

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
June 8, 2016**

**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.

**Roll Call of Commission Members:**

Present: Terry Clark, Gil Uithol, Kit Wilson, Pat Cline, Joe Robertson, and John Racine

Absent and Excused: John Nelson

Staff Present: Rob Larrea

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

*Uithol moved and Clark seconded to approve the agenda as presented.*

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

*Nays: None*

**2. Minutes (7:00)**

**a. May 11, 2016**

*Clark moved and Uithol seconded to adopt the May 11, 2016 minutes as presented.*

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

*Nays: None*

**b. May 25, 2016**

*Clark moved and Cline seconded to adopt the May 25, 2016 minutes as presented.*

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

*Nays: None*

**3. Correspondence (7:01)**

- a. Grand Traverse Conservation District – May
- b. Letter from Stanley O. Simons
- c. Court Case articles on vacation home rentals and medical marihuana
- d. Three letters regarding the Crown PUD

**4. Reports (7:02)**

**Township Board Report**

No report

**Planning Commissioners**

No reports

## Planning Department

- i. **Administrative Amendment – Ashland Park**  
Staff approved an administrative amendment to address a few lots in the Ashland Park PUD to make them uniform in size.
- ii. **Administrative Amendment – GDO Investments – Oleson's Grocery Expansion**  
Staff reviewed a small expansion to the parking lot and grocery store.

## 5. Business to Come Before the Commission

### a. **Crown PUD – Public Hearing (7:03)**

The subject parcel is within the Crown Planned Unit Development on West Silver Lake Road. The PUD has an underlying zoning of A-1, Agricultural. The owner requests an amendment to remove the existing clubhouse building at East Crown Drive and replace it with a new structure which will contain a new community space, outdoor pool/spa, a project development office, and four "stay and play" dwelling units. This is considered a major amendment.

Tom Piehl, the architect representing the Crown development, spoke regarding the project. He said this use meets the intent of the PUD and is compatible with surrounding residences.

Chair Racine opened the Public Hearing at 7:09pm.

*Carl Regalado* of E. Crown Drive commented on the definition of "stay and play" and asked about pool fees.

*Roger Werly*, President of the Crowns Commons Association Board of Directors read a letter which opposed the proposed amendment on behalf of the listed Board Members.

*Linda Rutman* of E. Crown Drive, discussed her survey with the Planning Commission members and thought it was problematic that many really did not know of Grizzell's plans.

*Rob Davis* of Crown Drive commented on pool and club memberships.

*Rick Grizzell* pointed out that the golf course was there before any housing and was intended to be a public facility.

*David Rutman* asked about a business survey of the area.

*Roger Werly* commented on the private community.

*Cathy McElliot* said that the clubhouse is an added amenity and enhances the community.

*Judith Danford* of W. Silver Lake Road commented on traffic, building heights and parking.

*Tim Alguier* of E. Crown Drive opposes the proposed clubhouse.

*Linda Rutman* made additional comments on her survey.

*Ken Brzozowski* commented on the Phase Two Villas.

*Piehl and Grizzell* spoke regarding the plans for the proposed clubhouse. Tom Piehl talked about the use of the stay and play and their intentions for the property. The proposed facility is based on memberships and would be open to the public with no costs passed on to the present owners. Tom Piehl answered questions about the occupant load at the clubhouse and pool and said that the parking would be sufficient.

Chair Racine closed the Public Hearing at 8:24pm.

Commissioners had no problem with the concept of Stay and Play but had reservations about plans in the off season. Concerns were also expressed with memberships and whether the clubhouse and pool would be open to the public since it would be difficult to police the use and may turn into a hotel use. Commissioners were not ready to make a decision and asked staff to review the information from the 2009 approval and determine uses that were allowed. They also asked for guidance on what can be required for transient housing and what is allowed in the underlying zoning.

7. **Public Comment (8:45)**

None

8. **Items for Next Agenda – June 22, 2016 (8:46)**

a. **To be determined**

Larrea said that a developer may come in front of the Planning Commission to get an opinion on an approved PUD.

Clark said the YMCA sign may need to be looked at for animation.

9. **Adjournment**

*Uithol moved to adjourn the meeting at 8:52pm.*



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