

CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING

Wednesday, April 12, 2017, 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 8, 2017
3. Correspondence
 - a. None
4. Reports
 - a. Township Board
 - b. Planning Commissioners
 - c. Planning Department
5. Business to Come Before the Commission
 - a. PD 2017- 19 - Teter / Munson - Map Amendment - Introduction
 - b. Brewery Terra Firma - Progress Report (no report)
6. Public Comment
7. Items for Next Agenda – April 26, 2017
 - a. TBD
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 8, 2017**

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: Steve Duell, Joe Robertson, Pat Cline, Chris DeGood, Joe McManus, Gil Uithol and John Racine

Staff Present: Rob Larrea

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

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

Yeas: Duell, Uithol, DeGood, McManus, Cline, Robertson, Racine

Nays: None

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

a. **February 8, 2017 Regular Meeting Minutes**

Uithol moved and Cline seconded to approve the February 8, 2017 Regular Meeting Minutes as presented.

Yeas: Uithol, Cline, Robertson, DeGood, McManus, Duell, Racine

Nays: None

3. **Correspondence (7:01)**

None

4. **Reports (7:01)**

Township Board Report

Duell reported that the Ashland Park PUD was approved, and a Public Hearing was scheduled for the Oak Terrace SAD. More information was requested on the Wayne Hill property matter and collection of summer taxes were approved.

Planning Commissioners

No reports

Planning Department (7:03)

Larrea informed the Commission about a stakeholder meeting with business owners and realtors to discuss the new Zoning Ordinance and the direction of the Master Plan. Interviews were held for the Deputy Planner position but no decision was made.

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

(a) PD 2017-12 Hotel Standards – Public Hearing (7:04)

Based on discussion at previous meetings, the Planning Commission was supportive of allowing hotels in the C-P Planned Shopping District. Larrea has provided proposed language to replace Section 320 B (5) in its entirety. Chair Racine opened the Public Hearing at 7:06pm. Jim Schmuckal commented on the setbacks and height limitations. Chair Racine closed the Public Hearing at 7:19pm. Planning Commissioners discussed the setbacks, number of stories and height of hotels.

Uithol moved and Robertson seconded THAT proposed Amendment No. 6 to the Charter Township of Garfield Ordinance No. 68, as described within and attached to Planning Department Report No. 2017-12, be recommended for approval to the Garfield Township Board.

Yeas: Uithol, Robertson, McManus, DeGood, Cline, Racine

Nays: Duell

(b) PD 2017-13 – Zoning Plan – Discussion (7:42)

Commissioners reviewed the latest draft of the Zoning Plan which will be incorporated into the 2017 Master Plan. The purpose of the Zoning Plan is to “fill the gap” between the Master Plan and the zoning ordinance as quite often, current and future zoning districts do not match. Larrea discussed the compatibility of the zoning districts. Commissioners liked the proposed zoning plan and the guidance it gives to the staff, commissioners and the public.

6. Public Comment (7:59)

None

7. Items For Next Agenda March 22, 2017 (7:59)

a.TBD

Larrea said the conservation district reports and an article on commercial and industrial properties were placed on Commissioner desks for informational purposes.

8. Adjournment

McManus moved to adjourn the meeting at 8:06 pm.

