

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

Wednesday, May 14, 2014 - 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

Call Meeting to Order

Roll Call of Commission Members

1. **Review and Approval of the Agenda - Conflict of Interest**
2. **Minutes**
 - a. April 9, 2014
3. **Correspondence**
 - a. Grand Traverse Conservation District's (GTCD) Staff Report - Activity for April 2014
4. **Reports**
 - a. Township Board
 - b. Planning Commissioners
5. **Business to Come Before the Commission**
 - a. PD Report #2014- 33 Just Golf – SUP Public Hearing
 - b. PD Report #2014- 34 Sheffer Farms
 - c. Buffalo Ridge Center PUD – Update
6. **Public Comment**
7. **Items for Next Agenda – May 28, 2014**
 - a. Master Plan
8. **Adjournment**

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

Garfield Township will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to Garfield Township. Individuals with disabilities requiring auxiliary aids or services should contact Garfield Township by writing or calling Kay Schumacher, Clerk, Ph: (231) 941-1620, or TDD #922

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
April 9, 2014**

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: Joe Robertson, Terry Clark, Gil Uithol, John Nelson, Kit Wilson (8:35) and John Racine

Staff Present: Rob Larrea

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

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

Ayes: Clark, Nelson, Robertson, Uithol, Racine

Nays: None

2. Minutes (7:01)

a. March 26, 2014 Minutes

Nelson moved and Clark seconded to adopt the March 26, 2014 Regular Meeting minutes as presented.

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

Nays: None

3. Correspondence (7:01)

a. Conservation District Monthly Report

b. Buffalo Ridge Communications from Pat Heinze and Carmike Cinemas

c. Intent to Plan letter from East Bay Township

Larrea will monitor progress as East Bay Township works on their Master Plan and call for a joint meeting between commissions if the need arises to plan major corridors.

4. Reports (7:01)

Township Board Report

No report

Planning/Zoning Department

No report

Planning Commissioners

No Reports

5. Business to Come Before the Commission

a. PD 2014-25 Buffalo Ridge Center PUD (7:02)

The application proposes a commercial redevelopment PUD of the Horizon Outlet Mall. The project proposes the deconstruction of the northern half of the Horizon Outlet Mall and construction of a 14 screen movie theater to replace the current 10 screen movie theatre. The subject property is approximately 34.41 acres and is zoned C-2 General

Business District. The property is accessed by a signal at US 31 and is bordered by Gander Mountain, Kohls and Bed Bath and Beyond. Doug Mansfield updated Planning Commissioners on the progress of the proposed PUD. He addressed outstanding issues such as lighting and storm water drainage. A limestone trail has been added for Creekside pedestrians. Snow storage will be in the same location as it has been historically and no salt will be used to treat the parking areas. Plans call for a trail across the creek, but Mansfield said it may take time to obtain all the necessary permits and a trail may be delayed. A revised landscaping plan has been submitted to staff. Mansfield also stated that because of the elevation of the Creekside neighborhood, car headlights will not be a problem. He also said that Carmike Cinemas is confident in the Traverse City Market being able to support this theater. The retail to the east which includes Qdoba and ABC Warehouse is complementary towards the proposed project. Larrea stated that the storm water plans are being reviewed by the township engineer. Commissioners discussed snow storage, the trail surface and a maintenance plan for the storm water drains. Mansfield stated that the owners of the project know that if anything in the proposal was a changed, they would have to come back to the Planning Commission with a major amendment to the PUD. Joe Serafa added that the retail buildings on the south end of the property are leased already. Commissioners talked about a written storm water maintenance plan and an access agreement for the drive that leads to the north and connects to the Kohl's complex.

b. PD 2014-26 Just Golf – SUP Introduction (7:50)

The subject property is located at 4163 Meadowlane Drive and is currently being operated as Just Golf retail. The parcel measures 13.7 acres and has about 800 feet of road frontage. Bill Crain from Anderson & Crain is representing the owner who is requesting an amendment to an existing special use permit to reestablish a driving range and add bocce ball and badminton courts, a croquette area and 12-hole mini golf course at the site of the existing Just Golf retail store. Crain said that there will be a 30' screen along the south boundary for the entire length of the driving range area. The hours of the range will be dawn to dusk and there is very little lighting proposed onsite except for on the building. Crain said that the area to the west will stay natural. Leonard Broughton, the applicant, addressed the length of the driving range. Commissioners suggested moving the entire proposed range to the west so that any stray golf balls have less chance of going to neighboring property. Crain and the applicant will research moving the range and work with staff.

Robertson moved and Uithol seconded to move application SUP-1989-11-A Just Golf to a public hearing at the next regularly scheduled Garfield Township Planning Commission meeting.

Yeas: Robertson, Uithol, Nelson, Clark, Racine

Nays: None

c. PD 2014-28 Culver Meadows SUP Application (8:10)

The application requests approval of an 88 unit senior living apartment facility at 1755 N. West Silver Lake Road, just south of Secor Road and about 600 feet north of the existing Culver Meadows senior living facility. The site is zoned R1-B and is currently vacant. Fred Campbell presented a new proposal to the planning commission and asked to have it approved as presented. The new plan reduces the density to 43 units on a two story building. Campbell compared the proposal to the Traverse Manor SUP and argued that the density is similar and other buildings in the neighborhood have greater densities. Commissioners stated that the project is not comparable to Traverse Manor and that the applicant has failed to address the concerns of the commission. The proposal presented at the meeting by Mr. Campbell is significantly different from what was originally proposed and there has been no staff analysis of this 43 unit plan, nor has this particular proposal been noticed properly. Commissioners stated that the applicant is seeking approval for a different project and a new public hearing needs to be held. Commissioners recommended that the applicant withdraw the application to avoid a decision on the current 88 unit proposal. The applicant requested that the Planning Commission table the request and not act on the application until he can speak with his client.

Clark moved and Uithol seconded to table Application SUP-2014-01 Culver Meadows until such time that a decision could be made regarding withdrawal by the applicant.

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

Nays: None

6. Public Comment (8:39)

Pat Heintz commented on behalf of the Grand Traverse Mall. Heintz asked that the Buffalo Ridge PUD be held to the same high standards that the Grand Traverse Mall was held to in the planning process. He also commented on the traffic pattern in the PUD and claimed that the Garfield Township Ordinance 8.10.4 required the Planning Commission to address the accesses to the PUD.

7. Items for Next Agenda – April 23, 2014 (8:48)

a. Master Plan

b. To be determined

8. Adjournment

Uithol moved to adjourn the meeting at 8:55.

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

Monthly Parkland Responsibilities

Coordinated trail steward activities, performed routine maintenance on all trails, and performed trailhead maintenance tasks where appropriate. Including restocking dog waste bags, checking information stations, picking up trash, and snowplowing.

