

CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING

Wednesday, July 13, 2016 @ 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

Call Meeting to Order

Roll Call of Commission Members

1. Review and Approval of the Agenda - Conflict of Interest
2. Minutes
June 22, 2016
3. Correspondence
 - a. Terry Clark - Letter
 - b. Crown Ridge Condominium Association Board letter
4. Reports
 - a. Township Board
 - b. Planning Commissioners
5. Business to Come Before the Commission
 - a. Buffalo Ridge PUD - Lucky's Market - Continued Discussion
 - b. Crown PUD - Continued Discussion
6. Public Comment
7. Items for Next Agenda
 - a. To be Determined
8. Adjournment

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

Garfield Township will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to Garfield Township. Individuals with disabilities requiring auxiliary aids or services should contact Garfield Township by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922

**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

July 1, 2016

Garfield Township Planning Commission
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI. 49684

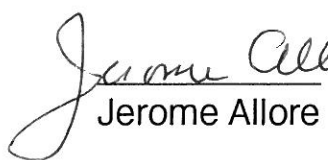
Chairman Racine:

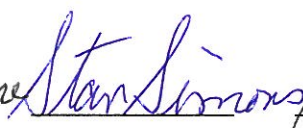
The Crown Ridge Condominium Association board, which represents 24 condo owners on East Crown Drive, has voted to oppose developer Rick Grizzel's request for changes to the Crown PUD. The requested changes to the PUD would allow the developer to build and operate a hotel on the property in question which we believe would be an inappropriate use of the land for the following reasons:


1. The operation of a hotel for transients, renting for short terms, is inconsistent with the residential nature of our neighborhood and was never considered when the PUD was written and approved. Our condo by-laws prohibit short-term rental of our own units.
2. The developer has not provided a business plan or any significant details to the Crown Ridge residents or the Planning Commission as to how the hotel will be operated, funded or policed. Such details should be provided in writing to all interested parties.
3. The developer's proposal envisions using East Crown Drive, a private road maintained by the 3 Crown condo associations, as access to the proposed facility but he has not presented a plan to deal with increased traffic on the road nor offered to reimburse the associations for maintenance costs of the road.
4. A survey of East Crown Drive residents, which has been submitted to the Planning Commission, indicates that a majority of the residents are opposed to the PUD change that would allow this development.


For these reasons the Crown Ridge Condominium Association asks that you reject the proposed changes to the Crown PUD at your next regularly scheduled meeting in July 2016. Under the existing PUD the developer already has a number of potentially viable options for use of the property. We would appreciate your prompt resolution of this matter. Thank you.


Sincerely,
Crown Ridge Condominium Association Board
% Grandville Management
310 W. Front St.
Traverse City, MI. 49684



Jerome Allore


Stan Simons


Jim Scamehorn


Mary Butcher


David Stout

		Charter Township of Garfield	
		Planning Department Report No. 2016-47	
Prepared:	July 7, 2016	Pages:	1 of 2
Meeting:	July 13, 2016 – Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Major Amendment Request – Crown PUD		
Applicant:	Tom Piehl, Architect, PLC		
Owner:	Green Hills Inc		
File No.	SUP-1990-10-L - Crown Transient Residential Dwellings		

SUBJECT PROPERTY:

The subject parcel is within the Crown Planned Unit Development (PUD) on West Silver Lake Road. The PUD has an underlying zoning of A-1, Agricultural.

PURPOSE OF APPLICATION:

The application requests approval to construct four "stay and play" dwelling units within the development. A public hearing was held on the request on June 8, 2016, but action on the request was postponed.

STAFF COMMENT:

Based upon input from the public hearing, the applicant has proposed to amend the request to build the stay and play units on West Crown Drive, rather than East Crown Drive. This change would locate the use in close proximity to the pro shop and restaurant. More specifically, the units would be built within the Crown Townhouse Condominium, where four attached units have already been constructed. Furthermore, this area of the project is already approved for an additional quadplex unit. (Parcel maps are attached).

Changes to the existing community building at 2400 East Crown Drive are no longer proposed, but the applicant has requested to continue to use that building as a project development office. That request could be accommodated as a part of the amended project.

The amended application would appear to address the concerns of the residents of East Crown Drive, and placing the boutique hotel closer to the center of the golf club's operations is appropriate.

Staff recommends that this request be considered as a change to the ongoing application rather than requiring the applicant to reapply as a new application. However, it would be appropriate for the Planning Commission to schedule an additional public hearing so that interested parties are made aware of this change and to allow publication of the updated legal description.

