

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

**Wednesday, May 27, 2015 @ 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**
May 13, 2015
3. **Correspondence**
4. **Reports**
 - a. Township Board
 - b. Planning Commissioners
5. **Business to Come Before the Commission**
 - a. PD- 2015-41– Maple Ridge Apartments (Continued)
 - b. Housing Task Force Presentation - John Sych
6. **Public Comment**
7. **Items for Next Agenda – May 27, 2015**
 - a. Lone Tree - Medical Project
8. **Adjournment**

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

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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

 Charter Township of Garfield Planning Department Report No. 2015-45		
Prepared:	May 20, 2015	Pages: Page 1 of 2
Meeting:	May 27, 2015 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Maple Ridge Apartments – Decision Item	
File No.	SUP-2015-01	Parcel Nos. 05-023-026-20 & 30 05-023-025-20 & 40
Applicant/Owner:	Midwest MFD LLC – Maple Ridge	
Agent:	Mark Oppenhuizen; Oppenhuizen Architects	

PURPOSE OF APPLICATION:

The application requests Special Use Permit (SUP) approval 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.

SUBJECT PROPERTY:

The proposed development site is comprised of four properties located along the west side of LaFranier Road, roughly 1/4 mile north of Hammond Road. The subject parcel numbers are 05-023-025-40, 05-023-026-30, 05-023-026-20, and 05-023-025-20. The subject properties were recently rezoned from A-1 Agriculture to the current R-1M Multi-family District.

STAFF COMMENT:

This application was introduced on April 8, 2015 and a public hearing was held on May 13, 2015. At the conclusion of the public hearing, the Planning Commission discussed the project and directed Staff to prepare Findings of Fact in support of the application.

As a reminder, the following items have been discussed through the course of review and are included as conditions of approval on the recommended motion for project approval:

- Landscaping. Approval should be conditioned on the applicant working with Staff to determine which existing trees on the site will be included towards overall landscaping requirements. This condition also includes a note to ensure that trees which will be retained will be appropriately protected prior to commencement of any grading on the site.
- Cross-access. Approval should be conditioned upon the applicant working with Staff to reach an adequate compromise to ensure future cross access by and between the subject property and the future development area to the south, as well as to ensure public access to the pedestrian pathway to be constructed parallel to La Franier Road.
- Site infrastructure and amenities. Approval should be conditioned upon the integration and sharing (to the extent reasonable) of site amenities and infrastructure (such as the central trash compactor, open spaces, and roads) when the property to the south is developed.

ACTION REQUESTED:

As noted above, the Planning Commission has requested Staff to prepare findings in support of the application, and these findings are attached. The following motion would be appropriate to adopt the findings of fact:

(MOTION) THAT the Finding of Fact for Special Use Permit #2015-01, Maple Ridge Apartments, BE ADOPTED. (*Motion to be made only following review, modification as necessary, and acceptance of the draft document*).

The following motion is recommended to approve the project, subject to the conditions as noted, and subject to conditions which are routinely added to all approvals:

(MOTION) THAT the application for Special Use Permit #2015-01, Maple Ridge Apartments, BE APPROVED subject to the following conditions:

1. The applicant shall work with Staff to finalize landscaping plans, in particular to determine which existing trees on the site may be included towards landscaping requirements. All existing trees which are to remain on the site shall be adequately protected by snow fencing (or other similar measure) to be installed along the tree drip line prior to the issuance of a grading permit.
2. The applicant shall work with Staff to identify an appropriate means to provide future cross-access between the subject property and the future development sites to the south, as well as to ensure public access to the pedestrian pathway to be constructed along La Franier Road.
3. At such time as the additional lands within the Special Use Permit legal boundary are developed through a major amendment, the applicant shall make good faith efforts to integrate the two development areas and consolidate services, such as the centrally located trash compactor, roads ways, and open spaces.
4. The applicant shall provide two (2) full sized plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.
5. The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within ninety (90) days of final approval by the Township or approval shall be considered to have expired.

Any additional information that the Planning Commission determines necessary or appropriate may be added to either of the above motions.



Charter Township of Garfield

Grand Traverse County

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

DRAFT FINDING OF FACT for Special Use Permit #2015-01 – Maple Ridge Apartments

Subject Properties: The application affects four properties along La Franier Road, roughly 1/4 mile north of Hammond Road.

Parcel Numbers: 05-023-025-40, 05-023-026-30, 05-023-026-20, and 05-023-025-20.