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

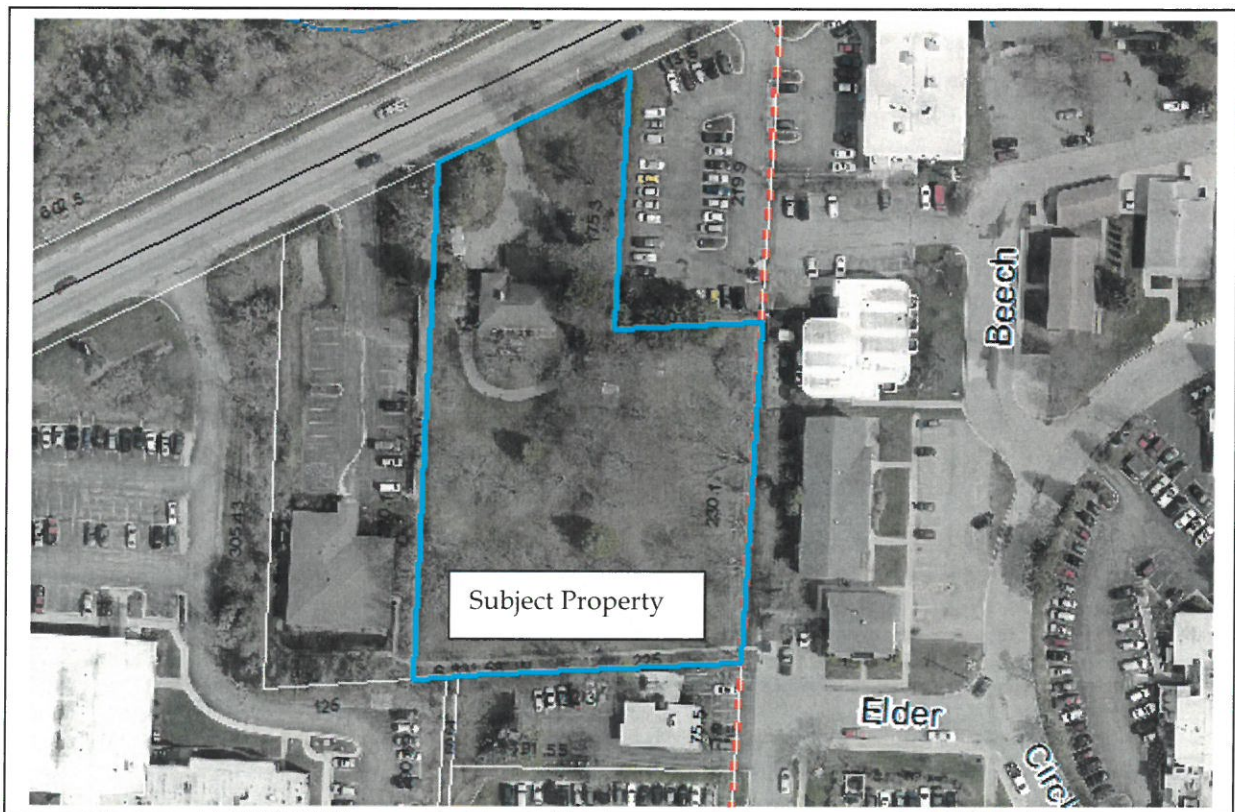
 Charter Township of Garfield Planning Department Report No. 2017-19			
Prepared:	March 20, 2017	Pages:	Page 1 of 4
Meeting:	April 12, 2017	Attachments:	<input type="checkbox"/>
Subject:	Proposed Rezoning		
File No.	Z-2017-01	Parcel No.	05-004-031-00
Applicant:	Matt McDonough - Munson Healthcare		
Owner(s):	Stone Real Estate Holdings LLC		

SUBJECT PROPERTY:

The subject property is located at 2535 W. Front Street and is the last remaining non-commercial parcel in that area. The property has historically been used as residential however the home will be removed for a commercial office use. The property is approximately 1.75 acres in size.

PURPOSE OF APPLICATION:

The application proposes to rezone the property from the current R-3 Multi-family Residential to C-O Office Commercial, without restriction.