ACTION REQUESTED:

Following discussion with the applicant, if the Planning Commission is prepared to accept the amended application and schedule a public hearing, the following motion is recommended:

THAT revised application SUP 1991-10-L for a Major Amendment to the Crown PUD, be scheduled for a public hearing on August 10, 2016.

Attachments:

Correspondence:

- From applicant dated 7/6/2016

Tom Piehl, Architect, plc

P. O. Box 601, Traverse City, MI 49685
www.tompiehlarchitect.com

231 941-7575

tpiehlarch@att.net

July 6, 2016

Brian VanDenBrand
Garfield Township Planning Commission
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

Re: Crown PUD Amendment Request
Planning Department File # SUP-1990-10-L

Dear Brian,

Based upon input from the June 8, 2016 public hearing, we would like to amend our PUD amendment request as follows:

1. Omit the transient 'Stay-N-Play' residential use at the discussed site at 2400 East Crown Drive. It is now desired that this site be utilized for community gathering and project development office uses only.
2. However, we are requesting that four transient 'Stay-N-Play' residential units be allowed on the property known as 'Crown Townhouse Condominiums', which is located on West Crown Drive, West of the existing restaurant /proshop.

This property is currently platted as condominiums and is under Crown Associates ownership. It includes:

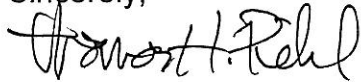
- a. An existing four-plex residential Building 'B', containing Units 1 through 4. These units are currently occupied under non-transient rental agreements. This non-transient use would not be changed by this request.
- b. A future four-plex residential Building 'A', containing Units 5 through 8. It would be our desire to redefine the condominium documents of this building/units to reflect four transient 'Stay-N-Play' residential units.

Please note that if this request is granted, we may approach the Planning Commission in the future to request approval for 'Stay-N-Play' at Building 'B', which would depend on experience with Building 'A'.

Enclosed with this letter are the 'Crown Townhouse Condominiums' condominium documents and the Tax Parcel ID numbers for building 'A'.

If there are any questions or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas H. Piehl". The signature is written in a cursive style with a large, stylized initial 'T'.

Thomas H. Piehl

**GRAND TRAVERSE COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. _____
EXHIBIT "B" TO THE MASTER DEED OF
CROWN TOWNHOUSE CONDOMINIUMS,
GARFIELD TOWNSHIP,
GRAND TRAVERSE COUNTY, MICHIGAN**

DEVELOPER

CROWN ASSOCIATE, INC.
2400 EAST CROWN DRIVE
TRAVERSE CITY, MI 49684

SURVEYOR

JOHN F. KORR JR.
PROFESSIONAL SURVEYOR
LICENSE NO. 24600
GOSLING CZUBAK ENGINEERING SCIENCES, INC.
1280 BUSINESS PARK DRIVE
TRAVERSE CITY, MICHIGAN 49686-8607

PROPERTY DESCRIPTION

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 500°26'13"E, 3989.12 FEET TO THE SOUTH 1/8 LINE OF SAID SECTION; THENCE ALONG SAID SOUTH 1/8 LINE N89°51'38"W, 448.40 FEET; THENCE NORTH 99.72 FEET TO THE NORTH LINE OF "CROWN COMMONS NO. 2", GRAND TRAVERSE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 280, RECORDED IN DOCUMENT NO. 2005C-000003, AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME LINE NORTH 184.64 FEET; THENCE S82°52'46"W, 156.75 FEET TO SAID NORTH LINE OF "CROWN COMMONS NO. 2"; THENCE WEST 131.93 FEET; THENCE SOUTH 138.53 FEET TO SAID NORTH LINE OF "CROWN COMMONS NO. 2"; THENCE ALONG SAID NORTH LINE S89°50'29"E, 3733.33 FEET TO THE POINT OF BEGINNING, CONTAINING 59,513 SQUARE FEET OR 1.34 ACRES OF LAND, MORE OR LESS.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SURVEY, SITE & UTILITY PLAN
3	BASEMENT & MAIN FLOOR PLAN
4	SECTION PLAN
5	FUTURE DEVELOPMENT & ACCESS PLAN

NOTE: ENTIRE PROJECT IS CONVERTIBLE AND CONTRACTABLE AND NEED NOT BE BUILT.

SURVEYORS CERTIFICATE

I, JOHN F. KORR JR., LICENSED PROFESSIONAL SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS GRAND TRAVERSE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. _____ AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER DIRECTION THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED. THAT THE REQUIRED MONUMENTS AND IRON MARKERS SHALL BE LOCATED IN THE GROUND WITHIN ONE YEAR OF THIS DATE AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978. THAT THE ACQUIRACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978.

