

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
July 13, 2016**

Call Meeting to Order: Chair Racine called the meeting to order at 7:06pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Roll Call of Commission Members:

Present: Chris DeGood, Gil Uithol, Kit Wilson, John Nelson, Pat Cline, Joe Robertson, and John Racine

Staff Present: Rob Larrea and Brian VanDenBrand

1. Review and Approval of the Agenda – Conflict of Interest (7:07)

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

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

Nays: None

2. Minutes (7:07)

a. June 22, 2016 Regular Meeting Minutes

Nelson moved and Cline seconded to approve the minutes of June 22, 2016 as presented.

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

Nays: None

3. Correspondence (7:08)

a. Terry Clark Letter of Resignation

b. Crown Ridge Condominium Association Board Letter

4. Reports (7:08)

Township Board Report

No report

Planning Commissioners

Nelson reported that the Cass Road Bridge will finish ahead of schedule

Planning Staff

Brian VanDenBrand reported that the Buffalo Ridge Trail is under construction and should be completed by late August.

5. Business to Come Before the Commission

a. Buffalo Ridge PUD – Lucky’s Market – Continued Discussion (7:09)

The proposed Lucky’s Market project is located within the Buffalo Ridge Center PUD. It will be located in the now vacant former Horizon Cinema building and a complete rehabilitation of the existing structure would occur.

Larrea introduced the project and informed the Commissioners that there are issues with the SUP in that the applicant has failed to meet all conditions of the approval, specifically, installing the pedestrian pathway. Joe Sarafa, developer and applicant disagrees that the PUD is in violation. Following commissioner discussion, a request by Commissioners to have the attorney review the language and procedure was made before moving forward.

Joe Sarafa stated that he would build the path and agree to hold up the Certificate of Occupancy for Lucky's Market until the path was complete. Larrea stated that there were two issues at hand beginning with the violation and the resolve for the violation, then the waiver of the internal raised sidewalk, requested by the applicant. The Ordinance is clear that no amendment can move forward without a resolve to a violation. Therefore, although Staff and the Commission support Lucky's Market it cannot move forward without the applicant bringing the PUD into compliance. Larrea reminded the Commission that the applicant is before them following several attempts by Staff to resolve the issues with the applicant and his team. Staff agreed to meet with the applicant again to try to resolve some of the issues.

b. Crown PUD – Continued Discussion (7:57)

The subject parcel is in the Crown planned unit development on West Silver Lake Road. Larrea stated that a public hearing was held last month on the proposed amendment and several people weighed in on the proposed “Stay and Play” dwelling units. Following the meeting, the applicant met with staff and discussed amending their application to move the stay and play units to West Crown Drive close to the pro shop and restaurant. Tom Piehl, representing Crown Associates is asking to amend the application to use the existing clubhouse for a community center and move the stay and play units. Staff and commissioners inquired about the community center and Piehl said that Crown Associates was still asking for all uses previously proposed for the community center which included a pool. The issue of the definition of “community” was discussed in light of the change and proposed uses in the community center and whether it would be open to the public. Larrea was concerned with the changes since their last meeting and concerned that it is being made at tonight's meeting. Larrea stated that the application would need to be re-noticed and the commission cannot decide upon an amendment that is not complete and all inclusive at this time. Staff will bring the project back to the Planning Commission as soon as Crown Associates clarifies the exact changes to the application.

7. Public Comment (8:20)

Roger Worley of E. Crown Drive commented on the proposed project and community involvement.

Ken Rosowski of West Crown Drive commented on the proposed stay and play in the application.

Susan Abramson of the Crown development commented on the privacy issue and said residents did not want any areas open to the public.

Dave Stout of Crownwood Court commented that he has never been contacted by anyone from Crown Associates.

Nancy Will also commented that she has never been contacted by Crown Associates.


Don Mileski of Crown Drive commented that they have not been contacted regarding any changes.

8. Items for Next Agenda – July 27, 2016 (8:32)

a. Lucky's Market

9. Adjournment

Wilson moved to adjourn the meeting at 8:33pm.



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