

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

Wednesday, August 12, 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**
July 22, 2015
3. **Correspondence**
4. **Reports**
 - a. Township Board
 - b. Planning Commissioners
5. **Business to Come Before the Commission**
 - a. PD- 2015-52 – Conceptual Review
 - b. Joint Meeting (East Bay) Discussion
6. **Public Comment**
7. **Items for Next Agenda – August 26, 2015**
Garfield Township / East Bay Township Joint Meeting
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
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 26th work session be a joint meeting with the East Bay Township Planning Commission. A second possible date is September 23rd. 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.

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

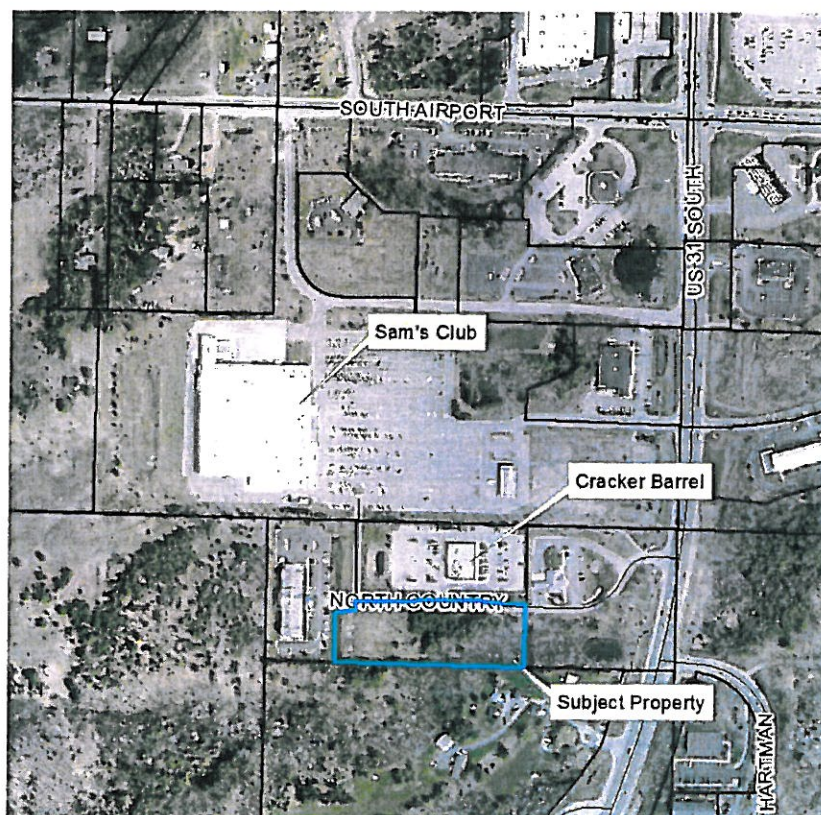
 Charter Township of Garfield Planning Department Report No. 2015-52		
Prepared:	August 4, 2015	Pages: 1 of 3
Meeting:	August 12, 2015 – Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Conceptual Review – North Country Drive Apartments	
File No.	N/A	Parcel No. 021-053-40
Applicant:	Doug Mansfield	
Owner:	Sean McCardel	

BACKGROUND:

An application for conceptual review of a potential multi-family development on North Country Drive has been received. North Country Drive is located off of US-31, south of W. South Airport Road. In 2012, the Planning Commission approved a site plan for this parcel for a medical office, which was ultimately never constructed.

STAFF COMMENT:

The proposed application is problematic as it relates to current zoning, as well as the current master plan. The existing C-3 commercial zoning district does not allow for multi-family developments, and the property is master planned for mixed-use business development.



Additionally, the conceptual site plan does not meet a number of zoning ordinance requirements, most notably significant intrusions on required setback zones. It is also questionable whether development on the steep grades of the property (falling off towards Miller Creek, which is noted on site plans), is possible or appropriate.

As such, the Planning Commission should take a broader focus on the proposed use of this parcel for multi-family residential rather than the details of the conceptual site plan.

Moving forward, if it wishes, the Planning Commission has some options to allow the use of this property for multi-family residential:

- Indicate this property as multi-family residential as part of the current master planning process, which would support a future rezoning application.
- Allow multi-family residential development within commercial zones in the new Master Plan's use descriptions.
- Consider approval of an application for rezoning to R-3 Multi-Family Residential, though this would be contrary to the current Master Plan.
- Consider an application for a zoning ordinance text amendment to allow multi-family residential development within commercial zones.
- Consider some sort of PUD or PURD application which would allow the PC to alter regular zoning regulations.

CONCLUSION:

Although the property is planned and zoned for commercial uses, the applicant would like to discuss if the Planning Commission might support developing the property into a multifamily residential development. This application is intended to gauge the Planning Commission's interest in allowing a residential use within a commercial district. For this to occur, either the plan, submittal type, or both would have to change.

It may be best to simply discuss the *intent* of the application rather than the specifics of the site plan. With the exception of the property to the south, which is zoned agricultural, the subject property and surrounding areas are zoned C-3 Commercial and developed as such.

ACTION REQUESTED:

This conceptual review is an opportunity for the Planning Commission to provide the applicant with informal guidance. No formal action is necessary at this time.