12-5-2005
DATED



JOHN F. KORR JR.
PROFESSIONAL SURVEYOR
LICENSE NO. 24600
GOSLING CZUBAK ENGINEERING SCIENCES, INC.
1280 BUSINESS PARK DRIVE
TRAVERSE CITY, MICHIGAN 49686-8607

Gosling Czubak
ENGINEERING SCIENCES, INC.
1280 BUSINESS PARK DRIVE
TRAVERSE CITY, MICHIGAN 49686-8607
Tel: 231-941-8800 Fax: 231-941-8801
www.goslingczubak.com

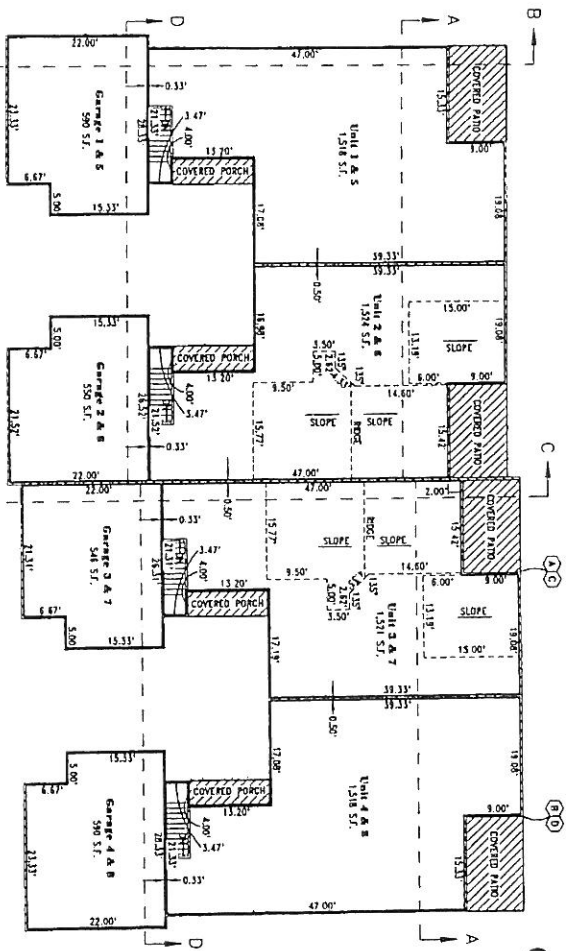
Engineer
Surveyor
Professional Engineer
Professional Architect
Professional Planner

**SHEET 1
COVER SHEET**
PROPOSED DATED MAY 25, 2005

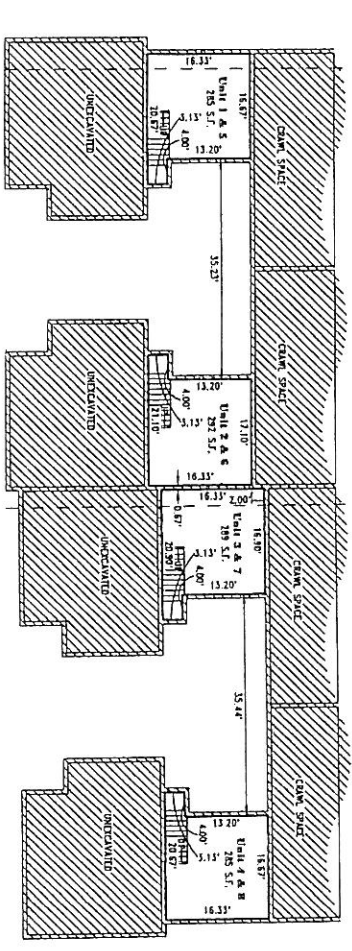
ATTENTION: COUNTY REGISTER OF DEEDS.
THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE, WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE, SHEET 1 AND THE SURVEYORS CERTIFICATE, SHEET 1.

