

**CHARTER TOWNSHIP OF GARFIELD**  
**PLANNING COMMISSION MEETING**  
**June 10, 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, Terry Clark, Kit Wilson, Gil Uithol, Joe Robertson and John Racine

**Absent and Excused:** John Nelson

**Staff Present:** Rob Larrea

**1. Review and Approval of the Agenda – Conflict of Interest: (7:01)**

*Clark moved and Wilson seconded to approve the agenda as amended postponing discussion on item 5.b.*

*Ayes: Clark, Wilson, Robertson, Uithol, Cline, Racine*

*Nays: None*

**2. Minutes**

**a. May 27, 2015 Minutes (7:01)**

*Uithol moved and Cline seconded to adopt the May 27, 2015 Regular Meeting minutes as amended noting that item 5.a. was not a Public Hearing.*

*Ayes: Uithol, Cline, Robertson, Clark, Wilson, Racine*

*Nays: None*

**3. Correspondence (7:02)**

Two items included a letter from attorney Brendan Bouffard regarding the Lone Tree project and a letter from Richard and Christine Kras regarding both Brookside and Lonetree PUD's.

**4. Reports:**

**a. Township Board (7:03)**

Wilson commented that she wanted to make sure that Bouffard's letter addressed to the Township was presented to Planning Commissioners.

**b. Planning Commissioners (7:03)**

No reports

**5. Business to Come Before The Commission****a. PD 2015-46- Brookside Commons (Public Hearing) (7:04)**

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 required 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. Craig Patterson representing the WODA Group discussed the Brookside Commons project to reduce asphalt, structures and finalize the lines and setbacks between buildings. He said the process is moving along and hopes it will be completed soon.

Racine opened the Public Hearing at 7:06pm

Mary Hisoian lives in Lonetree and inquired about the reduction in parking spaces. Larrea explained that the project as approved has an additional 34 parking spaces. The applicant is now requesting to reduce that number to comply with the Ordinance standard of 2 spaces per unit.

Michael Yellan also of Lone Tree, asked about the walkways and asked about the connection of Rosewood. Larrea commented that the connection is a requirement of the ordinance but the developers could agree to the connection on their own terms.

Mary Hisoian asked about the Rosewood connection and commented that the connection would allow people access to Lone Tree. Patterson commented that the Lone Tree community would be able to access the light at Zimmerman for safety purposes.

Racine closed the Public Hearing closed at 7:16pm.

Commissioners expressed concerns with the materials and width of the path in Brookside as it connected to Lone Tree. Patterson said he would wait on the details of the trail until he could gather more information. Commissioners also showed concern with the setbacks and noticed that the commercial setback was not reduced.

Petra Kuehnis of Mansfield stated the site plan showing a 5 foot setback rather than 20 ft was an oversight on her part.

Patterson said he would comply with the 20 foot setback in the commercial district as originally discussed.

*Uithol moved to ask staff to prepare documentation for recommendation of approval for consideration at the June 24<sup>th</sup> meeting with clarification of the*

*commercial setbacks and the inclusion of an updated site plan. Robertson seconded the motion.*

*Yeas: Uithol, Robertson, Wilson, Clark, Cline, Racine*

*Nays: None*

**6. Public Comment (7:32)**

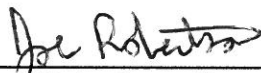
None

**7. Items for Next Agenda – June 24, 2015 (7:32)**

- a. Master Plan – Survey Final Review – Commissioners will be asked to review the survey and it will be put on the website.
- b. Brookside Findings of Fact

**8. Adjournment:**

*Wilson moved to adjourn the meeting at 7:35pm.*



---

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