

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

Call Meeting to Order: Chair Racine called the meeting to order at 6:00pm at the Buffalo Ridge PUD - Old Movie Theater 3585 Market Place Circle, 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

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

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

Nays: None

2. Business to Come Before the Commission

a. Buffalo Ridge PUD - Lucky's Market - Site Visit

The application regarding the Lucky's Market applicant has been sent to the Planning Commission for comment due to unresolved issues with the PUD itself, specifically, the pedestrian pathway. Staff requested the Planning Commission to view the area in which the pathway was to be built to confirm the presence of wetlands and to evaluate the applicant's request to move the path next to the US-31 highway. The planning commission walked both sections of the approved path and location of the stream crossing. The planning commission and Staff felt that a wetland delineation may be necessary due to a lack of wet soils. The planning commission also agreed that the current and approved path location appears to be the best alternative. Commissioners then proceeded to the area of the proposed Lucky's Market to discuss the site improvements and the applicants request to waive or defer the internal pedestrian walkway. Staff felt that the request to develop the property in a piecemeal manner could work provided the site improvements were adequately installed. The PUD and ordinance requires safe, pedestrian circulation by way of raised curb at the time the project is constructed. All present felt further discussion on the issues was merited and best to be discussed at the regularly scheduled 7:00 meeting.

3. Public Comment

None

Items for Next Agenda - July 13, 2016 @ 7:00 pm

- a. Buffalo Ridge PUD - Lucky's Market - Continued Discussion
- b. Crown PUD - Continued Discussion

4. **Adjournment**

Cline moved to adjourn the meeting at 6:56 pm.

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