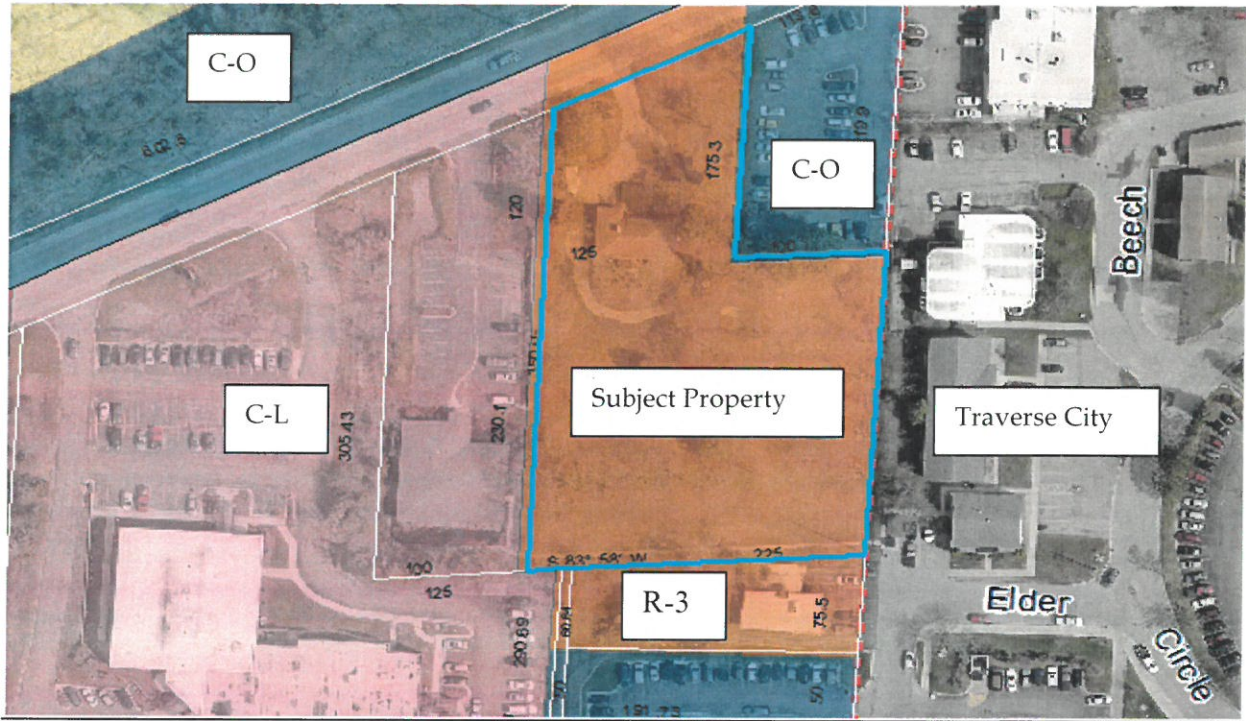


SURROUNDING PROPERTIES

The subject property is currently surrounded by commercial office uses and medical support services. They are appropriately zoned C-O Commercial Office (north), C-L Local Commercial (west) R-3 Multi Family (south) C-O Commercial Office (east), and City of Traverse City (east).

