

CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING

Wednesday, May 25, 2016 @ 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  
None
3. Correspondence
4. Reports
  - a. Township Board
  - b. Planning Commissioners
  - c. Planning Department - Moratorium Update, Training
5. Business to Come Before the Commission
  - a. PD 2016- 38 – Master Plan Discussion - Goals & Objectives Cont.
6. Public Comment
7. Items for Next Agenda
  - a. Crown PUD - Public Hearing
  - b. Lucky's Market - Buffalo Ridge PUD
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 Lanie McManus, Clerk. Ph: (231) 941-1620, or TDD #922

	Charter Township of Garfield Planning Department Report No. PD 2016-38		
Prepared:	May 18, 2016	Pages:	1 of 6
Meeting:	May 25, 2016 Planning Commission	Attachments:	<input type="checkbox"/>
Subject:	Master Plan - Draft Goals and Objectives resulting from public comment		

**BACKGROUND:**

This report is intended to keep the Master Plan process moving by identifying what respondents to the public input survey felt was the single most important issue that the Master Plan should address. This is an interesting question because the open-ended format allowed for input on what the other questions may have missed.

There were many issues but the most common are listed below. This report is formatted to summarize common sentiments by each individual issue, and then suggest possible goals and objectives which may help to address these issues.

Please note that all content below is in draft form, and is presented as a brainstorming approach to help the Planning Commission talk about goals may not have been discussed about to date. Put your thinking caps on.

Please also note that some of these ideas may already be incorporated in some manner in the draft Master Plan. For others, it may be appropriate to combine them. Following Planning Commission discussion, Staff will finalize desirable goals and objectives and incorporate them into the Master Plan.

**Common responses regarding Traffic-Roads-Transportation**

1. East West Traffic Flow-Congestion
2. North South Traffic Flow-Congestion
3. Bypass needed for East West
4. Can the current infrastructure support new developments?
5. Large Trucks on private roads
6. Traffic Lights and their timing-can they be in sync?
7. Turn Lanes more visible on roads and signage
8. Speed Limit/Speeds on feeders/ Signs lacking
9. Properly lit streets
10. Secor Traffic light to short
11. Bridge over Boardman
12. More Bike Paths along major arteries
13. Infrastructure not built for autos-connect trailways
14. Remove Dead Trees along Roadway

15. Don't want Turnabouts
16. Concentrate on what you have and make improvements
17. Sidewalks-More Sidewalks, Veterans Drive,

**Potential Transportation goals/objectives:**

- **Goal:** To implement the tenets of the Complete Street Policy which advocates for roadways that are planned, designed, and constructed to provide appropriate access to all legal users in a manner that promotes safe, efficient multi-modal movement across town.
- **Objective:** Design streets within new developments in a manner which allows the most efficient and least expensive extension of infrastructure and provision of services.
- **Objective:** Work with transportation authority(s) Grand Traverse County Road Commission (GTCRC) and the Michigan Department of Transportation (MDOT) to employ effective traffic control devices addressing timing of lights, signage, street markings and lighting on streets to strive for safety and facilitate ease of travel.
- **Objective:** Coordinate transportation improvements with the GTCRC, MDOT and Traverse Transportation Coordinating Initiative, (TTCI) to develop solutions for access management, road improvements, and pedestrian connectivity along the Township corridors.
- **Objective:** Encourage alternative transportation options by incorporating a street system of interconnected streets with non-motorized transportation facilities built into the street system.
- **Objective:** When development impacts are shown to reduce safety or level of service beyond acceptable service, implement capacity and safety improvements as a condition of the new development project.
- **Objective:** Increase non-motorized connectivity between residential neighborhoods and nearby non-motorized facilities to connect residents to commercial areas, employment, recreation and public transportation.
- **Objective:** Implement zoning practices that require traffic impact studies as part of the rezoning and/or site plan review process for developments that are anticipated to generate significant volumes of traffic, in accordance with the practices as outlined in MDOT's Evaluating Traffic Impact Studies-A Recommended Practice for Michigan Communities.

**Common responses regarding Natural Resources:**

## Draft Master Plan - Continued Discussion

1. Need to Remove Dams
2. Need to provide more Lake Access
3. Riverbed restoration
4. Protect Water from Pollution

### Potential Natural Resources goals/objectives:

- **Goal:** to protect and restore natural resources and allow for accessibility
- **Objective:** To communicate and coordinate with stakeholders such as the Grand Traverse Bay Watershed and Department of Environmental Quality, to ensure preservation, remediation and protection of our natural resources.
- **Objective:** to develop and implement policies that will promote the preservation of sensitive areas through zoning, public purchase of property, and conservation easements.
- **Objective:** to create policy/ordinances that will protect and enhance groundwater and surface water resources from contamination from failing septics, fertilizer run-off and other sources of pollution.
- **Objective:** To collaborate with area non-profit environmental groups and landowners to identify key environmental features and natural features.
- **Objective:** Work with Lake Associations, boards and homeowner associations to educate them on groundwater and lake quality preservation through proper use of fertilization, removal of exotic species, septic tank maintenance and preservation of riparian vegetation.
- **Objective:** Require development reviews to include information pertaining to the effects of the development on area groundwater sources.
- **Objective:** Require environmental impact studies for areas with significant natural features so development is more sensitive to the surrounding environment. Encourage protection of floodplains, wetlands, groundwater resources, natural features, and other environmental features when reviewing development proposals

