

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

Wednesday, July 22, 2015 @ 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 24, 2015

3. **Correspondence**

4. **Reports**
 - a. Township Board
 - b. Planning Commissioners

5. **Business to Come Before the Commission**
 - a. PD- 2015-51 – Master Plan Discussion: Maps
 - b. Joint PC meeting - Schedule

6. **Public Comment**

7. **Items for Next Agenda – August 12, 2015**
Master Plan

8. **Adjournment**

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

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**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.

	Charter Township of Garfield	
	Planning Department Report No. 2015-51	
Prepared:	July 15, 2015	Pages: 1 of 3
Meeting:	July 22, 2015 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Master Plan – Future Land Use Map and Planned Developments	

Staff Comment:

At its meeting on June 24th, the Planning Commission continued discussion regarding the 2015 Master Plan, most notably the Planned Development areas which have been included on past plans. As noted by Staff, showing a Planned Development zone does not provide clear guidance to how property may be rezoned if an applicant does not wish to pursue a PUD.

However, sentiment clearly remains to include the Planned Development areas in some form on the new master plan. As such, Staff has prepared two attached map documents - one which does not include the Planned Development zones but instead shows a future land use which is relatable to a zoning district. The second, separate map, tells Plan readers that the Planning Commission would be supportive of an application for Planned Development in the location and nature as indicated. We have also reserved space on the map to further explain the intent of indicating the Planned Development areas on this map, which explanation has not yet been written but will be in the near future.

Streams and Wetlands

While drafting the rough 2015 Land Use map, we have further evaluated the former "Stream / Environment" overlay zone. As previously discussed, this future land use category is also impossible to correlate to a certain zoning district. However, as with the Planned Developments, merit remains to identify and protect these environmentally sensitive areas. Accordingly, we have identified each of these corridors, comprised of stream riparian buffers (75-feet on each side) and wetlands, to be within either the "Rural Land" or "Agricultural" land use categories.

The end result is a map that looks a lot like the 2007 Land Use Plan's environmental overlay, but has a reasonably compatible zoning district. You will note these 75-foot corridors through all residential, commercial, and industrial zones. To ensure that the 75-foot setback and wetland areas don't get brushed aside in the rural residential and agricultural zones, a note will be included to state that even though these stream and wetland corridors are not apparent in these zones, they are still a consideration when development applications are made.

Planned Development Strategy:

Because we have removed the Planned Development zones from the primary land use map, some decisions must be made regarding which regular land use category should be applied. With limited exceptions, when assigning land uses to vacant land which were previously identified as Planned Development, Staff has chosen low-density uses such as agriculture or rural residential. This is an attempt to encourage the development community to consider using the Planned Development tool rather than simply divide and use the land under a higher zoning district which might afford greater densities on a by-right basis.

What's Different?

Planned Development Zone "A" - US31 Moraine Viewshed:

This area is now a mix of the existing agricultural and rural land uses, reflecting the existing buffalo farm and surrounding large parcels.

Planned Development Zone "B" - Crown Neighborhood:

This area is now shown to be moderate density residential, reflective of the approved development and compatible with the surrounding neighborhood.

Planned Development Zone "C" - South Airport and US-31 Mixed Use:

This area now reflects the existing commercial Sam's Club PUD.

Planned Development Zone "D" - Rennie Town Center

This area is indicated as commercial, reflective of the current zoning of the property.

Planned Development Zone "E" - Miller Creek Mixed Use Center:

This area now reflects the existing commercial, medium density residential, and park settings of the Crossings Mall, Chelsea Park and Ashland Park developments, and Miller Creek Nature Reserve.

Planned Development Zone "F" - LaFranier Neighborhood

This area now reflects high-density residential development. This is an exception to the "Planned Development Strategy" noted above and has been classified as high-density development in an attempt to smooth approvals for much-needed high-density housing in the region.

Planned Development Zone "G" - Grand Traverse Commons

This area shows the existing parkland and mixed-use development zones within the Commons.