Crown Townhouse Condominiums Basement & Main Floor Plan

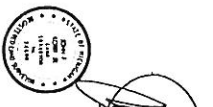
Note: All Units Need Not Be Built
ALL ANGLES ARE RIGHT ANGLES UNLESS OTHERWISE NOTED



MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"



JOHN F. KOHN, JR.
PROFESSIONAL SURVEYOR
LICENSE NO. 24890
ENGINEERING SCIENCES, INC.
1780 BUSINESS PARK DRIVE
TAVERNE CITY, MICHIGAN 49886-8807

[Signature]
DATE 12-5-05

SHEET 3 of 5

PROPOSED DATED: MAY 25, 2005

Gosling Czubak
ENGINEERING ARCHITECTURE
25100 WOODLAND DRIVE
TAVERNE CITY, MICHIGAN 49886-8807
TEL: 231-461-4000

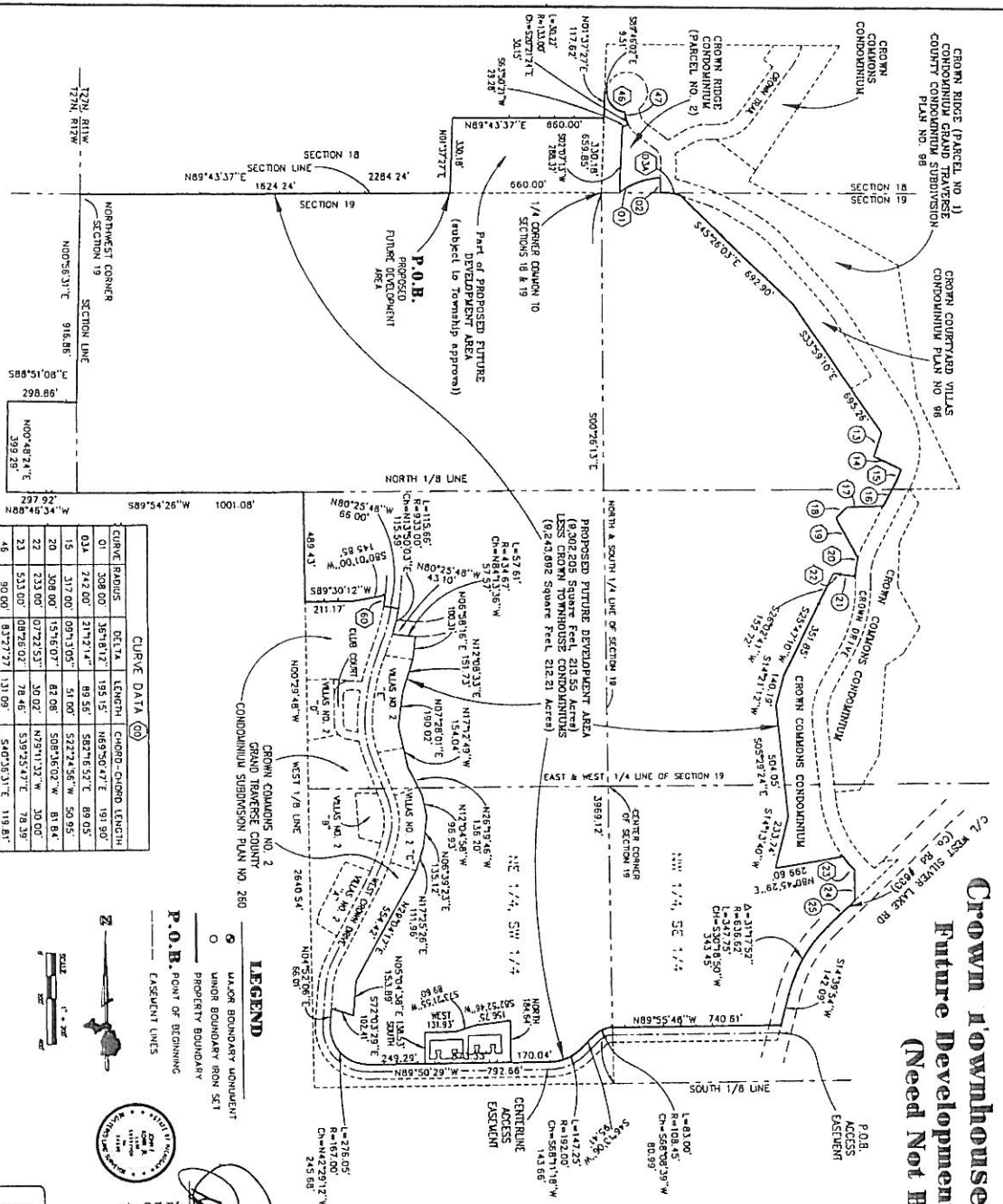
• Engineering
• Planning
• Environmental
• Surveying
• Architecture

P:\2005\2505\CAD\Draw\Civil\Townhouse\Condominium\Draw\Sheet 3 Basement & Main Floor Plan.dwg Job Sheet 3 Basement & Main Floor Plan. Saved on 12/05/05, 11:37am. Plotted by reidwood 12/05/05, 11:27am