Nature Center Visitation April 2014 893

Program Participants April 2014 654
Drop ins April 2014 239
Nature Center Visitation Total 2014 1,707
Nature Center Visitation since 2008 52,748


Nature Center Visitation April 2013

Program Participants April 2013 698
Drop ins April 2013 480
Nature Center Visitation Total 2013 1,277
Nature Center Visitation since 2008 45,745

| Activity Detail | Conservation District Pillar | Location of activity | Property Owner | Staff Lead (Initials) |
|--|--|---|-----------------------|-----------------------|
| Brown Bridge Advisory Committee - hosted, prepared and distributed minutes | Parklands (Including Parklands-based ISN) | Other | City of Traverse City | SL |
| Assisted w Biederman grant proposal for river-related education activities for children | Education | Other | N/A | SL |
| Prepared and submitted grant proposal on behalf of the City of Traverse City to the Northwest Michigan Council of Governments for the Kids Creek Wetland Conceptual Plan Design. | Stewardship (Boardman River and Non-parklands ISN) | Boardman River and its tributaries | City of Traverse City | SL |
| Attended Boardman River Dams Project Management Team and Implementation Team meetings. | Stewardship (Boardman River and Non-parklands ISN) | Boardman River and its tributaries | N/A | SL |
| Coordinated and conducted Bottomland Task Team meeting | Stewardship (Boardman River and Non-parklands ISN) | Boardman River and its tributaries | N/A | SL |
| Ordered seedlings for a 1000' foot section of the "new" river at Brown Bridge | Stewardship (Boardman River and Non-parklands ISN) | Boardman River and its tributaries | City of Traverse City | SL |
| Attended meeting regarding the Brown Bridge Trust Fund proposal as it relates to the Brown Bridge Quiet Area | Parklands (Including Parklands-based ISN) | Brown Bridge Quiet Area | City of Traverse City | SL |
| Attended the first two meetings of the Pier Study Committee to assist with the design of the Traverse City Pier proposed for the mouth of the Boardman River at west GT Bay. | Stewardship (Boardman River and Non-parklands ISN) | Boardman River and its tributaries | City of Traverse City | SL |
| Responded to several property owner calls regarding flooding issues and highwater. | Stewardship (Boardman River and Non-parklands ISN) | Boardman River and its tributaries | Private Property | SL |
| Assisted with the MDNR's Public meeting for the Boardman River Assessment that was held here at the Nature Center. | Stewardship (Boardman River and Non-parklands ISN) | Boardman River and its tributaries | N/A | SL |
| Inspected erosion sites along river at the Natural Education Reserve | Stewardship (Boardman River and Non-parklands ISN) | Boardman River and its tributaries | Grand Traverse County | SL |
| Prepared newsletter, reports, and other documents as necessary | Education | Boardman River and its tributaries | N/A | SL |
| Met a class of 1st and 2nd graders from the Children's House at Brown Bridge | Education | Brown Bridge Quiet Area | City of Traverse City | SL |
| Presented Habitat Matters at Manistee Public Library | Stewardship (Boardman River and Non-parklands ISN) | Leelanau/Benzie/Manistee Counties | N/A | KG |
| Hosted ISN Partner Meeting | Stewardship (Boardman River and Non-parklands ISN) | Leelanau/Benzie/Manistee Counties | N/A | KG/RC/RR |
| Attended & updated at Bessie River Restoration meeting | Stewardship (Boardman River and Non-parklands ISN) | Other | N/A | KG |
| Presented Habitat Matters to Sierra Club | Stewardship (Boardman River and Non-parklands ISN) | Community Event/Festival | N/A | KG |
| Attended Oryana Natural Food Market's General Meeting | Stewardship (Boardman River and Non-parklands ISN) | Leelanau/Benzie/Manistee Counties | N/A | KG |
| Co-hosted Green Fire event with Friends of Bessie Bay | Stewardship (Boardman River and Non-parklands ISN) | Leelanau/Benzie/Manistee Counties | N/A | KG |
| Presented Habitat Matters at Okelama Arbor Day Celebration | Stewardship (Boardman River and Non-parklands ISN) | Leelanau/Benzie/Manistee Counties | N/A | KG |
| Led Oryana workbee to remove trash & garlic mustard from sculpture court | Stewardship (Boardman River and Non-parklands ISN) | Boardman River and its tributaries | N/A | KG/MW |
| Attended & updated at Manistee Conservation District Board Meeting | Stewardship (Boardman River and Non-parklands ISN) | Leelanau/Benzie/Manistee Counties | N/A | KG |
| Held table at Oryana Natural Foods Market as local partner for Member Appreciation Month (STCD/ISN) | Stewardship (Boardman River and Non-parklands ISN) | Other | N/A | KG |
| Sent 100+ custom letters to private landowners with garlic mustard | Parklands (Including Parklands-based ISN) | Boardman River Nature Center | N/A | RR |
| Began construction of 5 benches to be installed on various Parklands | Parklands (Including Parklands-based ISN) | Brown Bridge Quiet Area | City of Traverse City | RR |
| Worked with ITC power company on upcoming NER seedling planting | Parklands (Including Parklands-based ISN) | Natural Education Reserve/Boardman Valley Nature Preserve | Grand Traverse County | RR |
| Participated in Leelanau LEPC (Local Emergency Planning Committee) meeting | Agriculture | Leelanau/Benzie/Manistee Counties | N/A | JR |
| Collaborated with MSU to incorporate MAEAP into ag program materials; videotaped presentation. | Agriculture | Community Partner Location | N/A | JR/GC |
| Developed JD for MAEAP Technician position | Agriculture | Other | N/A | JR/GC |
| Attended Safe Food Risk Assessment training in Berrien Springs | Agriculture | On Farm | N/A | JR/GC |
| Completed second sampling for Winery Wastewater Study in conjunction with Lakeshore Environmental, Inc. | Agriculture | On Farm | Private Property | JR/GC |
| Began efforts to create a proposal for Regional Conservation Partnership Program to secure funds to the the Fruit Belt region through the Farm Bill! | Agriculture | Community Partner Location | N/A | JR/GC |

| | | | | |
|--|--|---|------------------------------|-------|
| Completed 4 risk assessments | Agriculture | On Farm | Private Property | JR/GC |
| Provided follow-up support with growers who have completed an assessment, as they work towards Verification. | Agriculture | On Farm | Private Property | JR/GC |
| Edited 3 grant proposals, completed 1 grant final report | Education | Community Partner Location | N/A | WW |
| Met 2 x w/Rec Authority regarding contract revisions | Parklands (including Parklands-based ISN) | Community Partner Location | N/A | WW |
| Posted MAEAP Technician, Educ. Coordinator, positions | Agriculture | Community Partner Location | N/A | WW |
| Interviewed candidates for GTSI and Educ. Coordinator positions | Education | Community Partner Location | N/A | WW |
| Attended GT Stewardship Initiative annual conference w/new hire | Education | Community Partner Location | N/A | WW/KM |
| Assisted in Seedling Sale, Egg Hunt, Night at the Nature Ctr, Native Plant pre-Sale | Stewardship (Boardman River and Non-parklands ISN) | Boardman River Nature Center | N/A | WW |
| Promoted and attended BTF canoe raffle | Stewardship (Boardman River and Non-parklands ISN) | Community Partner Location | N/A | WW |
| Set up event hosting for Project Learning Tree and Leadership GT | Education | Boardman River Nature Center | N/A | WW |
| 4 NEST programs presented at BRNC | Education | Boardman River Nature Center | N/A | TF |
| 1 NEST - ISN Program presented at GT Academy | Education | Boardman River Nature Center | N/A | TF |
| Hired Parkland Specialist to take over field activities with Ben's departure | Parklands (including Parklands-based ISN) | Boardman River Nature Center | N/A | RC |
| Hired two conservation team interns to assist with parkland maintenance and projects | Parklands (including Parklands-based ISN) | Boardman River Nature Center | N/A | RC |
| Sent out press releases for GTCD activities | Education | Boardman River Nature Center | N/A | RC |
| Hosted Native Plant workshop for native plant sale in May | Education | Boardman River Nature Center | N/A | RC |
| Submitted Biederman grant to support Community Stewardship Series activities and nature day camps | Education | Boardman River Nature Center | N/A | RC |
| Detected erosion site/bank failure along the Boardman River threatening an existing trail | Parklands (including Parklands-based ISN) | Natural Education Reserve/Boardman Valley Nature Preserve | Grand Traverse County | BP |
| Spoke with Daniel for Commons forestry management plan | Parklands (including Parklands-based ISN) | Commons Natural Area | Garfield Township | BP |
| Worked with Garfield Township to advise on bike race | Parklands (including Parklands-based ISN) | Commons Natural Area | Garfield Township | BP |
| Noted spots along gravel trail at Hickory Meadows and discussed option to better drainage | Parklands (including Parklands-based ISN) | Hickory Meadows | Joint Recreational Authority | BP |
| Discussed next steps for trail design | Parklands (including Parklands-based ISN) | Hickory Meadows | Joint Recreational Authority | BP |
| Put up cable across forestry access road off Summit City Rd | Parklands (including Parklands-based ISN) | East Creek Reserve | Rotary Camps and Services | BP |
| Assisted in coordinating clean up day at Kids Creek Park | Parklands (including Parklands-based ISN) | Kid's Creek Park | Garfield Township | BP |
| Addressed reports from trail stewards regarding trash dumping | Parklands (including Parklands-based ISN) | Hickory Meadows | Joint Recreational Authority | BP |