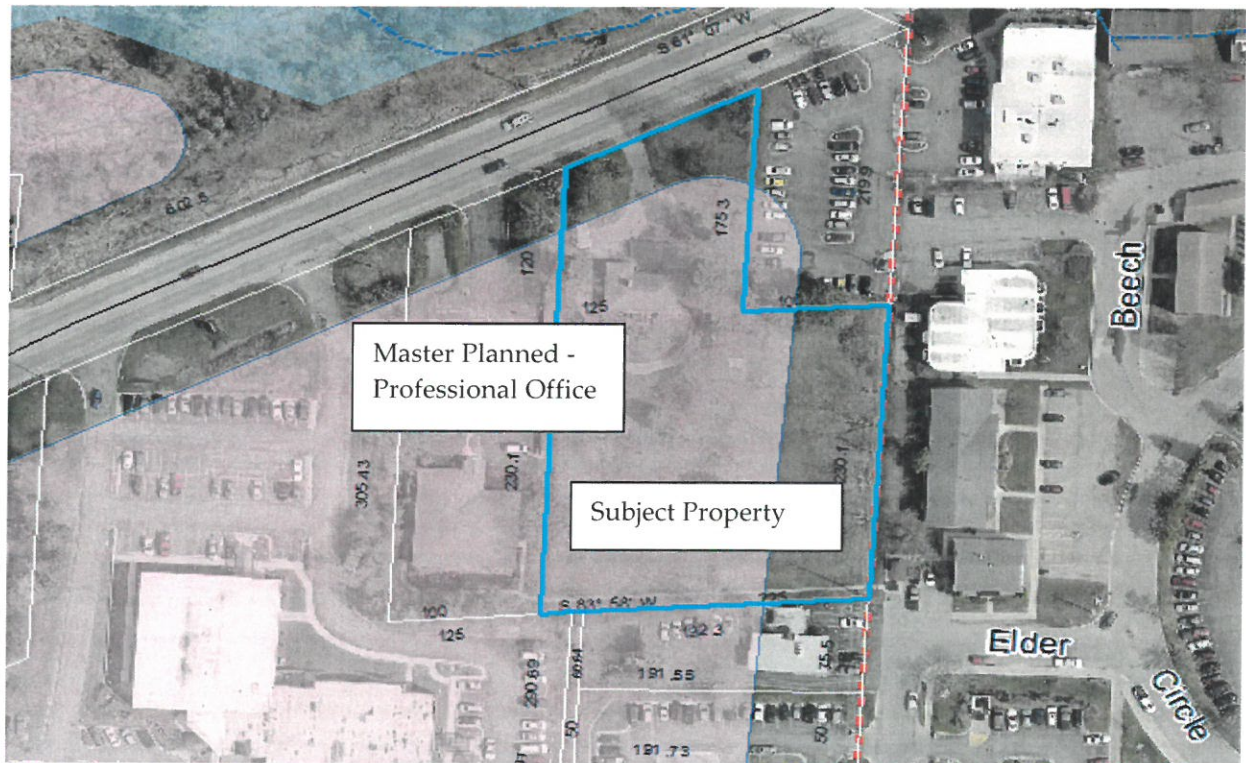
CURRENT ZONING

The property is currently zoned R-3 Residential as identified in orange below.



MASTER PLAN

The Master Plan (pink) identifies this area as Professional Office.



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 an eventual decision, and to schedule the request for a public hearing if deemed appropriate.

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

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.

STAFF COMMENT:

As stated above, the property in its entirety is approximately 1.75 acres in size and fronts on W. Front Street. The parcel does not appear to have any sensitive areas and is of size to adequately support a future office building and parking area.

ACTION REQUESTED:

This meeting is for the purpose of introducing the request and scheduling the application for a public hearing on May 10, 2017. Following an opportunity for applicant presentation and Commission discussion, the following motion is offered for consideration:

MOTION THAT application Z-2017-01, submitted by Stone Real Estate Holdings LLC , to rezone land along W. Front Street from the current R-3 Multi-Family Residential to C-O Office Commercial District, BE ACCEPTED; and further

THAT application Z-2017-01 be scheduled for public hearing at the regular meeting of the Garfield Township Planning Commission to be held on May 10, 2017.

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



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
 TRAVERSE CITY, MICHIGAN 49684
 PH: (231) 941-1620 • FAX: (231) 941-1588

APPLICATION FOR ZONING MAP AMENDMENT

This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays.

A. APPLICANT INFORMATION

Name of Applicant: MATT McDONOUGH, MUNSON HEALTHCARE
 Address: 1105 SIXTH ST, TRAVERSE CITY, MI 49684
 Phone: 935-3704 E-mail: mcdonough@mhc-net
 Name of Agent: same
 Address: _____
 Phone: _____ E-mail: _____
 Name of Owner: STONE REAL ESTATE HOLDINGS, LLC, TODD STONE
 Address: 1225 W. FRONT ST., TRAVERSE CITY, MI 49684
 Phone: _____ E-mail: _____
 Please specify to whom all communications should be sent: Applicant Agent Owner

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Tax Parcel ID Number: 28-05-004-031-00
 Parcel Address: 3525 WEST FRONT STREET, TRAVERSE CITY, MI 49684
 Legal Description: see attached
 Are there any easements or restrictive covenants affecting the subject lands? Yes No
 If yes, describe the easement or covenant and its effect: 10' Private Sewer & Sidewalk along South border

