

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
July 22, 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, Kit Wilson, Gil Uithol, John Nelson (7:24)  
Terry Clark, and John Racine

Absent and Excused: Joe Robertson

**Staff Present:** Rob Larrea

**1. Review and Approval of the Agenda – Conflict of Interest: (7:01)**

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

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

*Nays: None*

**2. Minutes**

**a. June 24, 2015 Minutes (7:01)**

*Clark moved and Wilson seconded to adopt the June 24, 2015 Regular Meeting minutes as amended noting that in item #7, the first sentence shall read, "Racine said that mining was brought up back in March and said it should be . . . ."*

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

*Nays: None*

**3. Correspondence (7:02)**

**4. Reports:**

**a. Township Board (7:02)**

Wilson had no report.

**Planning Commissioners (7:02)**

No reports

**5. Business to Come Before The Commission**

**a. PD 2015-51- Master Plan Discussion: Maps (7:03)**

Staff had prepared two maps for Commission review. One does not include the Planned Development zones but instead shows a future land use which relates to a zoning district. The second map tells the public that the Planning Commission would be supportive of an application for Planned Development in the location. Both maps will be included in the Master Plan. Larrea stated that the changes take into consideration the underlying district and surrounding land uses. To notable changes includes an area on LaFranier

Road which was changed to high density residential and the Logan Landing area which was changed to high density residential to encourage a mix of commercial and residential on the site. Flexibility with setbacks was discussed in the Logan's Landing area in the case of redevelopment. Commissioners thought the maps were consistent with previous plans and are in agreement with new classifications.

Larrea added that township newsletters are out and it included where to take the Master Plan survey online and a formal survey for the Master Plan will be sent out soon.

**b. Joint PC Meeting – Schedule (7:20)**

Larrea proposed that the August 26<sup>th</sup> work session be a joint meeting with the East Bay Township Planning Commission. A second possible date is September 23<sup>rd</sup>. Collaboration on land uses along busy corridors will likely be a point of discussion.

**6. Public Comment (7:25)**

*Briant Thomas* of Appletree Lane commented on the Lonetree development and the proposed Rosewood Court connection to the Brookside development. He also commented on the ramifications of opening private roads to the public and that they have retained legal counsel on behalf of the Lonetree residents.

*Linda Nelson* of Lone Oak Drive said that she would like to see the Rosewood Court connection denied by the Planning Commission. She cited pedestrians and children as the reason.

*Jim Hoffman* of Pine Meadows Trail commented that he purchased his home in the Lonetree development based on the fact that the roads were private. He had never heard any discussion about the Rosewood connection.

*John Racine* addressed concerns and said that the two PUD's were approved with the connections in place. Larrea explained that the owner of the development is the person who proposed the connections.

*Martha Esbaugh* of Hazelwood Ct. commented on increased traffic speeds within the subdivision.

*Steve Semsel* of Appletree Lane inquired about the Zimmerman Road and Harris Road connection and whether it was in the long range plans to connect the two.

*Commissioner Nelson* commented about who has legal rights to sign documents on behalf of the Lonetree residents.

*Commissioner Wilson* mentioned the Sheriff's speed monitoring device that was purchased recently and she would inquire about having it placed in the Lonetree neighborhood.

*Dan Colling* of Lone Beach Drive said that his understanding was that the Sheriff's department would not issue tickets until signage was MDOT approved. He also expressed his opposition to the proposed connection.

*Jim Hoffman* addressed emergency accesses and commented that the change in neighborhood dynamics would be detrimental.

*Clara Colling* of Lone Beach Drive addressed safety and said that there were three accesses for emergency. She said that many people come into the neighborhood to drop their school aged children at the walking path.

*Bob Ranger* of Lone Beach Drive – Would like to resolve the issue by verifying historical documents of the PUD.

*Kathy Foster* of Lone Beach Drive proposed privacy gates.  
*Chair Racine* said this was a legal issue, not a Planning Commission issue.

*Bob Ranger* is confident that all associations must sign off on granting access to Lone Tree roads.

*Eileen Helms* of Hazlenut Court said that she purchased her property because of the private roads and was against any connection to adjacent neighborhoods.

*Clara Colling* thanked commissioners for hearing their concerns.

**7. Items for Next Agenda – August 12, 2015 (8:21)**

**a. Master Plan**

Larrea said that the township attorney is looking at the zoning ordinance and signage in light of a recent court decision on signage. Nelson said that he got a call at the Watershed Center from someone who does driveway paving and said that the use of coal tar to seal driveways was a substance that should not be used due to its toxicity and alternatives should be encouraged. He urges the public to visit coal tar free America on the web for information.

**8. Adjournment (8:27)**

Racine adjourned the meeting at 8:27pm.



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