

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
June 24, 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, John Nelson, Kit Wilson, Gil Uithol, Joe Robertson, Terry Clark (7:13) and John Racine

Staff Present: Rob Larrea

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

Uithol moved and Wilson seconded to approve the agenda as presented.

Ayes: Uithol, Wilson, Robertson, Cline, Nelson, Racine

Nays: None

2. Minutes

a. June 10, 2015 Minutes (7:01)

Uithol moved and Robertson seconded to adopt the June 10, 2015 Regular Meeting minutes as presented.

Ayes: Uithol, Robertson, Nelson, Cline, Wilson, Racine

Nays: None

3. Correspondence (7:01)

4. Reports:

a. Township Board (7:02)

Wilson commented that the Board toured the Boardman Lake Apartments before their last meeting and all were impressed by the affordable housing and thought the units were very versatile. The developer would like the Board and the Planning Commission to tour Brookside when it is nearing completion.

b. Planning Commissioners (7:03)

Larrea reported that the courts upheld a recent ZBA decision for an after the fact variance request.

5. Business to Come Before The Commission

a. PD 2015-48- Brookside Commons (7:03)

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.

Commissioners commented on setbacks and on the trail material consistency between properties. Larrea said he did receive a set of final plans which included all the correct setbacks.

Uithol moved and Robertson supported TO RECOMMEND TO THE TOWNSHIP BOARD THAT the Findings of Fact originally adopted for the Brookside Commons Planned Unit Development do not require modification as they remain current and valid for Major Amendment Application #SUP-2009-01-A; and further THAT Application #SUP-2009-01-A for a Major Amendment to the Brookside Commons Planned Unit Development be approved, subject to the following conditions:

1. *Regarding the pedestrian trails located along N. Long Lake Road and Zimmerman Road:
 - a. *The applicant may choose to construct each out of either 6-foot concrete or 8-foot blacktop (both to match), and the walkways to be built on the future commercial development sites shall also match this construction.*
 - b. *The applicant shall provide a means to ensure perpetual public access to the trails for Planning Department review and approval.**
2. *At any point in the future, the applicant may choose to construct additional carports in appropriate locations as deemed appropriate by Staff, apartment management, and MSHDA. A land use permit shall be required.*
3. *The applicant shall work with the owner of the adjacent Lone Tree I condominium to establish mutual, perpetual cross-access agreements between Lone Tree I and Brookside Commons, specifically Rosewood Drive and Lone Pine Drive within the Lone Tree I condominium.*
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.*

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

Nays: None

- b. PD-2015-49 Master Plan Discussion (7:07)**
 - i. Community Survey**

Larrea stated that the proposed Master Plan survey was modified since the Commissioners had reviewed it last. Proposed changes were outlined in PD Report 2015-49 for their convenience and discussion. Larrea reviewed new questions regarding millages and trail maintenance. Commissioners commented on the proposed changes and said that question #17 should be worded so that people know when any proposed millage will end. Cline asked about how constituents would be selected to receive the survey. Larrea explained how their random selection worked with precincts to give a random number and staff is working with someone to send it out and get the statistics correct. Comments were also received regarding ADA language in question #10, traffic flow in #13. Larrea said that this survey would be available online and he hopes to have it finalized and mailed soon.

ii. Planned Development Areas

Larrea asked the Planning Commission to review the Future Land Use Map (FLUM) and to consider removing the Planned Developments from the map. After much discussion regarding PUD's, rezoning requests, compatibility with underlying uses and separating Planned Developments from the FLUM, Commissioners decided to review the FLUM further and discuss it at their next meeting. Staff will provide aerial photos for commissioners to further assist with the discussion.

6. Public Comment (7:49)

None

7. Items for Next Agenda – July 8, 2015 (7:49)

- a. Lone Tree Medical Office Site Plan Review (Tentative)

Racine said that mining was brought up back in March and asked if it should be discussed further for ordinance language. Commissioners asked if developers had resolved the road connection issue in Lone Pine on Rosewood. The proposed trail in the Brookside development was also discussed and commissioners asked if it would be a trail all the way to the school. Larrea said that was the original intent for the trail.

8. Adjournment (7:57)

Racine adjourned the meeting at 7:57pm.

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