

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
May 11, 2016**

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

Roll Call of Commission Members: (7:00)

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

Staff Present: Brian VanDenBrand

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

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

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

Nays: None

2. Minutes (7:01)

a. April 13, 2016 Minutes

Clark moved and Uithol seconded to approve the minutes of April 13, 2016 as presented.

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

Nays: None

3. Correspondence (7:01)

Grand Traverse Conservation District Monthly Report

4. Reports (7:01)

Township Board Report

Wilson said that new Zoning Administrator Michael Green started last week.

Planning Commissioners

Nelson said that the Cass Road bridge replacement is underway and some historical items are being found.

Planning Department –Reid Update – LaFranier Rezone

VanDenBrand said that the Reid daycare application was authorized and that the proposed LaFranier rezoning is still postponed.

5. Business to Come Before the Commission

a. PD 2016-32 Kings Court Rezoning Request – Continued Discussion (7:04)

The revised application requests to rezone approximately 31 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.

The applicant has proposed a couple changes to the application to address initial concerns of the commission. The south boundary line has been shifted north, from the neighboring property line by 200 feet and away from Lloyd Lane by 500 feet, resulting in approximately 6-less acres that would be rezoned to R-M. Within the remaining agricultural zoned property to the south, a large multi-purpose retention and detention area is proposed and will be subject to further Planning Commission review in the future.

Nelson moved and Clark supported THAT the Findings of Fact for application Z-2016-02, as presented in Planning Department Report 2016-32, BE ADOPTED.

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

Nelson moved and Uithol seconded THAT Application Z-2016-02 to rezone certain lands from the A-1 Agricultural District to the R-M Mobile Home District, BE RECOMMENDED FOR APPROVAL to the Township Board.

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

b. PD 2016-33 Crown PUD – Major Amendment Introduction (7:11)

The application requests an amendment to remove the existing clubhouse building at East Crown Drive and replace it with a new structure. The new facility will contain a new community gathering space and outdoor pool/spa, a project development office, four “stay and play” dwelling units. The application is considered a major amendment to the PUD. The subject parcel is within the Crown Planned Unit Development on West Silver Lake Road and has an underlying zoning of A-1 Agricultural.

Tom Piehl, the architect said that they are asking for an amendment to the Crown PUD which would include transient use approval for the property. The new building will house a community room, development office, and four stay and play two bedroom condos and an outdoor pool/spa. At this time, use of the condos would not be limited to Crown residents. The property is well buffered and stormwater will drain into the golf course ponds. Commissioners discussed the proposal and asked questions about

the management of the property, parking and the transient nature of the condos.

Commissioners had concerns with the use of the pool and memberships relating to the pool. Commissioners were assured that only people who were purchasing golf packages would most likely be staying in the condos. Commissioners asked if there was any feedback from residents and Piehl said that there have not been any formal attempts to gather input on the project.

Nelson moved and Cline seconded THAT application SUP 1991-10-L for a Major Amendment to the Crown PUD be accepted and scheduled for a Public Hearing on June 8, 2016.

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

c. PD 2016-34 Olesons Service Drive Approval (7:55)

The application requests site plan review and possible approval of a service drive to allow for the division of the property. The property is a large vacant parcel located on the west side of U.S. 31 South between Rennie School Road and Meadow Lane Drive. The service drive is proposed along roughly 1,500 feet of the property's northern road frontage on U.S. 31. The owner would like to divide out smaller parcels of land for individual sale and development along U.S. 31. The zoning ordinance requires that a service drive be established to provide shared access to the individual sites. The owners propose to complete a bike path as well. The parent parcel goes further south but this service drive will cover only a portion between KFC and furniture store.

Robertson moved and Uithol seconded THAT SPR 2016-01, submitted by the Oleson Foundation to establish a service drive and pedestrian travel way on portions of parcel 05-032-001-00, BE APPROVED with the following conditions and deleting condition "d":

1. Construction requirements:

- a. *Width: A minimum of twenty (20) feet with construction to Grand Traverse County Road Commission standards for base and thickness of asphalt.*
- b. *A minimum of fifteen (15) feet snow storage/landscaping area must be reserved along both sides of the service drive with the edge of the service drive located a minimum of fifteen (15) feet from the major thoroughfare right-of-way.*
- c. *All driveway radii shall be constructed with concrete curbs.*
- e. *The service drive shall be a private road maintained by adjoining property owners or users who shall enter into and record an agreement for the joint maintenance of the service drive in a reasonably safe condition.*

2. *All future development sites in the project area shall be accessed via the approved service drive and shall not be permitted additional individual curb cuts to US-31. Appropriate service drives and access management for the remainder of the parcel shall be accommodated at the time of its development.*
3. *Provisions for construction of a non-motorized pathway shall be provided to the satisfaction of the Planning Department.*
4. *That all agency reviews and final engineering review by the township's consultant are received prior to the construction of the drive.*
5. *That updated site plans with corrections and clarifications on the easements are provided to staff prior to applications for permits.*
6. *That a landscape plan be provided as a condition of future land divisions or condominium development.*
7. *That any and all MDOT requirements be approved as a part of this approval unless specifically conflicting with the Garfield Township Zoning Ordinance. In the case of conflict Staff or Planning Commission shall review the issues for compliance.*
8. *That a letter by an engineer, signed and sealed, be provided to the Zoning Administrator certifying the construction of the service drive to township specifications be provided prior to the construction of any structures on the property.*

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

Nays: None

d. PD 2016-35 – Ashland Park PUD – Conceptual Review (8:16)

The applicant requests conceptual review of a new development plan for three phases of the PUD. The Ashland Park PUD was approved previously, but demand for the residential units within the development never materialized. At this time, only seven residential buildings have been built. The applicant would like to revise the plan to fit the current real estate market and revitalize the development. They wish to convert a number of small-lot condominiums and attached unit structures to a more traditional site condo development.

Ben Brower and Dave Socks addressed the Planning Commission regarding their proposal. They would like to amend the old PUD approved in 2005 to allow for Phase Three to be single family homes. The density would not be as great and they hope to revive Ashland Park and create a viable residential neighborhood with tree lines and sidewalks and very little impervious surface. One lot would be added but they would lose 113 units in phase three. There would be 6 ft. wide trails throughout the development. Commissioners discussed the proposal and appeared to like the proposed plan.

7. Public Comment (8:33)

Bob Bovee said he would love to see something done with the Ashland Park and is looking forward to the development.

8. Items for Next Agenda – May 25, 2016 (8:34)
 - a. To be determined

9. Adjournment
Nelson moved to adjourn the meeting at 8:37pm.



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