Special Use Permit – Public Hearing

| | | | |
|---|----------------------------------|-----------------|-------------------------------------|
|  Charter Township of Garfield | | General: | <input checked="" type="checkbox"/> |
| | | Budget Related: | <input type="checkbox"/> |
| | | In Camera: | <input type="checkbox"/> |
| Department: | Planning | Report No. | PD 2014- 33 |
| Prepared: | May 6, 2014 | Pages: | 1 of 2 |
| Meeting: | May 14, 2014 Planning Commission | Attachments: | <input checked="" type="checkbox"/> |
| Subject: | “Just Golf” – Public Hearing | | |
| File No. | SUP-1989-11-A | Parcel No. | 05-032-002-00 |
| Owner/Appl.: | Leonard Broughton | | |

SUBJECT PROPERTY:

The property is located at 4163 Meadow Lane Drive and is currently being operated as “Just Golf” equipment retail. The irregularly-shaped parcel measures 13.7 acres and has approximately 800 feet of road frontage on Meadow Lane Drive, and is zoned C-2 General Commercial. The property is south of Meadow Lane Mobile Home Park and adjacent to TCRV and Titan Equipment. Property maps are attached.

PURPOSE OF APPLICATION:

The applicant requests an amendment to an existing special use permit to reestablish a driving range and add bocce ball and badminton courts, a croquet area and 12-hole miniature golf course at the site of the existing “Just Golf” retail store. Miniature golf, driving ranges, and other similar outdoor commercial uses are permitted by Special Use Permit in the C-2 Commercial District.

STAFF COMMENT:

The application was introduced at the April 9, 2014 meeting of the Planning Commission and scheduled for a public hearing on May 14, 2014.

The driving range was a primary discussion point when the application was introduced. In particular, the prospect of struck balls leaving the site and impacting Titan Equipment to the north was of concern. In response to this concern, the range has been shifted roughly 120-feet farther to the west. The 30-foot tall barrier net along Titan Equipment’s south property line remains in place, but the net first proposed along the east property line is no longer necessary due to the new tee location being straight south of that line. This shift would appear to further reduce the possibility of balls leaving the site and reaching Titan Equipment.

However, with the westerly shift the range measures 250-yards long before it reaches the west property line, within range for many golfers unless there is limitation on the clubs which may be used at the range. It may be appropriate to also require a screen in this area if customers will be allowed to use drivers/woods. The Planning Commission should discuss this with the applicant.

Other than the above, the application remains unchanged from that first presented.

AGENCY COMMENT:

Approvals from the offices of the Metro Fire Department, DPW, and County Health Department will be required prior to issuance of a land use permit. It is not anticipated that any of the above will have significant concerns with the site plan as presented.

COMPREHENSIVE PLAN CONSIDERATIONS:

The subject property and surrounding larger area are identified for a future planned development, including a mixture of commercial and residential uses. Though the application does not include development of a planned center, the proposed use meets the intent of the underlying zoning district and could reasonably be incorporated into a future mixed-use development if appropriate. Therefore, Staff feels that the application may be considered to be consistent with the Master Plan.

ACTION REQUESTED:

Following an opportunity for applicant presentation, public comment, and Commission debate, the following separate motions are offered for consideration:

THAT the Findings of Fact for application SUP-1989-11 A, as attached to PD Report #2014-30 And dated May 14, 2014, BE APPROVED. (*Motion to be made only following review and acceptance of the draft document*).

THAT application SUP-1989-11 A for a Major Amendment to the Just Golf site development plan BE APPROVED.

Any additional information or conditions that the Planning Commission determines to be necessary should be added to this motion.



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

Special Use Permit #1989-11-A – “Just Golf” Recreational Facility

Subject Property: 4163 Meadow Lane Drive
Permanent Parcel Number: 05-032-002-00
Request: Special Use Permit for Recreational Use
Owner: GDO Investments
Applicant: Leonard Broughton

Staff Draft Findings of Fact – May 14, 2014

General Findings:

1. Leonard Broughton has applied for a Major Amendment to an existing Special Use Permit to reestablish a golf driving range and to add bocce ball, badminton courts, a croquet area, and a miniature golf course to an existing commercial property located at 4163 Meadow Lane Drive.
2. The subject property measures 13.7 acres and is zoned C-2 General Commercial. Miniature golf, driving ranges, and other similar outdoor commercial uses are permitted by Special Use Permit in the C-2 zoning district.

Township Zoning Ordinance Section 8.1.3: Basis for Determination

(1) **General Standards:** The Planning Commission shall review each application for the purpose of determining that each proposed use meets the following standards, and in addition, shall find adequate evidence that each use on the proposed location will:

(a) Be designed, constructed, operated and maintained so as to be harmonious, compatible, and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.

- Finding: The standard **has been met based** on the following:
 - The US-31 corridor is zoned and planned for a variety of commercial uses and the application as presented will not change this character.

(b) Not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to property in the immediate vicinity and to the community as a whole.

- Finding: The standard **has been met based** on the following:
 - The driving range is likely the use with the greatest potential for impact on surrounding properties. As proposed, driving range balls would be hit from east to west, towards a vacant farm field. A 30-foot tall barrier net is located

to the north and south of the driving range to intercept errant balls. The design of the barrier followed consultation with Tex-Net, Inc, a professional sports netting company in business for nearly 50 years. The screening will follow the south property line, and will be offset 50-feet from the east and south property lines of Titan Equipment.

- With the provision of netting the Planning Commission finds that the applicant has made appropriate efforts to limit impact on adjacent properties.

(c) Be served adequately by essential facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools.

- Finding: The standard **has been met** based on the following:
 - The site is served by Meadow Lane Drive, a collector street with immediate access to US-31, State highway. Fire and police protection are available to the site. Plans for on-site drainage are subject to review and approval by the Township engineering consultant. The site is served by private water and septic facilities; final approval of site improvements is subject to County Health Department review.

(d) Not create excessive additional requirements at public cost for public facilities and services.

- Finding: The standard **has been met** based on the following:
 - No additional requirements at public cost for public facilities and services are foreseen.

(e) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by fumes, glare or odors.

- Finding: The standard **has been met** based on the following:
 - No uses or activities are anticipated which would create unusual amounts of fumes, glare, or odors.