Crown Townhouse Condominiums

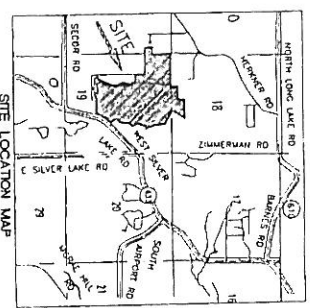
Future Development & Access Plan

(Need Not Be Built)



CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD LENGTH
01	308.00	35°18'12"	195.15'	N69°56'47"E	191.90'
02	742.00	21°27'14"	89.56'	S82°16'57"E	89.05'
15	3,172.00	09°13'05"	51.00'	S22°24'56"W	50.95'
20	308.00	15°16'07"	83.08'	S08°36'02"W	81.84'
22	333.00	07°22'53"	50.02'	N28°11'37"W	50.00'
23	533.00	09°28'02"	78.48'	S39°25'47"E	78.39'
48	900.00	03°27'27"	131.09'	S40°35'31"E	119.81'
60	857.00	02°14'08"	48.83'	N08°42'34"E	48.83'

LINE NO	BEARING	DISTANCE
02	S01°32'27"W	66.13'
13	S17°45'02"W	111.89'
14	S63°50'31"E	133.10'
16	S27°01'28"W	129.81'
17	S88°23'33"W	158.89'
18	S43°04'49"W	66.92'
21	S27°41'46"E	202.25'
24	S00°08'21"W	139.67'
25	S45°57'46"W	165.43'
47	S13°50'51"E	37.06'



LEGEND

- MAJOR BOUNDARY MONUMENT
- MINOR BOUNDARY IRON SET
- PROPERTY BOUNDARY
- EASEMENT LINES

P.O.B. POINT OF BEGINNING



G. J. Z.
 DATE: 12-5-05
 PROFESSIONAL SURVEYOR
 GORDON J. ZAMBONI
 GORDON J. ZAMBONI ENGINEERING SCIENCES, INC.
 10000 W. GRAND AVENUE, SUITE 200
 TROY, MICHIGAN 48068-8667

SHEET 5 OF 5

PROPOSED DATE: MAY 25, 2005

JOB NO.: 20035375.05

Gosling Zamboni
 10000 W. GRAND AVENUE, SUITE 200
 TROY, MICHIGAN 48068-8667
 Phone: 313-481-1111, Fax: 313-481-1100
 Website: www.goslingzamboni.com


Engineers: G. J. Zamboni
 Surveyors: G. J. Zamboni
 Drafters: G. J. Zamboni
 Surveyors: G. J. Zamboni

P:\20035375\05\000-0004-Crown Townhouse Condominiums\12-5-05\Sheet 5 - Future Development.dwg 1/25/05, 11:29am. Plotted by: gcschwarz on 12/05/05, 1:27pm



Parcel Map

Legend

 Parcel_2016

This map is based on digital databases prepared by Garfield Township. The Township does not warrant, expressly or impliedly, that the information on this map is current or positionally accurate. Always contact a surveyor to be sure of where your property lines are located.

Garfield Charter Township
 3848 Veterans Drive
 Traverse City, MI 49684
 Phone: 231.941.1620
 Fax: 231.941.1688
www.garfield-twp.com



NOT A LEGAL SURVEY



Grand Traverse County 2015 Tax Parcel Viewer



Search **2420 WEST CROWN DR #5**

Parcel ID	Address	Owner
05-092-005-00	2420 WEST CROWN DR #5	CROWN ASSOCIATE INC
05-092-006-00	2420 WEST CROWN DR #6	CROWN ASSOCIATE INC
05-092-007-00	2420 WEST CROWN DR #7	CROWN ASSOCIATE INC
05-092-008-00	2420 WEST CROWN DR #8	CROWN ASSOCIATE INC
07-180-042-10	2420 ARTIST AVE	KUSCHEL RICHARD P JR & SUSAN V
07-340-004-00	2420 BIRCH RD	PAYNE DOUGLAS D
05-075-044-00	2420 W CARRIAGE HILL DR	DOHM DANIEL E & LINDA A
05-022-001-06	2420 NORTHERN VISIONS DR	AEM NORTH PROPERTIES INC
05-320-003-00	2420 W SOUTH AIRPORT RD	MUNN PROPERTIES LLC
03-515-005-00	2420 KENOMA WOODS DR	FERGUSON DONALD L III & KAREN AR

