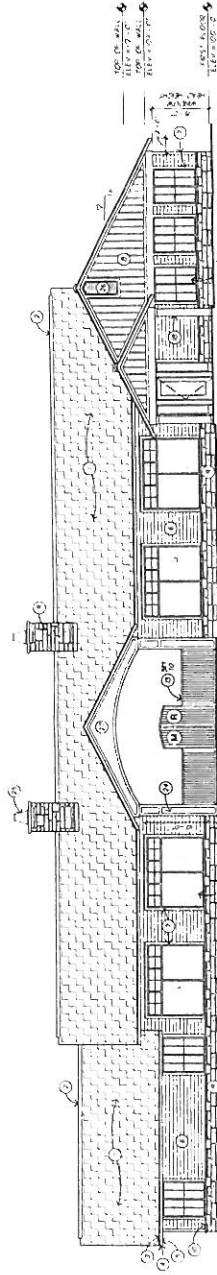
WEST ELEVATION - COMMUNITY & FITNESS CENTER
SCALE: 1/8"=1'-0"



EAST ELEVATION - COMMUNITY & FITNESS CENTER
SCALE: 1/8"=1'-0"



SOUTH ELEVATION - COMMUNITY & FITNESS CENTER
SCALE: 1/8"=1'-0"



NORTH ELEVATION - COMMUNITY & FITNESS CENTER
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL KEY

1. BRICK - COMMON
2. STONE
3. ASPHALT SHINGLES
4. ALUMINUM SIDING
5. ALUMINUM SIDING - COLOR SELECTION BY ARCHITECT
6. BRICK - RED BROWN
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8. BRICK - RED BROWN - GLAZED - WITH WOOD GRAIN
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Maple Ridge Apartments
 LaFranier Road
 Garfield Township, MI

Site Plan/Deck Approval
 3-6-17

3514

3514

A2.4

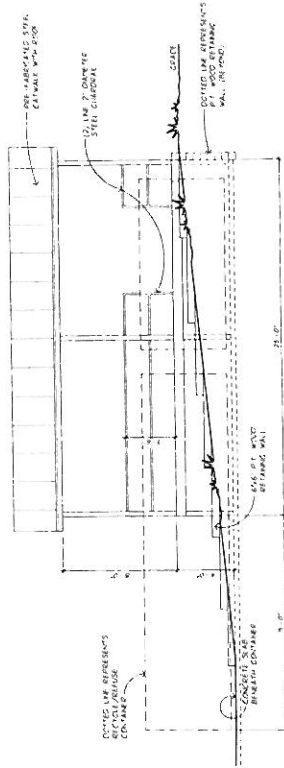
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CONSTRUCTION

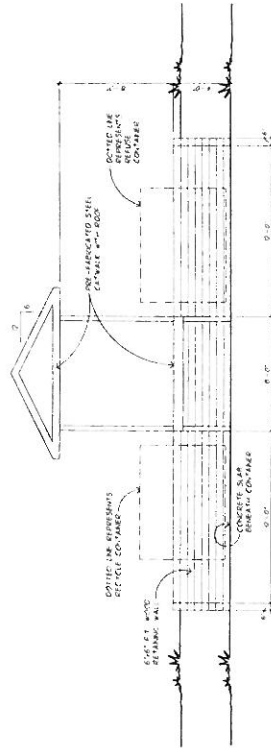
DATE: 3/6/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT: Maple Ridge Apartments
 SHEET: A2.4

Oppenhuizen Architects



NORTH ELEVATION - REFUSE / RECYCLE STATION (SOUTH ELEVATION SIMILAR - OPPOSITE HAND)
 SCALE: 3/4" = 1'-0"



EAST ELEVATION - REFUSE / RECYCLE STATION
 SCALE: 3/4" = 1'-0"



Charter Township of Garfield
Planning Department Report No. 2015-34

Prepared:	March 4, 2015	Pages:	1 of 3
Meeting:	March 11, 2015 – Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Zoning Ordinance - Final Draft		

**Note. The Planning Commission is requested to bring previously-provided Zoning Ordinance books to this meeting. As no changes have been made since last reviewed, no additional pages or page inserts have been provided.*

STAFF COMMENT:

At its meeting on March 11, 2015, the Planning Commission scheduled a public hearing regarding the proposed Zoning Ordinance for the regular meeting on April 8, 2015.

At the conclusion of public comment and Commission discussion, the Planning Commission may take action to recommend adoption of the proposed ordinance to the Township Board. Alternately, if questions come up during the course of the meeting which cannot be resolved by Staff in advance of introducing the ordinance to the Board, then the ordinance may be sent back to Staff for further consideration at the next Planning Commission meeting.

ACTION REQUESTED:

If, following an opportunity for public comment, the Planning Commission is prepared to recommend adoption of the draft Zoning Ordinance, the following motion is offered for consideration:

THAT proposed Ordinance No. 68, the Garfield Township Zoning Ordinance, be recommended for approval by the Garfield Township Board.

If the Planning Commission is not prepared to recommend adoption of the proposed ordinance to the Township Board, then no formal action is necessary at this time.

Attachments:
None