(2) Specific Requirements: In reviewing an impact assessment and site plan, the Planning Commission shall consider the following standards as the specific standards outlined in the following sections:

(a) That the applicant may legally apply for site plan review.

- Finding: The standard **has been met** based on the following:
 - The applicant is the owner of the property and may legally apply for site plan review.

(b) That all required information has been provided.

- Finding: The standard **has been met** based on the following:
 - The applicant has submitted sufficient information as requested by the Garfield Township Planning Commission to demonstrate that the project meets the intent of Zoning Ordinance § 8.1.3(1).

(c) **That the proposed development conforms to all regulations of the zoning district in which it is located.**

- Finding: The standard **has been met** based on the following:
 - The project site design conforms to the regulations of the C-2 General Business District.

(d) **That the plan meets the requirements of Garfield Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage and other public facilities and services.**

- Finding: The standard **has been met** based on the following:
 - The project is designed to meet the remaining requirements of this standard. Agency approval will be required prior to the issuance of any land use permit.

(e) **That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.**

- Finding: The standard **has been met** based on the following:
 - Final review and approval of the project is subject to review by Grand Traverse Metro Fire Department, County Health Department, County Soil and Erosion, and DPW.

(f) **That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so indicated on the site plan and at the site per se.**

- Finding: The standard **has been met** based on the following:
 - The site has been previously developed and used for commercial and agricultural uses, and no natural resources remain on site.

(g) **That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property and open space areas as designated on the future land use map of Garfield Township.**

- Finding: The standard **has been met** based on the following:
 - No floodways, flood plains or designated open space areas are present on the site.

(h) **That the soil conditions are suitable for excavation and site preparation, and that organic, wet or other soils which are not suitable for development will either be undisturbed or modified in an acceptable manner.**

- Finding: The standard **has been met** based on the following:
 - No site conditions that would cause construction difficulties are known to exist.

(i) That the proposed development will not cause soil erosion or sedimentation problems.

- Finding: The standard **has been met** based on the following:
 - Final construction plans are subject to approval by the Grand Traverse County Soil Erosion and Sedimentation Control office.

(j) That the drainage plan for the proposed development is adequate to handle anticipated storm water runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.

- Finding: The standard **has been met** based on the following:
 - Final drainage plans are subject to review and approval by the Township engineering consultant for compliance with the stormwater ordinance.

(k) That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.

- Finding: The standard **has been met** based on the following:
 - The site is relatively flat. Any grading necessary to accommodate the project will be minor in nature and will not disturb surrounding properties.

(l) That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage or erosion control.

- Finding: The standard **has been met** based on the following:
 - Not applicable as the project will be constructed in one phase.

(m) That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water sewage facilities.

- Finding: The standard **has been met** based on the following:
 - No site changes that would provide an opportunity for expansion of these facilities are proposed.

(n) That landscaping fences or walls may be required by the Planning Commission in pursuance of the objectives of this Ordinance.

- Finding: The standard **has been met** based on the following:
 - Street trees have been provided along Meadow Lane Drive. If determined to be necessary the Planning Commission may require enhanced landscaping to meet the intent of this section.

(o) That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.

- Finding: The standard **has been met** based on the following:
 - The project is designed to meet this standard.

(p) That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.

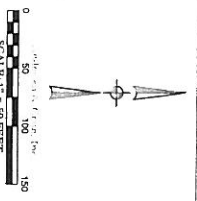
- Finding: The standard **has been met** based on the following:
 - The project is designed to meet this standard.

(q) That outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring properties.

- Finding: The standard has **been met based** on the following:
 - Outdoor storage of garbage is not proposed.

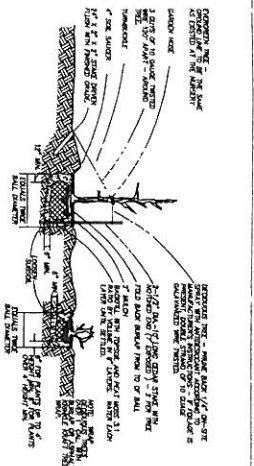
(r) That the proposed site is in accord with the spirit and purpose of this Ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.

- Finding: The standard **has been met** based on the following:
 - The proposed use of the site is in line with the policies of the existing C-2 General Business zoning district and Mixed Use Business category of the Township's Comprehensive Plan.



SITE DATA

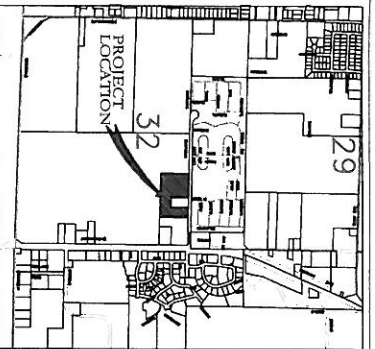
PROJECT: TRAVERS TRAIL
 4400 W. GARDEN LANE, TRAVERS, MI 49882
 4400 W. GARDEN LANE, TRAVERS, MI 49882
 PROJECT ADDRESS: 4400 W. GARDEN LANE, TRAVERS, MI 49882
 PROJECT NUMBER: 2636020200
 CLIENT: ANDERSEN & CRAIN, INC.
 PROJECT NO.: 01 TRAVERS TRAIL
 SHEET NO.: 01 TRAVERS TRAIL
 SHEET TITLE: TRAVERS TRAIL
 DRAWING MADE: MINOR CORRECTIONS
 REVISIONS: 1. 04/16/2014



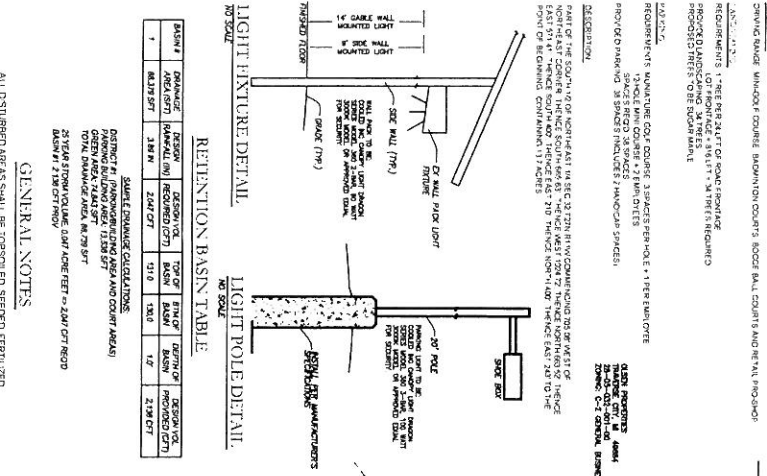
PLANTING DETAIL - TREES AND SHRUBS

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING CONTOUR
- DRAINAGE DIRECTION ARROW
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED LANDSCAPING
- SMALL IRRIGATION
- BARRIER FREE PARKING SIGNS



