

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
August 10, 2016**

**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.

**Roll Call of Commission Members:**

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

Absent and Excused: Gil Uithol

Staff Present: Rob Larrea

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

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

*Yeas: Nelson, Wilson, DeGood, Cline, Robertson, Racine*

*Nays: None*

**2. Minutes (7:001)**

**a. July 13, 2016 Special Meeting Minutes**

*Nelson moved and DeGood seconded to adopt the Special Meeting Minutes of July 13, 2016 as presented.*

*Yeas: Nelson, DeGood, Cline, Robertson, Wilson, Racine*

*Nays: None*

**b. July 13, 2016 Regular Meeting Minutes Nelson/Wilson**

*Nelson moved and Wilson seconded to approve the minutes of July 13, 2016 as presented.*

*Yeas: Nelson, Wilson, Cline, DeGood, Robertson, Racine*

*Nays: None*

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

**a. Sherry McNamara - email**

**4. Reports (7:02)**

**Township Board Report**

No report

**Planning Commissioners**

No reports

### Planners Report

Larrea reported that progress is slow on the Lucky's Market matter and an agreement is pending after meeting with the applicant and attorneys.

## 5. Business to Come Before the Commission

### a. **PD 2016-50 Crown PUD – Continued Discussion**

The applicant has requested to omit all consideration of 2400 East Crown Drive from the amendment request. The applicant now proposes to build four transient stay and play units at 2420 West Crown Drive within the Crown Townhouse Condominium and in close proximity to the pro shop and Mulligan's Restaurant. Tom Piehl, Architect, representing the Crown Development said they only wish to apply for an amendment to the property at 2420 West Crown Drive. The proposed building will be used as a stay and play use. The architecture would fit in with the development and the only accessory use would be the golf course. The building may be two stories with two units on the bottom floors and two units on the top floors. He feels that this location is better because of its proximity to other public buildings such as the restaurant and the pro shop. In the long term, Building B may also be used for a stay and play if the use is successful. They propose to dedicate eight parking spaces for the use. The applicant will provide building plans before the Public Hearing. Commissioners shared concerns with the use, the definition of a stay and play in the ordinance and what the off season use may look like. Larrea added that once this use is of a transient nature, it becomes a commercial use.

*Nelson moved and Robertson supported THAT revised application SUP 1990-10-L for a Major Amendment to the Crown PUD be scheduled for a public hearing on September 14, 2016.*

*Yeas: Nelson, Robertson, Wilson, Cline, DeGood, Racine  
Nays: None*

### b. **PD 2016-51 Bill Marsh Tech Center – SUP Introduction**

The application requests a special use permit to allow the construction of a 2,400 square foot used vehicle sales office on the property at 1780 Barlow Street. Automobile dealerships can be authorized by special use permit in the I-G (General Mixed-Use Industrial Business) District. The application also proposes a 3,800 square foot addition to an existing body and repair shop. Chris Dittenbir of Peninsula Construction talked about the project and discussed commissioner concerns regarding a large Mountain Ash on site. Commissioners proposed an island around the tree or use it for stormwater use. Larrea recommends that commissioners look at the location of the tree and come prepared to the Public Hearing to determine the best action to be taken for the tree.

*Robertson moved and Nelson seconded THAT revised application SUP-2016-03 to authorize automobile sales at 1780 Barlow Street be scheduled for a public hearing on September 14, 2016.*

*Yeas: Robertson, Nelson, Cline, Wilson, DeGood, Racine*  
*Nays: None*

**c. PD 2016-52 – Grand Traverse Mall – Comprehensive Sign Plan**

A proposed comprehensive sign plan for the Grand Traverse Mall is the first application for a CSP under the township’s recently adopted zoning ordinance. If underlying zoning does not permit the desired signs, then approval may be sought as a CSP. Pete Lastins and Tiffany Kline representing Rouse Co., the owners of the Grand Traverse Mall said that their CSP is based on wall size, visibility, and what others in the business are doing right now. They determined that there were three levels of tenants defined by square footage and posted a graphic on an easel.

Pete Lastins representing Rouse Co. said they are asking for more exterior signage on the back of the building as well as wayfinding signage. Lastins said this was the industry standard for mall signage but said that no retailer had requested any extra signage. Commissioners discussed the proposed signage and determined that much of the signage exceeds the requirements of the Zoning Ordinance and that Rouse Co. may have difficulty proving that more signage is needed according to township standards. Commissioners also had issues with the placement of signage on the back of the building. Larrea suggested taking this application one step at a time and determining which signage was important. He will provide some sort of inventory on what signage is in place at the mall at the present time and will also look the what signs are permitted to provide more direction for both the applicant and the Planning Commission.

**7. Public Comment (8:12)**

Ken Rosowski of West Crown Drive said he surveyed the West Crown neighborhood and most residents are against the proposed stay and play use.

**8. Items For Next Agenda (8:15)**

**a. To be determined**

**9. Adjournment**

*Nelson moved to adjourn the meeting at 8:19pm.*



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