

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
May 10, 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, Chris DeGood, Joe McManus, Gil Uithol and John Racine

Absent and Excused: Pat Cline

Staff Present: Rob Larrea

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

DeGood will excuse himself from agenda item New Business A because of a conflict of interest.

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

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

Nays: None

2. Minutes (7:01)

a. April 12, 2017 Regular Meeting Minutes

Uithol moved and Duell seconded to approve the April 12, 2017 Regular Meeting Minutes as presented.

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

Nays: None

3. Correspondence (7:01)

a. Grand Traverse Conservation District – April 2017 Report

4. Reports (7:02)

Township Board Report

Duell said that the Township Board is planning a new water storage tank, heard MDOT updates to signals in the area, approved a bid for an observation deck at Historic Barns Park, and will be discussing a township wide ethics policy.

Planning Commissioners

McManus thanked staff for their hard work on the new code for Grand Traverse Commons.

Planning Department

Larrea introduced the new Deputy Planner, Eric Perdonik, to the Planning Commission

5. Business to Come Before the Commission

a. **PD 2017-32 Teter/Munson Map Amendment – Public Hearing (7:06)**

The subject property is located at 3525 W. Front Street and is the last remaining non-commercial property in that area. The property is approximately 1.75 acres. The applicant proposes to rezone the property from the current R-3 Multi-Family Residential to C-O Office Commercial without restriction. The subject property is currently surrounded by commercial office uses and medical support services. Matt McDonough and Todd Stone, shared the long term plans for the piece of property and said that the rezoning brings the property into compliance with the master plan. Racine opened the Public Hearing at 7:10pm. Gary Caverly, owner of a neighboring property, asked how he could rezone his piece as well. He was directed to speak with staff.

Robertson moved and Uithol seconded THAT the Findings of Fact for application Z-2017-01, as presented in Planning Department Report 2017-32, BE RECOMMENDED FOR ADOPTION.

Yeas: Robertson, Uithol, Duell, McManus, Racine

Nays: None

Abstentions: DeGood

Uithol moved and Robertson seconded THAT Application Z-2017-1 to rezone certain lands from the R-3 Multi-family residential district to the C-O Commercial Office district to the Garfield Township Ordinance No. 68 (Zoning Ordinance) BE recommended for Approval to the Township Board.

Yeas: Uithol, Robertson, Duell, McManus, Racine

Nays: None

Abstentions: DeGood

b. **PD 2017-33 Northern Building Supply – SUP Introduction (7:14)**

The subject property, 1701 S. Airport Road, is located on the corner of South Airport and Keystone Roads and is the current site of Northern Building Supply. The owner of the building is requesting to lease a portion of their building to a mattress company which is a use permitted by special use permit in the I-G district. Rob explained the unique use and said that commissioners should restrict the furniture store as a secondary area for that space only, and not the rest of the building. The remainder of the building should remain as an industrial use. James Eggbert, owner of The Bedroom Company, said that he is seeking a special use permit for a 3300 sq foot portion of building to have a retail store for furniture and mattresses. Commissioners shared concerns with

sidewalks, ingress and egress on the property, and the parking lot striping. Larrea said he will take commissioner concerns to the owner.

DeGood moved and Robertson seconded THAT application SUP-2017-01, submitted by Northern Building Supply requesting a Special Use Permit for a furniture store BE ACCEPTED and scheduled for a public hearing at the regular meeting to be held on June 14, 2017.

*Yeas: DeGood, Robertson, Duell, McManus, Uithol, Racine
Nays: None*

c. PD 2017-34 Lone Tree – AA (7:30)

No action required for this report. This is information for commissioners on a matter that was administratively approved.

d. PD 2017-35 – Proposed Amendment Service Drive (7:33)

The service drive provision in the ordinance is in place to reduce the amount of curb cuts and improve safety along high traffic roadways. Larrea stated that he rewrote the language with the same intent but would like another engineer to review it. He will rework and bring it back at a future meeting. Commissioners should determine if they still want to review all proposed service drives or make them approvable by staff.

7. Public Comment (7:41)

None

8. Items For Next Agenda April 26, 2017 (7:42)


a. TBD

Larrea said that the Master Plan can resume since a Deputy Planner is now on staff.

McManus asked about the Brewery Terra Firma update from the last meeting. Larrea said that because the brewery is an agricultural PUD, an update is needed occasionally to ensure that they are using it as a farming use.

9. Adjournment

Duell moved to adjourn the meeting at 7:46 pm.



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