Planned Development Zone "H" - South Garfield Neighborhood

This area encompasses the approved but long-stalled Ashland Park development. Accordingly, the Future Land Use map indicates rural residential for this largely vacant development. Across Garfield Road to the east, the land is categorized as agriculture to reflect this existing land use.

Planned Development Zone "I" - West High School Neighborhood

This area primarily reflects existing rural residential character of the northwest corner of the Township. As noted above, this is one of the primary vacant development areas in the Township where it would behoove a developer to consider PUD developments. It also includes some agricultural land uses to the west where farms are still active, and shows moderate residential where Lone Tree and Brookside have been developed.

Planned Development Zone "J" - Bay Meadows Neighborhood

This area reflects the predominately rural residential land use of the northwest corner of the Township.

Planned Development Zone "K" - Residential Planned Development

This area is now shown as rural residential which is compatible with land uses to the west, south, and east.

Logan's Landing

The commercial areas of this property are now shown as High Density Residential. Staff is of the opinion that this land could make a great high-density residential development to anchor the south end of Boardman Lake. Because it is already zoned commercial, it may continue to be used as such, and a mix of commercial and residential uses could be developed in the future as a PUD.

Action Requested:

No formal action is requested. Planning Commission discussion of the information contained within this report will help Staff to further revise the draft Master Plan.

Garfield Township Master Plan 2015

July 22, 2015 DRAFT Planned Development Zones

Legend



(Placeholder text box to describe intent of Planned Development Areas)

PLANNED DEVELOPMENT

NOTES
(See associated text)
J) US31 MORAIN VIEWSHED
Intensity of development will vary depending on its proximity to U.S. 31 and Harman roads and existing low density development.
Development will be in a manner to protect the view northeastwardly from U.S. 31.

F) LAFRANIER NEIGHBORHOOD
Public-Semi Public Residential Institutional Health

G) GRAND TRAVERSE COMMONS PLUD
To be developed in accord with the adaptive Reuse Plan for the Traverse City State Hospital

H) SOUTH GARFIELD NEIGHBORHOOD
A planned mixed use area incorporating Various Residential, Neighborhood Commercial, and General Mixed Use Business.

I) WEST HIGH SCHOOL NEIGHBORHOOD
TC West High School, rolling topography, and large land holdings are suitable for Planned Unit Developments

J) BAY MEADOWS NEIGHBORHOOD
A mixed use development integrating nearby recreational opportunities with various residential uses and neighborhood convenience commercial