C. PURPOSE OF APPLICATION

Please explain why the zoning ordinance amendment is being requested (if additional space is required, please attach a separate sheet): IN ORDER TO ALLOW/ACCOMMODATE THE CONSTRUCTION/DEVELOPMENT OF A MEDICAL OFFICE BUILDING & PARKING

Present zoning: R-3, Multi-Family Residential
 Proposed zoning: C-0, Office Commercial
 Present Garfield Township Comprehensive Plan designation: _____

Explain how the application for zoning ordinance amendment conforms to the comprehensive plan: CHANGING THE ZONING TO C-0 BRINGS IT INTO CONFORMANCE WITH/AND IS CONSISTENT WITH BOTH THE 2007 COMPREHENSIVE PLAN AND THE 2017 DRAFT 5-YEAR MASTER PLAN - WHICH CALL FOR "PROFESSIONAL OFFICE"

Are conditions being voluntarily offered as part of this zoning amendment application? Yes No
 If yes, please attach a detailed description of the conditions being offered as part of this application.

D. PROPERTY INFORMATION

Present use of the subject lands: VACANT SINGLE FAMILY RESIDENTIAL

Proposed use of the subject lands: MEDICAL OFFICE BUILDING and PARKING

Present use of adjacent properties: MEDICAL OFFICES ALONG WEST, SOUTH AND NORTH 1/2 OF EAST BCU

If known, the length of time the existing uses have continued on the subject lands: 50+ YEARS

Are there any existing buildings or structures on the subject lands? Yes No

Are any existing buildings on the subject lands designated as being historically significant? Yes No

If yes, identify and provide details of the historically significant building(s).

If known, the date existing buildings or structures were constructed on the subject lands: ?

E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

Yes No Unknown If yes, specify the use(s): _____

Has a gas station been located on the subject lands or adjacent lands at any time?

Yes No Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

Yes No Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on or adjacent to the site?

Yes No Unknown

If you answered yes to any of the above questions, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the inventory attached? Yes No

F. OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

G. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

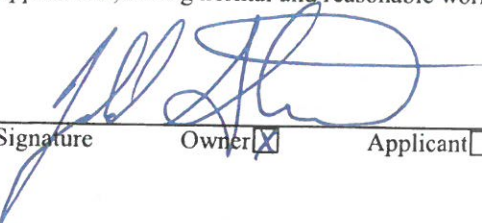
In order for your application to be considered complete, twelve (12) copies of a site plan(s) must be submitted drawn to scale, as part of the application, which shows:

1. The scale of the drawing and a north arrow
2. Boundaries and dimensions of the subject lands
3. The legal description of the subject lands
4. Any major topographical features
5. The approximate location of all natural and artificial features including but not limited to, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, pipelines, gas wells, wetlands, wooded areas that are located on the subject land and on land that is adjacent to it and may affect the application
6. The name and location of any adjacent highway, street, alley or railway
7. The location and nature of any easements affecting the subject land
8. The location, size and type of all existing buildings and structures on the subject land, indicating their setbacks from property lines
9. Location, dimensions and numbers of off-street parking spaces, parking structures and aisles, and the location of accesses
10. Any signs and lighting facilities and their location
11. Current uses of land that is adjacent to the subject land
12. Location of any existing outside storage, refuse storage and disposal facilities
13. Any additional information deemed by the Township to be necessary for proper review of the request.

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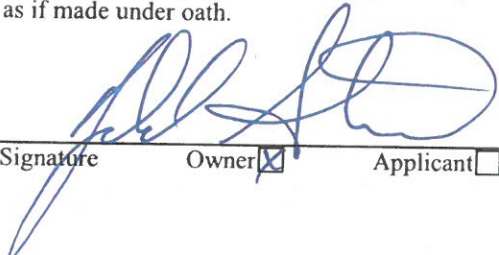
H. PERMISSION TO ENTER SUBJECT LANDS

Permission is hereby granted to Garfield Township staff, Planning Commissioners and Board Members to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.