LOCATION MAP



LIGHT FIXTURE DETAIL

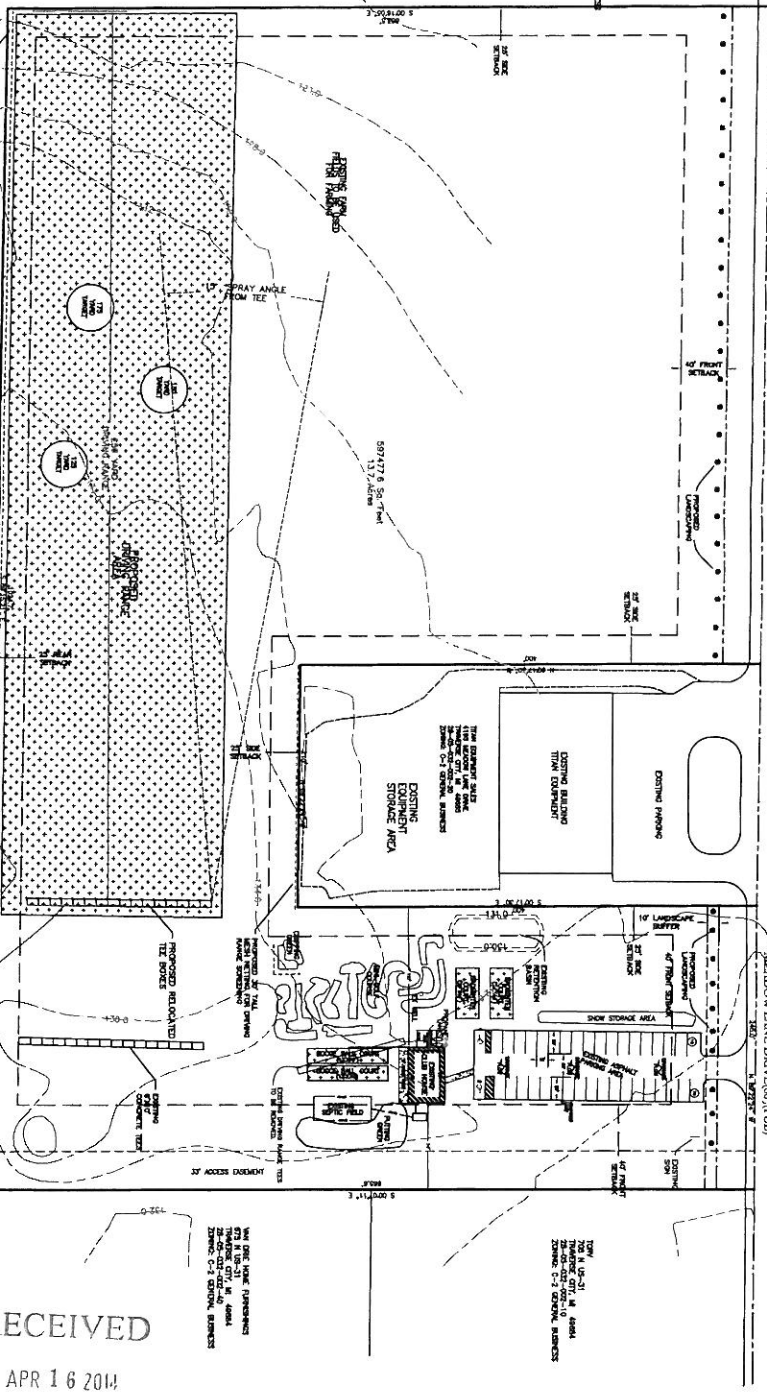
LIGHT POLE DETAIL

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| 1 | AS SHOWN | AS SHOWN | 04/16/2014 | JW | 1 | 04/16/2014 | JW |

RETENTION BASIN TABLE

RETENTION BASIN TABLE
 NO SCALE
 ALL DISTURBED AREAS SHALL BE TOPSOILED, SEED, FERTILIZED AND MULCHED.
 CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.
 BUSHES AND TREES SHALL BE PLANTED AND MAINTAINED BY CONTRACTOR.
 EXISTING BUILDING FOOTING AND PROPOSED PARKING SIGNING TO MEET STANDARDS FOR SECURITY OF PARKING AREA.

GENERAL NOTES



RECEIVED
 APR 16 2014

PLANNING SITE PLAN
JUST GOLF, INC.
 SECTION 32 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP., GRAND TRAVERSE COUNTY, MICHIGAN

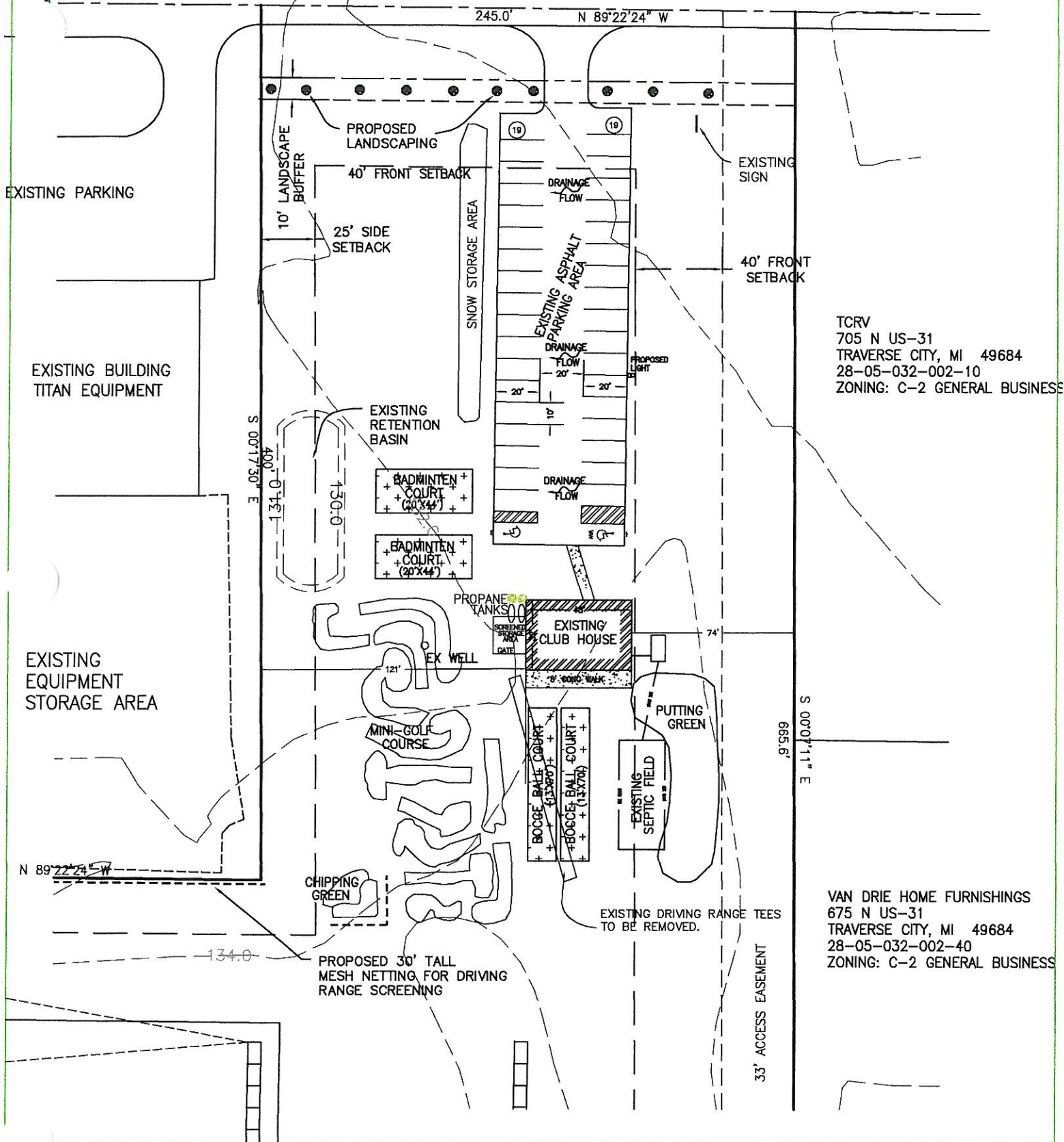
DRAWN BY: WLC
 CHECKED BY: WLC
 DATE: 03/25/2014
 REV DATE: 04/16/2014 REV DRIVING AREA