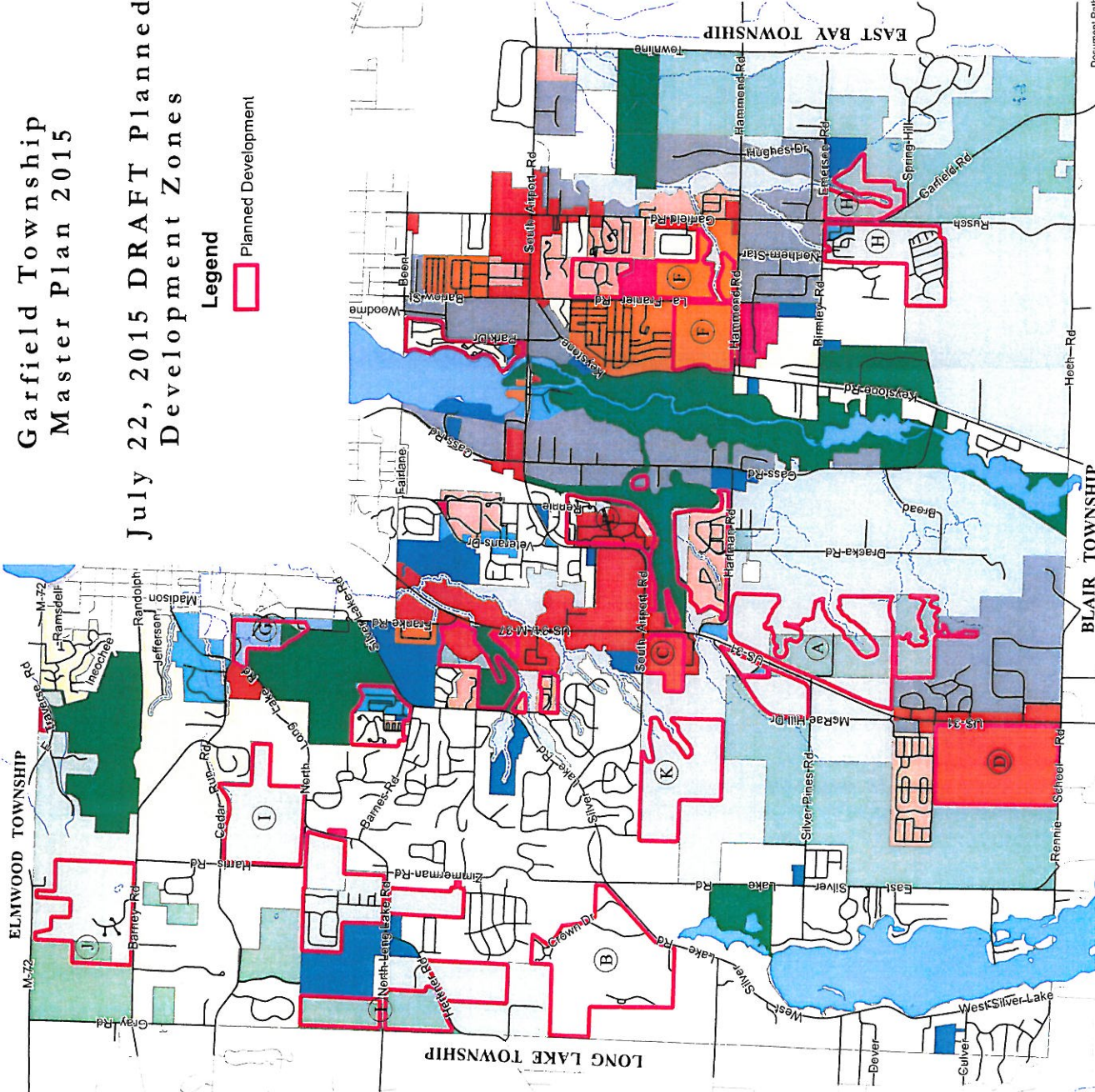
K) RESIDENTIAL PLANNED DEVELOPMENT
A mixed use development integrating nearby recreational opportunities with various residential uses and neighborhood convenience commercial

B) CROWN NEIGHBORHOOD
Residential Neighborhood Commercial

C) SOUTH AIRPORT & US31 MIXED USE CENTER
Financial Institution Retail Wholesale Related Commercial Office High Density Residential