Signature _____ Owner Applicant Agent Date 3/12/17

I. DECLARATION

I, Todd Stone solemnly declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

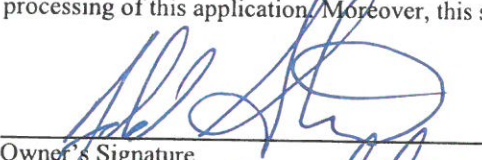

Signature _____ Owner Applicant Agent Date 3/12/17

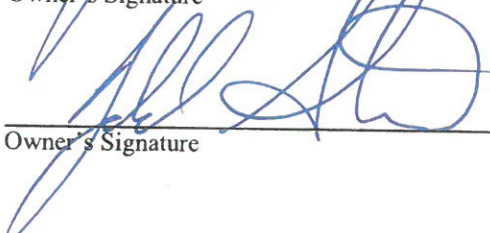
J. OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application for a zoning ordinance amendment.

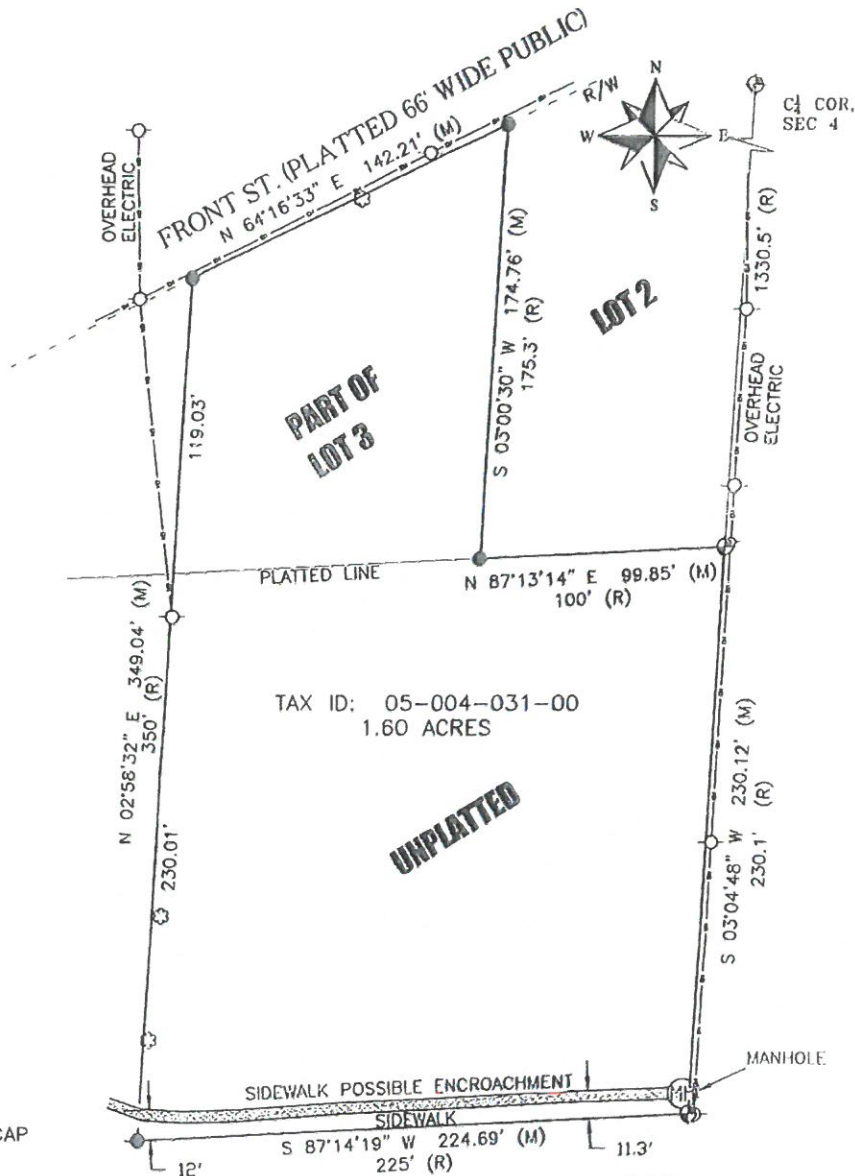
I/We authorize Matt McDonough to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.


