

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
April 13, 2016**

Call Meeting to Order: Chair Racine called the meeting to order at 7:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Roll Call of Commission Members:

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

Staff Present: Rob Larrea

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

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

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

Nays: None

2. Minutes (7:01)

a. March 23, 2016 Minutes

Nelson moved and Cline seconded to approve the minutes of March 23, 2016 as presented.

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

Nays: None

3. Correspondence (7:01)

Grand Traverse Conservation District Monthly Report

Letter from Greg and Cheryl Wolf in favor of zoning ordinance amendment.

4. Reports (7:02)

Township Board Report

No report

Planning Department

Larrea asked to add item iv *Elizabeth Reid Daycare update* to New Business.

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

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

Nays: None

Planning Commissioners

Nelson said the new Cass Road bridge is under construction.

5. Business to Come Before the Commission**a. Public Hearings****i. PD 2016-27 Kings Court Rezoning Request (7:04)**

The application requests to rezone approximately 37 acres of land from the A-1 Agricultural District to the R-M Mobile Home Residential District. The application affects two properties located to the North of Lloyd Lane, to the west of LaFranier Road and to the east of Keystone Road. One parcel is already partially zoned R-M and is the site of the existing King's Court manufactured home park. The other parcel is vacant except for a single family home which exists on the south side of the site. An access at Hammond Road would also be in place. Larrea said that the parcels are Master Planned for planned development. Bob Shmude representing Sun Communities said that they wish to rezone 37 acres and that the 15 acres on the east side is already owned by Sun Communities. The 22 acres west of the 15 acres is under a purchase contract. Sun Communities intends to expand the mobile home park to the south and has gained Road Commission approval for the entrance off of Hammond. They will need to extend water and sewer to make connections.

Chair Racine opened the Public Hearing at 7:08pm. Dave Hine of Leisure Lane is across from the proposed new development. He commented on poor maintenance of the grounds. Gary Moore of Summerfield Lane commented on poor maintenance of King's Court Mobile Home Park.

Chair Racine closed the public hearing at 7:24pm. Shmude answered a few questions regarding existing roads in the mobile home park. Racine reminded audience members that Planning Commissioners reviewed land use issues and that maintenance issues could not be solved by a Planning Commission.

Larrea had concerns with wraparound zoning on the south end of the parcel considering the existing residential uses and the proposed expansion's potential to have adverse effects on those properties. Commissioners discussed the rezoning request and decided to refer the matter back to staff for another meeting with the applicant to address the concerns.

Uithol moved and Clark seconded to postpone PD 2016-27 Kings Court Rezoning Request until the May 2016 regular meeting.

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

ii. PD 2016-28 LaFranier Trust Rezoning Request (7:49)

The subject property is located at the northwest corner of Garfield and Hammond Roads and is currently vacant. The portion

proposed for rezoning is approximately 19 acres of a 76 acre parcel. The application proposes to rezone a portion of the property from A-Agricultural to C-G General Commercial, without restriction. Scott Jozwiak on behalf of the applicant said he has no buyers but a rezoning of the parcel may allow them the opportunity to find a buyer with ease.

Chair Racine opened the Public Hearing at 7:53pm, and seeing no one wishing to comment closed the Public Hearing.

Commissioners discussed the request and the fact that rezoning to General Commercial would not give the Planning Commission any say in what was developed on the parcel. Commissioners noted that a zoning district of Planned Commercial would allow for some control over the land use. Larrea noted that the Master Plan shows planned commercial for the parcel. Commissioners agreed that a PUD would be a perfect use for the parcel and also give them flexibility over the use of the parcel. Jozwiak said that his clients did not wish to develop a PUD at this time, but merely wanted to sell the parcel to someone who may wish to do so. Following discussion, Jozwiak asked the Planning Commission to postpone any action on the rezoning request until May.

Nelson moved and Robertson seconded to postpone any decision on PD 2016-28 LaFranier Trust Rezoning Request until the May 2016 Regular meeting.

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

iii. PD 2016-29 Proposed Amendments to Zoning Ordinance #68 (8:13)

Larrea reviewed proposed amendments to the zoning ordinance. The first proposed amendment would change Section 630 which describes signage in the C-P Planned Shopping Center Commercial District. It allows for one 100 foot freestanding sign on road frontage and one 100 foot sign per exterior storefront allowed by right. It gives the Planning Commission the ability to increase the standards if appropriate, but give clear standards to rely on when making a decision. Another proposed amendment to Section 611 exempts agriculturally zoned properties from adhering to a size limitation for accessory buildings if a parcel is over two acres in size. Larrea said that all proposed amendments have been reviewed by the Township attorney.

Chair Racine opened the Public Hearing at 8:16 pm.

Greg Wolf of Silver Lake Road commented in favor of the proposed change to Section 611.

Chair Racine closed the Public Hearing at 8:19pm.

Nelson moved and Wilson seconded THAT proposed Amendment No. 2 to Charter Township of Garfield Ordinance No. 68, as described within and attached to Planning Department Report No. 2016-29, be recommended for approval to the Garfield Township Board.

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

iv. Elizabeth Reid Daycare

Reid updated commissioners on her daycare and stated that the Road Commission has placed Children Crossing signage in the area to inform passerby traffic. Reid's request for a 7-12 child day care was previously postponed due to traffic safety concerns. Reid requested an approval of her application since the procedure has changed and traffic issues were no longer a concern.

Staff confirmed that the procedure for a 7-12 child daycare approval was now permitted by right with conditions, all of which appear to be met. Staff will contact the Sheriff's department for any issues related to the daycare in its present location.

Wilson moved and Uithol seconded to authorize staff to approve Elizabeth Reid's request for granting the approval for 7-12 children pending review with the Sheriff's Department and the township attorney.

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

7. Public Comment (8:43)
None

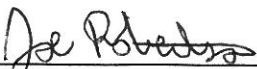
8. Items for Next Agenda – April 27, 2016 (8:43)

a. Master Plan – Continued Discussion

Robertson asked to look at Section 325 pertaining to the Ag zoning district.

9. Adjournment

Racine adjourned the meeting at 8:48pm.



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