

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
April 8, 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.

Commission Members Present: Pat Cline, Joe Robertson, Kit Wilson, Terry Clark, Gil Uithol, John Nelson (7:07) and John Racine

Staff Present: Rob Larrea and Brian VanDenBrand

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

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

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

Nays: None

2. Minutes

a. March 25, 2015 Minutes (7:00)

Uithol moved and Wilson seconded to adopt the March 25, 2015 Regular Meeting minutes as amended noting that in item 3b, sentence 2 shall read "There were two"

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

Nays: None

3. Correspondence (7:02)

None

4. Reports:

a. Township Board (7:02)

No report

b. Planning Commissioners (7:02)

No report

5. Business to Come Before The Commission

a. PD 2015-33 – Maple Ridge Apartments (Introduction) (7:03)

The application is requesting a Special Use Permit 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. The properties were recently rezoned from A-1 Agriculture to the current R-1M Multi-Family District. The complex will consist of nine buildings which will be a mix of one, two and three bedroom units. Mark Oppenhuizen of Oppenhuizen Architects spoke regarding the project

and answered questions on the project design, roadway design, landscape and storm water basins. Commissioners indicated that they wanted the infiltration basins to be designed so that they could be used for recreation when dry and would like the larger trees to be incorporated into the project were appropriate. Nelson commended the applicant on their continued work with the Road Commission and preserving the old growth beech trees.

Nelson moved and Wilson supported 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 on May 13, 2015, subject to the applicant providing additional detail as required by the Planning Department.

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

b. PD-2015-34 – Zoning Ordinance (Public Hearing) (7:41)

Larrea presented a power point on which explained the “why” and “how” of the new Zoning Ordinance rewrite. He said this was a comprehensive rewrite of the ordinance and the goal was to make it user friendly and include flexibility. The zoning districts have two page descriptions so the public can easily locate a zoning area and dimensional requirements. The Ordinance provides for a broader administrative authority and added flexibility in the parking regulations, fencing, landscaping, private road standards, and stormwater, portions of the ordinance. There were also some procedural changes in PUD’s and a new PURD section. An expiration timeline for plans has been added and the new ordinance allows nonconforming buildings to expand within their setbacks. Larrea addressed questions that appear in PD 2015-35.

Racine opened the Public Hearing at 7:59pm.

Jim Schmuckal of Windmill Lane spoke positively of the ordinance and thinks it is a good improvement. He discussed the parking requirements and thought that the parking deferral system is a great change. He commented on the fencing as well and thought vinyl chain link and landscaping were a good addition.

Racine closed the Public Hearing at 8:05pm.

Larrea reviewed the small recent changes which were outlined in PD 2015-35 and noted that some were simply reference items. He will double check that “approval authority” is clearly defined in the ordinance. Commissioners commended staff on a job well done and discussed the 90 day plan expiration timeline. Larrea will change the expiration to 120 days and retain the remaining language.

Nelson moved and Cline seconded THAT proposed Ordinance No. 68, the Garfield Township Zoning Ordinance, be recommended for approval by the Garfield Township Board.

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

6. Public Comment (8:17)

7. Items for Next Agenda – April 22, 2015 (8:17)

a. Request to cancel meeting


Clark moved and Wilson seconded to cancel the April 22, 2015 Planning Commission meeting.

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

Larrea has been contacted East Bay Township regarding a joint meeting and since two Garfield Township Planning Commissioners will be absent for the suggested May date, he will determine another date.

8. Adjournment:

Nelson moved to adjourn the meeting at 8:20pm.



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