Owner's Signature _____ Date 3/12/17


Owner's Signature _____ Date 3/12/17

CERTIFICATE OF SURVEY

PART OF LOT 3, SUPERVISOR'S PLAT,
 & PART OF THE SW 1/4, SEC 4, T 27 N, R 11 W, GARFIELD
 TWP, GRAND TRAVERSE CO, MI.



TAX ID: 05-004-031-00
 1.60 ACRES

UNPLATTED

LEGEND:

- = FOUND IRON
- ⊕ = FOUND MONUMENT
- = SET 3/4" REBAR & CAP
- △ = SET PK NAIL
- ▲ = FOUND PK NAIL
- (R) = RECORD
- (M) = MEASURED

BEARINGS : BASED ON SPC,
 MI CENT, NAD 83.

BEARINGS & DISTANCES ARE
 SHOWN AS MEASURED UNLESS
 OTHERWISE STATED.



SCALE: 1" = 60'

Kelly M. Simmer, PS #53089



I certify that I have surveyed and mapped the land platted and/or described hereon, that the ratio of closure on the unadjusted field observations is at least 1/5,000 and that all of the requirements of P.A. 132 of 1970 as amended have been complied with.

PROFESSIONAL LAND SURVEYOR
 Land Division - Boundary Surveys
 Mortgage Resolutions - Easements on Sites
 Land Development Surveys
 FREE ESTIMATES

SIMMER LAND SURVEYING
 6933 W. 24 RD.
 MOUNTAIN VIEW, MI 49668
 231-429-4914

GORDON GRAPES TRUST	DRAWN: ALY	JOB 154917B
LEGAL DESCRIPTION PROVIDED BY CLIENT	FEBRUARY 17, 2017	SHEET 1 OF 2

CERTIFICATE OF SURVEY

PART OF LOT 3, SUPERVISOR'S PLAT,
& PART OF THE SW $\frac{1}{4}$, SEC 4, T 27 N, R 11 W, GARFIELD
TWP, GRAND TRAVERSE CO, MI.

Part of Lot 3, Supervisor's Plat & Part of the Southwest quarter, Section 4, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan; Commencing at the Southeast corner of said Lot 3 and the Point Of Beginning; thence along the South line of said plat N 87°13'14" E a distance of 99.85' (RECORD 100') to the Southeast corner of Lot 2 of said plat; thence S 03°04'48" W a distance of 230.12' (RECORD 230.1'); thence S 87°14'19" W a distance of 224.69' (RECORD 225'); thence N 02°58'32" E a distance of 230.01' to the South line of said plat; thence continuing N 02°58'32" E a distance of 119.03' to the South Right-Of-Way of Front Street as platted; thence along said Right-Of-Way N 64°16'33" E a distance of 142.21' to the Northeast corner of said Lot 3; thence along the East line of said Lot 3 S 03°00'30" W a distance of 174.76' (RECORD 175.3') to the Point Of Beginning.

Having an area of
1.60 acres.

Subject to and together with any easements, encroachments and/or restrictions if any.

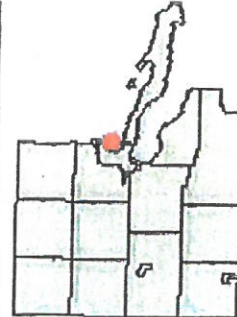
Legal Description

PART OF LOT 3 SUPERVISORS PLAT & SE 1/4 OF SW 1/4 SEC 4 T27N R11W COM SE
COR LOT 3 THENCE E 100' TH S 230.1' THENCE S 83 DEG 58' W 225' THENCE N
350'M/L TO S LINE FRONT ST THENCE N 61 DEG 8' E ALG SD ST TO E LINE LOT 3 TH S
175.3' TO POB.

Exhibit B

File

Grand Traverse County Location Map



This map is based on digital databases prepared by Grand Traverse County. Grand Traverse County 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.



Grapes
listing file