Andersen & Crain, Inc.
 Surveying, Engineering, Consulting, & Design
 2636 Garfield Road N., Suite 30
 Traversa City, MI 49882
 Phone: (231) 947-7255 Fax: (231) 947-7275


JOB NUMBER: 330214
 SHEET 1 OF 1

MEADOW LANE DRIVE (66') (PUB)



TCRV
 705 N US-31
 TRAVERSE CITY, MI 49684
 28-05-032-002-10
 ZONING: C-2 GENERAL BUSINESS

VAN DRIE HOME FURNISHINGS
 675 N US-31
 TRAVERSE CITY, MI 49684
 28-05-032-002-40
 ZONING: C-2 GENERAL BUSINESS

| | | | | |
|---|----------------------------------|--------------|-------------------------------------|-------------------------------------|
|  | Charter Township of Garfield | | General: | <input checked="" type="checkbox"/> |
| | | | Budget Related: | <input type="checkbox"/> |
| | | | In Camera: | <input type="checkbox"/> |
| Department: | Planning | Report No. | PD 2014-34 | |
| Prepared: | May 6, 2014 | Pages: | Page 1 of 3 | |
| Meeting: | May 14, 2014 Planning Commission | Attachments: | <input checked="" type="checkbox"/> | |
| Subject: | PUD Discussion Continued | | | |
| File No. | PUD-2014-01 | Parcel No. | 05-015-059-20 | |
| Applicant: | Mansfield Land Use Consultants | | | |
| Owner: | OTTC LLC | | | |

PURPOSE:

An application for a mixed use Planned Unit Development in the A1-Agricultural district was submitted in January following a conceptual review of the plan in 2013. Since the initial plan submittal in January 2014 the plan had remain relatively unchanged. The applicant has submitted a redesign of the northern portion of the site and requests comment by the Commissioners on the change. The purpose of this report is to identify the changes and outline a number of broader issues for your consideration.

PROPERTY:

The subject property is located on approximately 52 acres of property off of North Long Lake Road. The property appears to be a large open, gently sloping, grassy field typical of old farming homesteads of the past. The property has a width of approximately 877 feet along North Long Lake Road and has a depth of approximately 2,471 feet.

The zoning (and land use) of adjacent properties consists of A1Agricultural zoned property to the north (mixed use PUD), R-1B Single Family Residential to the east (single family homes), R-1B Single Family Residential to the south (single family homes) and A1 Agricultural to the west (Montessori Private School).

STAFF COMMENT:

The applicant has submitted a request to the Planning Commission (and Township Board) for review and consideration of a mixed-use PUD. (For the purpose of this report we have intentionally left ~~striketrough~~ text to indicate changes). The applicant requests to incorporate various regional and residential uses along N. Long Lake Road that consist of a ~~gas station/convenience store~~, a financial institution with drive thru, three 12-unit apartment buildings, ~~seven~~ 27 senior cottages and a ~~120~~ 70 unit senior living facility. Each of the foregoing uses are departures from what would regularly be allowed in the underlying zoning district. The southern 2/3rds of the project would consist of ~~64~~ 58 single family home sites with reduced setbacks, area, road frontage/width etc. Due to the numerous departures from the underlying district, and changes in the project, the applicant will be required to update their submittal documents, impact assessments, relief from standards and agency reviews.

TRAFFIC:

The traffic analysis remains incomplete as the applicant has yet to submit additional information for review by our consultant. The Planning Commission may want to discuss the traffic study deficiency before making further decisions on the proposed uses as traffic may dictate the density of the project or which uses are appropriate, given the current infrastructure (North Long Lake & Zimmerman Roads).

CIRCULATION:

The primary project entrances are from North Long Lake Road on the north side and from Zimmerman Road to the east. In addition, the project proposes a local connection to the west, by way of the Eaglehurst Estates subdivision. The entrance into the Eaglehurst subdivision is by way of Ravenhurst Drive, a public road that was built at the time the subdivision was approved. The project also proposes a south connection to the Heritage Estates subdivision. It will be necessary to require cross access easements from the existing county roads (Ravenhurst / E. Colonial) to the proposed private roads.

The boulevard entrance from North Long Lake Road leads to a roundabout that connects to a unique circular drive to the east that providing access to several new residential units, the proposed apartments, assisted living facilities and several stand alone garages. Moving south into the single-family area, Sheffer Farm Road makes a series of curves intended to discourage cut-through traffic and to calm (slow) traffic moving within the development itself.

NON-MOTORIZED:

The PUD offers its residents a single pathway through the middle of the project but fails to provide external circulation, as the perimeter trail section that had previously been shown to meet the intent of our non-motorized plan and to provide a public benefit is no longer indicated. Staff is of the opinion that the applicant should also be required to provide pedestrian walkway along N. Long Lake Road. Walkways along roadways have been required for all projects approved over the last few years along high traffic corridors. Due to the location of the project, the high traffic area, density proposed, and the numerous departures from the underlying district, this should be considered a minor requirement.

OPEN SPACE:

The Planning Commission has consistently identified the lack of open space on the 53 acre parcel (southern portion of property) as a concern. The applicant is proposing the PUD perimeter buffer (30-feet on the sides, and 50-feet along a public road), internal trail area and a one acre parcel be considered as open space. The Planning Commission should discuss if the modification meets the intent of the Zoning Ordinance, to “*consolidate and maximize useful open space*” on this 53 acre parcel.

PARKING LOT CIRCULATION AND SPACES:

The applicant should address the parking areas associated with the apartments and assisted living facility as the plan does not adequately provide a comparison for parking or delineate the parking areas per use. It appears that very few immediate parking spaces

are available for the assisted living facility and it is not clear if the required spaces are being replaced by garages or carports. The applicant should address the lack of visitor and employee parking associated with the proposed 70 unit building. The lack of green space around the assisted living facility is also limited and merits discussion.

REFUSE LOCATION:

The lack of refuse containment for the apartments is a concern along with the location of the containment for the assisted living facility. As designed, the refuse bins for the assisted living facility are now located approximately 120 feet from the building and placed in an area that will require a garbage truck to back out in excess of 120 feet and around a curve. It is anticipated that the applicant will be able to address these concerns without much issue.

LIGHTING:

LED lighting is proposed throughout the site. The photometric plan will require updating to reflect the redesign of the site.

STORMWATER:

It is unclear how storm water will be addressed on the northern portion of the site as basins and flow arrows do not appear to be indicated on the plan. It is anticipated that the southern (single-family) portion of the site regarding storm water will remain as previously proposed and incorporating a series of small stormwater basins throughout the site. The Township's stormwater review consultant will review and comment on the proposed stormwater plan prior to a decision on the project.

SNOW STORAGE:

Areas are indicated on the plan (northern portion of the site) however it is unclear if the areas are sufficient due to a lack of detail. Snow storage is also proposed between the newly designed single family home sites. As presented, it appears the areas between the homes are intended to support the snow from the apartments. The applicant should be prepared to update the Commission on this intent and provide supporting information for review on the snow storage areas.

PUBLIC BENEFIT:

The request for additional uses (bank, apartments, assisted living, and increased density) from the underlying agriculture zoning district remains significant. The applicant previously proposed a bicycle path along the perimeter of the site, and a football field sized area of open space for his projects public benefit. The Planning Commission made comment that the offer had not been sufficient enough to compensate for the numerous departures from the Ordinance.