### Common responses regarding Parks and Recreation:

1. Need of Exercise Parks

### Potential Parks and Recreation Goals/Objectives:

- **Goal:** to provide for diverse recreation opportunities at Township parks
- **Objective:** to update the Parks and Recreation plan as needed to meet the needs of the users of the park system in order to provide accessible facilities and opportunities for all physical abilities and socio-economic characteristics.
- **Objective:** continue to implement policies that promote the preservation of sensitive areas through zoning, public purchase of property, and conservation easements

**Common responses regarding Agriculture Preservation:**

1. Need for Preservation of Farms and natural area
2. Encourage agricultural activities-Farmer Market

**Potential Agriculture Preservation Goals/Objectives:**

- **Goals:** To encourage the preservation of prime agricultural lands and to support the agriculture industry.
- **Objective:** encourage and guide, development and housing densities based on how they relate to the natural and environmental features offered.
- **Objective:** Enhance and develop programs through organizations such as Michigan State University Extension, USDA and Conservation Districts to support the agricultural industry in Garfield Twp.
- **Objective:** Identify and consider protection of prime, unique and important agricultural lands in the Township.
- **Objective:** Continue to work with local farmers and the agricultural industry to enhance and protect farmlands by allowing agricultural commercial/tourism activities, i.e., farmer's markets.

**Common responses regarding Public Transportation:**

1. BATA-Need to increase pick-ups in residential areas, senior housing areas.

**Potential Public Transportation Goals/Objectives:**

- **Goal:** To provide access to public transportation within the township.
- **Objective:** Ensure that affordable rental units and senior housing developments are accessible to public transportation.

- **Objective:** Institute design standards for site plan review to ensure public transportation access to all segments of the population specifically those with physical disabilities.
- **Objective:** Encourage new developments to accommodate public transit by incorporating bus stops and curb stops to allow for public transit.
- **Objective:** Meet with Bay Area Transportation Authority to identify key areas in order to meet the needs of the users of the system.

**Common responses regarding Public Services-**

1. Police/Fire/Ambulance-More police services

**Potential Public Services Goals/Objectives:**

- **Goal:** Provide adequate coverage to all residents and businesses of Garfield Township.
- **Objective:** Collaborate with the GTCSD and the Metro Fire Department to ensure that the public health and safety of our residents and businesses continue to be met.

**Common responses regarding Housing:**

1. More subdivisions for families
2. More affordable apartments
3. More senior couple adult facilities
4. Senior housing that provides for ADA accessibility as well as public transportation
5. Single adult housing
6. 1 Floor Apartments for Seniors
7. "Affordable" affordable housing
8. Keep High Density Housing in High Density Area
9. Smaller Developments-Less density
10. Control subsidized housing in Township
11. Housing for homeless
12. Enforce Zoning

**Potential Housing Goals/Objectives:**

- **Goal:** Provide a mix of housing styles, types, and sizes to accommodate all demographic groups.
- **Objective:** Ensure new developments are located in areas that existing infrastructure can support.

## Draft Master Plan - Continued Discussion

- **Objective:** encourage innovative development opportunities to ensure preservation of sensitive environmental features.
- **Objective:** Ensure that affordable rental units and senior housing developments are accessible to public transportation.
- **Objective:** Achieve a mixture of unit sizes and types commensurate with community housing needs and goals.
- **Objective:** Encourage development to meet the specialized needs of the elderly population enabling them to age in place.
- **Objective:** Identify strategies and funding tools to maintain existing affordable housing and increase the supply as the demand requires.
- **Objective:** Encourage high density development to provide for green spaces, playgrounds and dog parks.

### Common responses regarding Commercial Development

1. Encourage shared curb cuts
2. Remodel and refurbish existing commercial buildings
3. Prevent Sprawl
4. Control Light Pollution

### Potential Commercial Development Goals/Objectives:

- **Objective:** Promote the redevelopment, rehabilitation, and adaptive re-use of existing commercial sites and buildings within existing commercial areas.
- **Objective:** Require shared access and cross access between non-residential properties; eliminate existing and future curb cuts where possible.
- **Objective:** Continue to require dark-sky lighting practices and strictly enforce the Zoning Ordinance.

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#### Misc comments:

- PDR
- Encourage dog park areas in new development
- Allow marijuana collectives
- Keep taxes low
- Control Noise Pollution
- Public Sewer/Water expansion