

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
May 13, 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, Kit Wilson, Terry Clark, Gil Uithol, John Nelson, and John Racine

Absent and Excused: Joe Robertson

Staff Present: Rob Larrea

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, Nelson, Wilson, Racine

Nays: None

2. Minutes

a. April 8, 2015 Minutes (7:00)

Clark moved and Nelson seconded to adopt the April 8, 2015 Regular Meeting minutes as amended

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

Nays: None

3. Correspondence (7:01)

None

4. Reports:

a. Township Board (7:01)

Wilson reported that the Township Board reappointed Terry Clark to The City and Township Joint Planning Commission for three more years. The Report and Decision Order for Premier Place was approved and the new Zoning Ordinance was adopted.

b. Planning Commissioners (7:02)

No reports

5. Business to Come Before The Commission**a. PD 2015-41 – Maple Ridge Apartments (Public Hearing) (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 spoke and said that the development has a primary entrance on LaFranier Road with smaller roads to the north and south. There will be a second entrance located towards the southern end of the parcel. He has been working with the Road Commission for an agreement to place a center turn lane on LaFranier and hopes that construction can take place while LaFranier is under construction. He is still reviewing the stormwater design and the site drainage plan has been approved by Township Engineer Scott Jozwiak. A forester was hired and walked the site and no outstanding specimen trees were seen.

Racine opened the Public Hearing at 7:08pm and seeing no one wishing to speak, closed the Public Hearing.

Commissioners discussed the matter and thanked Oppenhuizen for addressing their concerns as it related to the design of the project, landscaping and stormwater.

Clark moved and Wilson seconded that staff prepare findings of fact in favor of the Maple Ridge Apartment SUP.

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

Nays: None

b. PD-2015-42 – Brookside Commons – Major Amendment (Introduction) (7:12)

The Brookside Commons Planned Unit Development located at N. Long Lake and Zimmerman Roads and is currently under construction. The application requests a reduction in approved setbacks and to reduce the overall number of approved parking spaces and carports. The proposals could be approved as a minor amendment, however, granting a setback reduction elevates the request to the major amendment. They also wish to create three separate parcels along the N. Long Lake Road frontage. The parcel request is simply a housekeeping matter since original approval did not have the appropriate parcel lines on the map due to an error. Craig Patterson from WODA spoke and says that they hope to complete the project by November. Commissioners agreed with the parking reduction request and inquired about the reduction of carports. Commissioners asked how carports were assigned to residents and Patterson said it was on a first come first served basis.

Doug Mansfield said that the applicant will adhere to the 20' setback and there was no reduction being asked for in the commercial setback. Discussion of pedestrian circulation occurred and Mansfield said that he would like to wait on any further trail development until he could meet with staff and discuss where to best place a trail.

Uithol moved and Cline seconded THAT application SUP-2009-01-A, submitted by the WODA Group for a Major Amendment to the Brookside Commons Planned Unit Development, BE ACCEPTED; and further

THAT application SUP-2009-01-A be scheduled for public hearing at the regular meeting of the Garfield Township Planning Commission to be held on June 10, 2015, subject to the applicant providing additional detail as required by the Planning Department.

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

Nelson announced a possible conflict with Brookside and the fact that he has recused himself in the past, but others saw no problem.

c. PD-2015-43 – Traverse City Medical Properties – (Conceptual) (7:40)

The Lone Tree PUD is an approved and nearly built out mixed use residential/commercial development located on North Long Lake Road. Robert Yvon, architect, presented the conceptual review. Discussion centered on two proposed medical offices on the two remaining commercial development sites east of Lone Pine Drive. Each building is proposed as an 8000 square foot medical office with 32 parking spaces for each. The site design meets all setbacks at this time, but a dumpster enclosure is proposed within the side setback. Yvon went on to explain that grades on the property will make it a terraced project and connection through Brookside would provide relief for entering and exiting on Lone Pine.

The Rosewood connection is also a key factor for the proposed project. Commissioners and the applicant discussed the mediation documents that exist between Lone Tree and Brookside about the Rosewood connection. Craig Patterson, representing Brookside said he agreed to do whatever the community wanted in terms of a connection. Commissioners asked him about access off of Rosewood as long as the connection was in place.

Yvon talked regarding his access off of Lone Pine Drive and why he placed it there. Signage, setbacks and drainage were discussed. The applicant asked if the parcels could be joined, and was told that would require a major amendment to the PUD and setbacks may not be met. The applicant was told that the issues regarding the Rosewood connection need to be resolved before moving forward.

6. **Public Comment (8:42)**

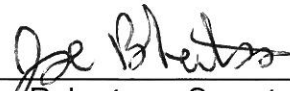
None

7. **Items for Next Agenda – May 27, 2015 (8:17)**

Commissioners discussed June 24th as a possible joint meeting date.

8. **Adjournment:**

Nelson moved to adjourn the meeting at 8:45pm.



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