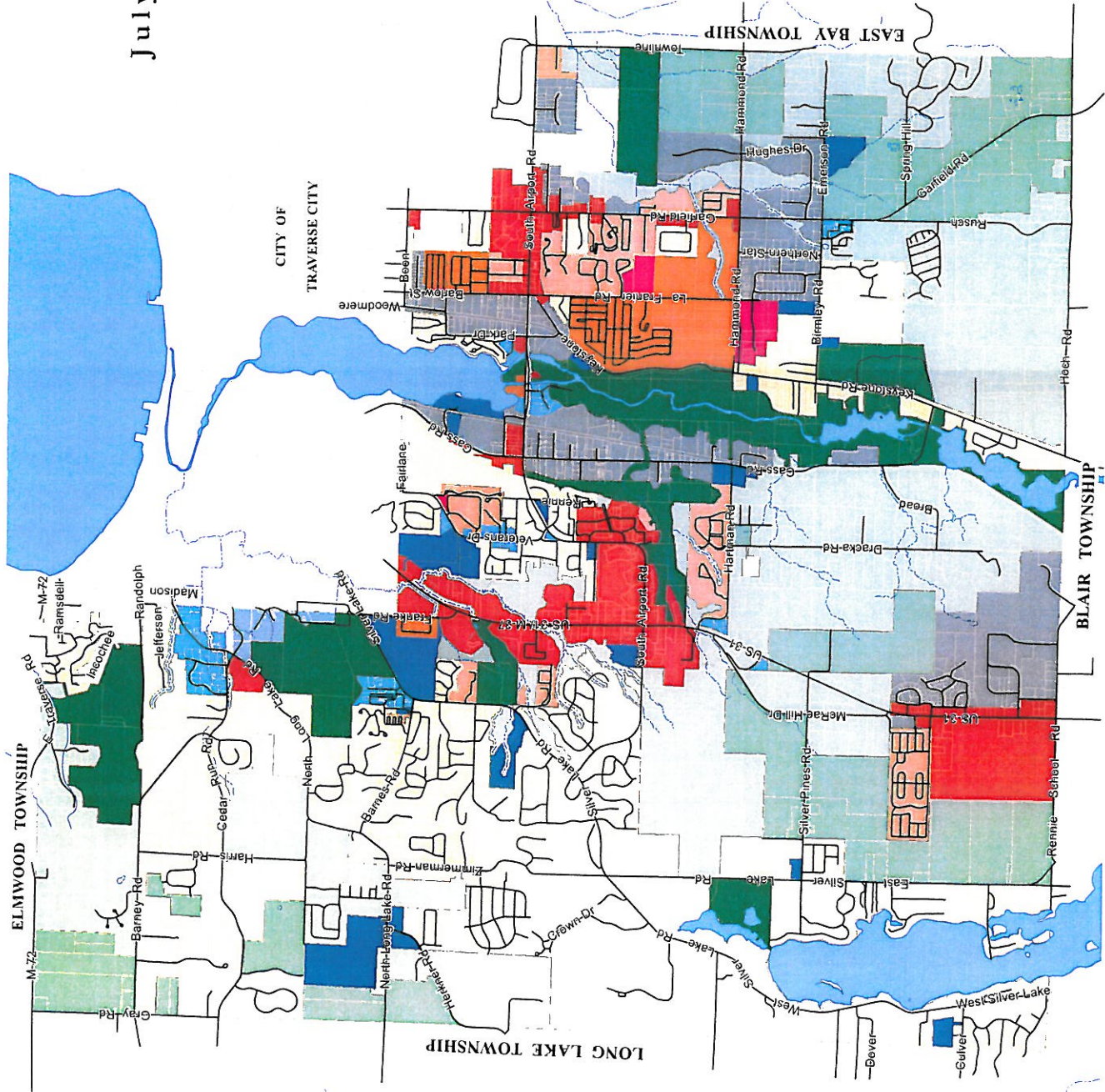
D) US31 & RENNIE TOWN CENTER
Commercial Residential Linkage between provision of housing and development of commercial uses required

E) MILLER CREEK MIXED USE CENTER
Residential -Single Family -Multi-Family Office Retail Commercial Planned Development to be buffered with a significant green buffer along S. Airport Road and limited access at location of existing traffic signals.



Garfield Township Master Plan 2015

July 22, 2015 DRAFT Future Land Use Map



Legend

Land_Use_2015

- | Type | Color |
|------------------------------|--------------|
| Agricultural | Light Green |
| Rural Land | Light Blue |
| Moderate Density Residential | Light Orange |
| Medium Density Residential | Orange |
| High Density Residential | Red |
| Professional Office | Blue |
| Institutional | Dark Blue |
| Commercial | Red-Orange |
| Industrial | Grey |
| Recreational | Dark Green |
| Governmental | Pink |
| GT Commons | Light Blue |



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NOT A LEGAL SURVEY
Garfield Township Planning Dept. 7/16/2015