

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
June 22, 2016**

Call Meeting to Order: Chair Racine called the meeting to order at 7:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Roll Call of Commission Members:

Present: Terry Clark, Gil Uithol, Kit Wilson, John Nelson, Pat Cline, 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 (7:01)

a. June 8, 2016

Uithol moved and Wilson supported to approve the minutes of June 8, 2016.

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

Nays: None

3. Correspondence (7:04)

a. Linda Rutman to PC

4. Reports (7:04)

Township Board Report

No report

Planning Commissioners

Nelson reported that thus far, the new Cass Road bridge is ahead of schedule for completion.

5. Business to Come Before the Commission

a. Buffalo Ridge PUD – Lucky’s Market – Discussion (7:05)

Staff has requested that the Planning Commission weigh in on various issues regarding the redevelopment of the former Horizon Cinema structure to accommodate a new Lucky's market. Because the proposed Lucky's Market project is located within the Buffalo Ridge Center PUD it is subject to the PUD approval and review. Various issues and concerns revolve around the current status of the application being in violation of the original PUD agreement. Larrea

stated that the project is unique due to the PUD being a rehabilitation / redevelopment project rather than a typical greenfield project, however, the project appears to be developed contrary to the original application. The issues at hand include the U.S. 31 trail construction, interior bicycle lanes, pedestrian connectivity within the site and approval process.

The applicant asked the Planning Commission for comments on whether they would allow the project to go forward in a piecemeal manner or if the project was a major amendment to the proposed PUD. The applicant is requesting to allow the rehabilitation of a building and postpone certain improvements. Larrea thought that if the amenities could be installed, then it may be acceptable to have the project completion in stages since it is a rehabilitation project, however, there are concerns with the lack of required pedestrian connectivity to date.

Commissioners discussed the project and had concerns with the lack of plan for the southern portion of the project as typically required. Due to the various issues Larrea suggested a site visit so that Commissioners could visually see what was proposed. Commissioners agreed to the site visit and asked staff to provide a copy of the approved PUD. The Buffalo Ridge Site Visit will be held on July 13th at 6:00 p.m. followed by the regular Planning Commission meeting at 7:00 p.m.

7. **Public Comment (8:09)**

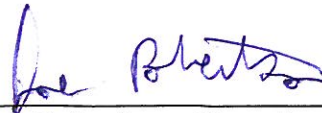
None

8. **Items for Next Agenda – July 13, 2016 (8:03)**

- a. **Buffalo Ridge Site Visit**
- b. **To be determined**

9. **Adjournment**

Nelson moved to adjourn the meeting at 8:10pm.



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