

CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
May 27, 2015

Call Meeting to Order: Vice Chair Nelson 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, Terry Clark, Gil Uithol, Joe Robertson, and John Nelson

Absent and Excused: Kit Wilson, John Racine

Staff Present: Rob Larrea

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

Commissioners noted that agenda item #7 should read "Items for Next agenda – June 10th".

Clark moved and Robertson seconded to approve the agenda as amended.

Ayes: Clark, Robertson Uithol, Cline, Nelson
Nays: None

2. Minutes

a. May 13, 2015 Minutes (7:00)

Uithol moved and Robertson seconded to adopt the May 13, 2015 Regular Meeting minutes as presented

Ayes: Uithol, Robertson, Clark, Nelson, Cline
Nays: None

3. Correspondence (7:02)

None

4. Reports:

a. Township Board (7:02)

No report

b. Planning Commissioners (7:02)

No reports

5. Business to Come Before The Commission**a. PD 2015-41 – Maple Ridge Apartments (7:02)**

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. The 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.

Clark moved and Uithol seconded THAT the Finding of Fact for Special Use Permit #2015-01, Maple Ridge Apartments, BE ADOPTED.

Yeas: Clark, Uithol, Cline, Robertson, Nelson

Nays: None

Clark moved and Robertson seconded 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 LaFranier 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, road ways and open spaces.*
- 4. The applicant shall provide two (2) full sized plan sets, one (1) 11x17" plan set and one (1) 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.

Yeas: Clark, Robertson, Uithol, Cline, Nelson

Nays: None

b. Housing Task Force Presentation – John Sych (7:05)

John Sych was present to report on the Joint Housing Task Force which has representatives from the city, the townships and the county to address housing issues in our community. The Commission began meeting in October and have since finalized a report. Discussion centered around market Development Opportunities, Partnerships with Non-Profit and Private Developers, Housing Resources, and Awareness. A Target Market analysis showed that the annual demand of housing is high in the area and there seems to be a "missing middle" in terms of the types of housing. The commission has developed a Community Wide Proclamation for housing which states that an organization or municipality supports the goals for housing issues in the community. Commissioners commented on the housing in the area, the report and the cost of utility hook ups.

6. Public Comment (7:26)

None

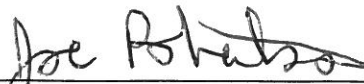
7. Items for Next Agenda – June 10, 2015 (8:17)

a. Lone Tree – Medical Project

Larrea said the Rosewood connectivity issue is being resolved and another conceptual plan may be presented prior to submitting an application.

8. Adjournment:

Clark moved and Uithol seconded to adjourn the meeting at 7:28pm.



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