CONCLUSION:

Sheffer Farms is a proposed mixed-use PUD proposed in the A-1 Agricultural zoning district. The redesign on the project will require updated documents however it appears the applicant is seeking comment on the newly submitted design plan. No action is required by the Planning Commission.

April 30, 2014

Mr. Roberto Larrea
Director of Planning and Zoning
Charter Township of Garfield
3848 Veterans Drive
Traverse City, Mi. 49684

Re: Proposed Sheffer Farm PUD

Dear Roberto,

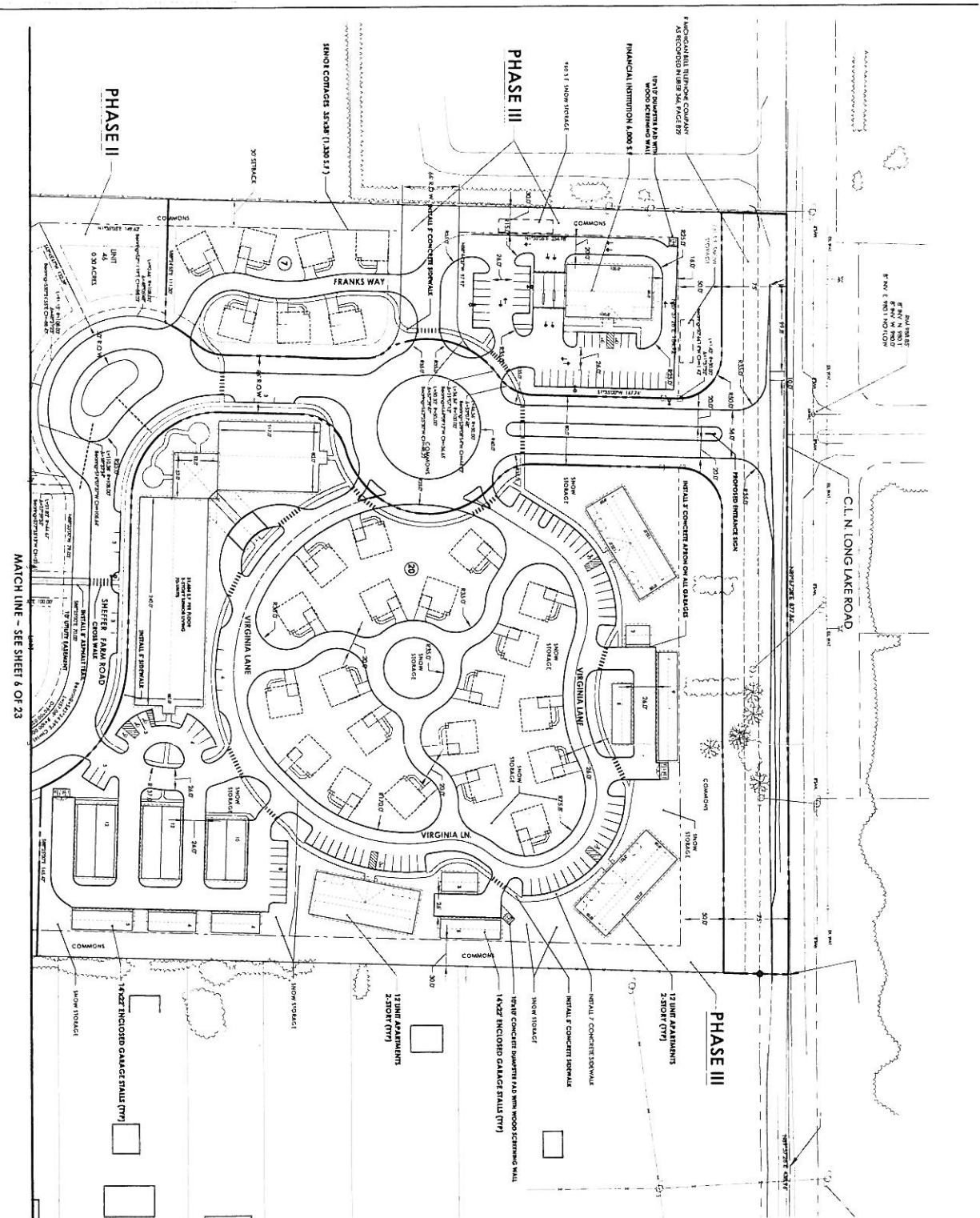
Attached please find two drawings, the first a site plan of the overall development and the second a larger scale plan of the northernmost third of the development. These plans exhibit revisions to the original plan modified as of results of discussions with the public and planning commission over the last few meetings. Most significantly you will notice the elimination of the neighborhood store completely and in that same area you will know see a cluster of 20 single family cottages access through a village like street system. We have also made changes in the alignment of the apartment buildings and senior center. We are not asking for more density or any other exceptions not outlined in the original submittal. We believe these changes will any reduce perceived traffic, open areas of green space while still sustaining the project. It also must be noted that we are still planning to construct the public non-vehicular trail system through the center of the project, a football field size use-able open space area in the center of the residential area.

I would ask that you forward these plans onto the Planning Commissioners such that we may further discuss them at the next regular meeting. I thank you and the rest of the staff for the time taken by this exercise. Should you have any other questions or concerns please do not hesitate to contact me.