Current Zoning: R-1 M- Multi-Family Residential

Request: To construct a 232-unit apartment project on approximately 22 acres of R-1M zoned property located on LaFranier Road.

Owners: Pamela Alexander; Clark Cole; Shawne Cole; Katrina Cole

Applicant: Midwest MFD, LLC

Agent: Mark Oppenhuizen; Oppenhuizen Architects

General Findings:

1. Midwest MFD, LLC has applied for a Special Use Permit to construct an apartment complex. Multi-family buildings and developments are a use which may be permitted by Special Use Permit in the R1-M Zoning District.
2. The subject project will contain 232 multi-family units on approximately 22 acres of land.
3. The project includes 9 apartment buildings of various sized apartments ranging from 1 bedroom to 3 bedroom units.

Township Zoning Ordinance Article VIII

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 Planning Commission has determined that the proposed project is located within the "La Franier Neighborhood Planned Development," which is described to include a mix of residential development ranging from single-family to multiple family units, mobile home parks, and institutional uses. Upon evaluation of surrounding uses, the Planning Commission finds that the proposed project is compatible with the surrounding land uses and intent of the area in which it is located.

(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 Planning Commission finds that the project will be a benefit to immediate area and community as a whole for the following reasons:
 - It is located close to amenities, public transportation, and health services.
 - The project is designed with internal amenities including a kids play area, walking trails through protected tree stands, fire pit, a club house, pool and hot tub area, a dog park, and sidewalks within the site itself and along LaFranier Road.
 - Studies have indicated that this type of housing is needed in Grand Traverse County and Garfield Township.

(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 project will be served by water and sewer, which has been deemed to have adequate water to provide required pressure and flow.
- The complex is accessed from two entrances along LaFranier Road. The primary access drive is a boulevard entrance, while the second southerly entrance will primarily function as an emergency access until such time as the south acreage is developed, and the access is converted to a boulevard entrance.
- Fire and police protection are available to the site; issuance of land use permits will be subject to final review and approval of the Grand Traverse Metro Emergency Services Authority. Plans for on-site

drainage are subject to review and approval by the Township engineer. The site is served by municipal sewer and water systems; issuance of land use permits will be subject to approval of the County DPW and DEQ permits.

(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 anticipated.

(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 are foreseen.

(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 has been authorized by the various property owners to apply for Special Use and Site Plan approval.

(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 GTZO § 8.1.

(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 application demonstrates compliance with the regulations of the R1-M Multiple Family Residential Zoning 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:
See Finding 8.1.3(1)(c).

(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:
 - The project has been reviewed by agencies with jurisdiction and approval is required prior to permitting of the project.

(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 Planning Commission finds that the applicant has designed a development that is intended to save existing tree stands and create multi-use drainage basins.

(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:
 - This standard is not applicable as no flood plains or open space areas as indicted on the master plan are known to exist.

(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:
 - The project site is designed to meet the requirements of the Township's Stormwater Control 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 project site is relatively flat. Necessary grading will result in the loss of a number of trees, but no substantial slopes which contribute to the character of the area exist. No grading will occur in areas where existing woodlands are proposed to be retained.

(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:
 - The project is being developed in logical sequence and in a manner where each phase can stand alone in regards to utilities, access, and erosion controls. Project approval will include a stipulation which provides future cross-access by and between the subject properties and future development sites to the south.

(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:
 - The project includes construction of a turn lane on La Franier Road, which has been designed and coordinated with the County Road Commission. The project includes connecting to and extending municipal water and sewer services, which meets the intent of this standard.

(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:

- The project will be landscaped in accordance with regular landscaping requirements. The Planning Commission finds that additional landscaping fences or walls are unnecessary to meet the intent of the Ordinance.

(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 Planning Commission finds that the parking layout will not adversely affect the flow of traffic within the site or to and from adjacent streets.

(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 Maple Ridge project provides sidewalks within the site itself and along La Franier Road. Project approval will include a stipulation that the sidewalk along La Franier Road shall remain open to the public.

(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:
 - Garbage disposal will be accomplished via a central trash compactor which will be shared by all residents. The Planning Commission finds that the refuse containment and disposal as proposed meets the intent of this standard. At such time as the remaining property within the Special Use Permit boundary is developed, efforts will be made for this central compactor to service all phases of the development.

(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 Planning Commission finds that the project is designed to be consistent with sound planning principals and will provide increased density in an area appropriately located to services and the Traverse City core.