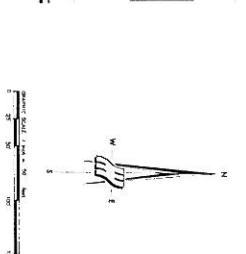
Respectfully,



Douglas L. Mansfield
President
Mansfield Land Use Consultants



MATCH LINE - SEE SHEET 6 OF 23



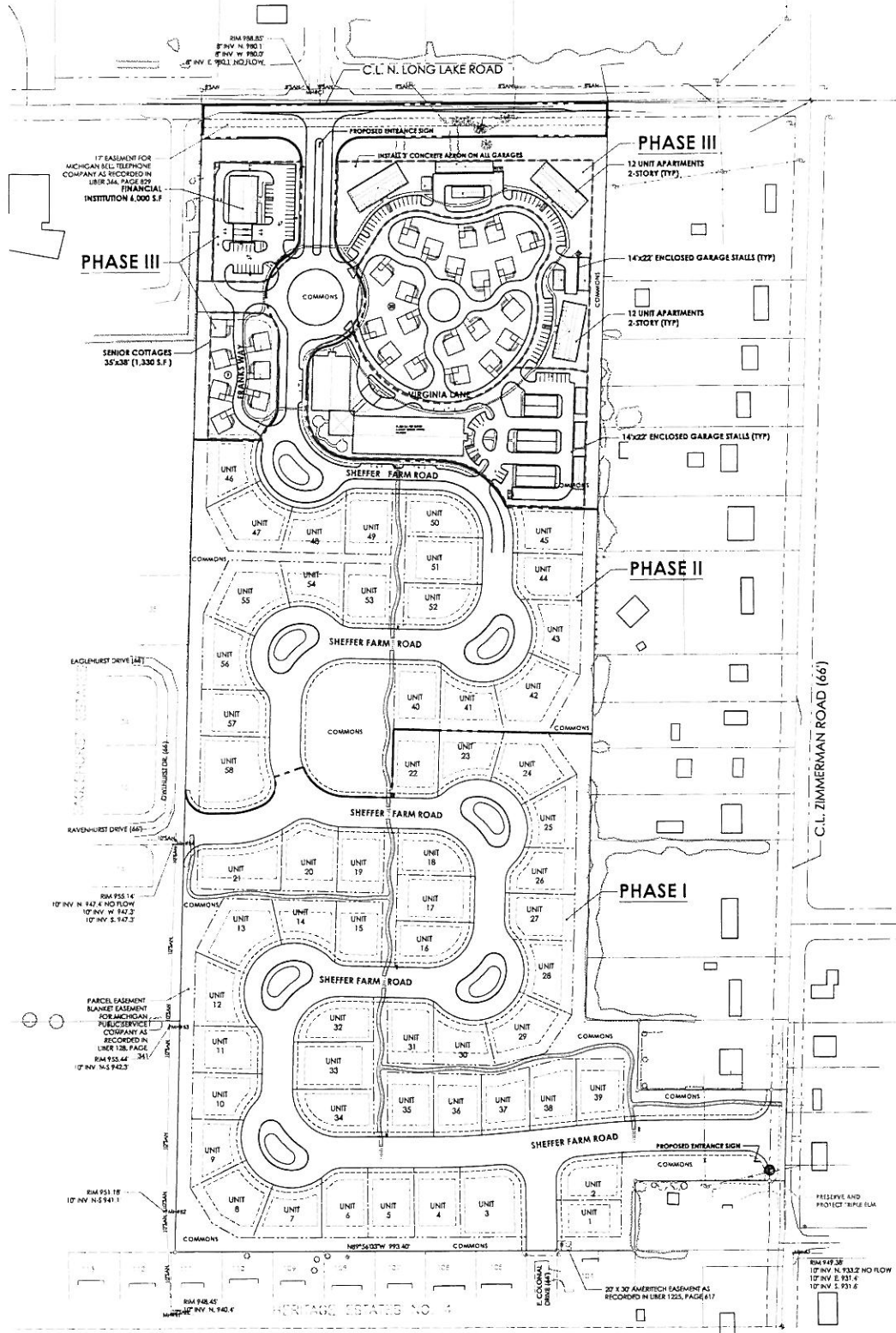
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OTC LLC
 Sheffer Farm
 Site and Dimension Plan Detail
 Section 18, Town 27 North, Range 11 West
 Garfield Township, Grand Traverse County, Michigan

| NO. | DATE | DESCRIPTION |
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Mansfield
 Land Use Consultants

830 Conger Dr., Ste. 201
 P.O. Box 4015
 Traverse City, MI 49685
 Phone: 231-946-5310
 www.mansfield.com
 info@mansfield.com



SHEET 4 OF 23
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 PREPARED BY
 DATE

OTC LLC
Sheffer Farm
Site Plan
 Section 18, Town 27 North, Range 11 West
 Garfield Township, Grand Traverse County, Michigan

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 or
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 info@mansfield.com

April 24, 2014

Mr. Roberto Larrea
Director of Planning and Zoning
Charter Township of Garfield
3848 Veterans Drive
Traverse City, Mi. 49684

RECEIVED

APR 30 2014

PLANNING

Re: Propose Buffalo Ridge Center –PUD Submittal

Dear Roberto,

Per the discussion and comments made at the regular meeting of the Planning Commission in April of this year, we have outlined the following responses in order to clarify what needs to be done in order to expedite this process as it appears a decision should be eminent in the very near future. These responses and clarifications are not in any kind of order and are as follows:

1. The Township desires a storm water system maintenance plan.
 - a. Our Engineers are preparing that currently. It will be based upon the original plan set forth by the G.T. County Drain Commission through the original Outlet mall Development but now take into consideration the Storm Water Ordinance of the Charter Township of Garfield with the inclusion of the more advanced filtering system, which exceeds the treatment provided for in the ordinance, as we have agreed to install as a best management practice and our commitment to the Kids' Creek watershed.

2. The Township's consultant has asked for the verification of the volume and condition of the existing storm water management systems on site.
 - a. Since the most recent spring thaw our surveyors have located the outlets for the basins and surveyed the basins themselves. The project Engineer is currently verify the volume and the storm water management system as a whole. It should be noted that even with the Fall, Winter and Spring conditions we have had this year, which have flooded portions of many regional rivers, streams and drainage systems, this 20 year old system still functioned as it was designed and constructed some twenty years ago. This analysis should be available by mid next week for your consultants review.

3. It was recommended to the Planning Commission by your staff that the RDO mandate that the proposed trail connection paralleling U.S. -31 HWY. be constructed by the time Certificate of Occupancy was sought on the new theatre.

a. Due to the timeliness of MDEQ and sensitivity of the creek crossing itself our owners were concerned that permitting and construction of this trail would not be completed in the same time period as is being sought for the construction and occupancy of the theater. In a compromise solution the Owners suggested that the RDO state that the trail must be in place within a year after the theater was occupied. Our owners can commit to this.

4. At the last meeting the Planning Commissioners received a letter from the proposed operators of the theater that took into consideration the concerns of the Planning Commissioners given in the March, 2104 meeting. The elements discussed the operators experience with joint and reduced amounts of parking as well as the market for the additional theater space.

5. The Grand Traverse Mall is attempting to enlist the Township in its efforts to delay our project for their own competitive purposes. They have no concern for the benefit to be realized from redevelopment of this site, or for the zoning ordinance. Their objections have no merit, and are not a valid basis for further delaying approval of our application. For example, the objection they raised about "spot zoning" by the PUD device is incomprehensible, considering that theatres are a permitted use and shopping centers a special use in this district.

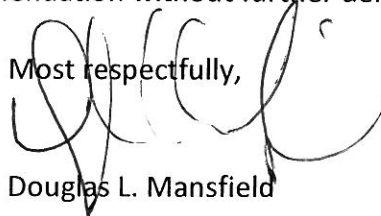
Their claim the ordinance "mandates" a traffic study, market feasibility study, or financing information ignores that Section 8.10.7 requires that information be submitted only "upon request" of the Township, and that the Planning Commission has determined it is not necessary. Their complaints also ignore the practical reality that the existing project is a shopping center with theatre complex, and it will be put to the same use under the PUD.

While it appears that the Planning Commission is giving little weight to most of GTM's claims, we understand that the Township Attorney is reviewing the claim that the project must be treated as a "phased" PUD, such that compliance with Section 8.10.10 is mandatory. Section 8.10.10 is simply not applicable. We wish to be clear about the project on this point: Although we have referred to this as Phase I of the project, we are requesting PUD approval for the construction, demolition, and retention of buildings exactly as depicted on the plan submitted. We are not proposing to construct the project in phases; the project will be commenced and completed within the time frame required by Section 8.10.12 of the Ordinance. When completed within that timeframe, the project will match the plans as presented.

Section 8.10.10 is intended to allow a developer to construct a large scale project according to a timetable that would not otherwise meet Section 8.10.12(2), so that the developer has the assurance they can complete the entire project as initially conceived, while the Township insures that each phase will be able to stand on its own if completion takes a long time, or if future phases are never completed. None of those concerns are present here: The PUD as proposed will be constructed as one unified project, within the time constraints of the Ordinance, and what is built will match the plan when it is done. If conditions should merit a further change, we understand we will need to seek a Special Use/PUD amendment as provided in Section 8.1.6 of the Zoning Ordinance.

Our application has been in front of the Planning Commission since February. The delay has already begun to impact the project schedule. We appreciate the Township's need for careful review, but we have complied with all the application and approval requirements, and are entitled to a positive recommendation without further delay."

Most respectfully,



Douglas L. Mansfield

CC: James F. Scales, ESQ., Mika Meyers Beckett & Jones, Jonathon R. Moothart, ESQ.
Joseph Sarafa, ESQ.