Garfield Township Planning Dept. 8/6/2015

☐ Prop_Parcel

the 1990s, the number of people in the world who are illiterate has increased from 750 million to 850 million. The number of illiterate people in the world is still increasing, and the rate of illiteracy is still high. In 1990, the rate of illiteracy was 21.5% in the world, 27.5% in the developing countries, and 35.5% in the least developed countries. In 2000, the rate of illiteracy was 21.5% in the world, 27.5% in the developing countries, and 35.5% in the least developed countries. In 2010, the rate of illiteracy was 21.5% in the world, 27.5% in the developing countries, and 35.5% in the least developed countries. In 2015, the rate of illiteracy was 21.5% in the world, 27.5% in the developing countries, and 35.5% in the least developed countries. In 2020, the rate of illiteracy was 21.5% in the world, 27.5% in the developing countries, and 35.5% in the least developed countries.

July 30, 2015

Garfield Charter Township
Mr. Rob Larrea, AICP
Director of Planning
3848 Veterans Drive
Traverse City, MI 49684

Re: Conceptual Review
Conditional Re-zoning
North Country Drive, Tax ID 28-05-021-053-40

Dear Rob,

Please find the enclosed application for conceptual review of a conditional re-zoning of the above referenced parcel from C-H Highway Commercial to R-3 Multiple Family Housing. Please schedule this request for the next regular Planning Commission meeting to occur on August 12th, 2015.

The application is comprised of the following documents:

- Application form (1 page)
- Chapter 410 (C) narrative (2 pages)
- Conceptual site plan (1 page)

We look forward to meeting with the Planning Commission. Should you have any questions or concerns please do not hesitate to contact me at our offices.

Respectfully,



Elise Crafts
Planner
Mansfield Land Use Consultants



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

APPLICATION FOR PLANNING COMMISSION CONCEPTUAL REVIEW OF A PROPOSAL

APPLICANT INFORMATION:

Name of Applicant: Mansfield Land Use Consultants
Address: 830 Cottageview Drive, Suite 201, PO Box 4015, Traverse City, MI 49685
Phone: (231) 946-9310 E-mail: elise@maaeps.com
Name of Agent: _____
Address: _____
Phone: _____ E-mail: _____
Name of Owner: Sean McCardel
Address: 775 Vienna Way, Traverse City, MI 49686
Phone: (231) 631-7111 E-mail: _____
Please specify to whom all communications should be sent: Applicant ☒ Agent ☐ Owner ☐

LOCATION OF PROPOSED PROJECT:

North Country Drive, Tax ID: 28-05-021-053-40

PLEASE BRIEFLY DESCRIBE THE PROPOSED PROJECT: (attach additional sheet if necessary):

Conditional re-zoning from C-H Highway Commercial to R-3 Multiple Family Housing for
construction of two multiple family housing structures. Section 410 (C) narrative enclosed.

INDICATE DESIRED REVIEW LEVEL:

- | | | |
|-------------------------------------|--|------------|
| <input checked="" type="checkbox"/> | Conceptual review with no public notice | (\$100.00) |
| <input type="checkbox"/> | Conceptual review with direct mail notice only | (\$150.00) |
| <input type="checkbox"/> | Conceptual review with full public notice | (\$300.00) |

REQUIRED SUBMISSION MATERIAL: completed application, site plan (may be in rough sketch format), and review fee.

Additional material or information that you feel may be important to the discussion may also be submitted.

Please submit the completed application and fees to the Planning Department, Charter Township of Garfield, 3848 Veteran's Drive, Traverse City, Michigan, 49684.

**GARFIELD TOWNSHIP ZONING ORDINANCE
SECTION 410 CONCEPTUAL REVIEWS BY PLANNING COMMISSION**

C. Adequate Information and Materials

- (1) The boundaries of the development site;**
The development site is bound by North County Drive (private) to the north, undeveloped wetland area (zoned C-H) to the east, residential land use (zoned A-1) to the south, and Fairfield Inn & Suites (zoned C-H) to the west.
- (2) The total number of acres in the project;**
The development site is 2.7 gross acres or 2.5 net acres.
- (3) The number of acres to be developed by each type of use;**
Approximately 0.4 acres are proposed for the construction of 2 multiple family residential buildings. Approximately 0.61 acres are proposed to be surfaced with asphalt and concrete, for a total of 1.01 acres developed.
- (4) The number of residential units;**
The proposed development is two 2-story, 12 unit for a total of 24 residential units.
- (5) The number and/or square feet and type of nonresidential uses;**
There are no nonresidential uses proposed.
- (6) A description of the proposal in terms of its relationship and intended connections to surrounding land uses, development projects, public lands, and existing and future street networks;**
The proposed development is served by North County Drive for ingress and egress. No other connections to surrounding land uses are proposed at this time.
- (7) The general topography of the site and its relationship to adjoining land;**
The western half of the site is relatively flat. The eastern half of the site slopes gradually from northwest to southeast. The southeast corner of the site has a relatively steep embankment leading to a small creek and adjacent wetlands on the parcel to the east.

**GARFIELD TOWNSHIP ZONING ORDINANCE
SECTION 410 CONCEPTUAL REVIEWS BY PLANNING COMMISSION**

- (8) A general description of the natural resources and natural features of the site and, where known, an indication of which will be preserved and which will be removed;**
The development site is largely forested apart from non-forested open space on the western edge. A relatively steep embankment on the southeast portion of the parcel leads to a narrow 3 foot wide creek which runs for approximately 100 feet on the development site.

The proposed structures are located on the western portion of the property to the maximum extent possible, taking into consideration the required westerly side yard setback, in order to minimize tree removal and filling and grading of the relatively steep embankment to the east.

- (9) The number of acres to be preserved as open or recreational space, and its general location;**

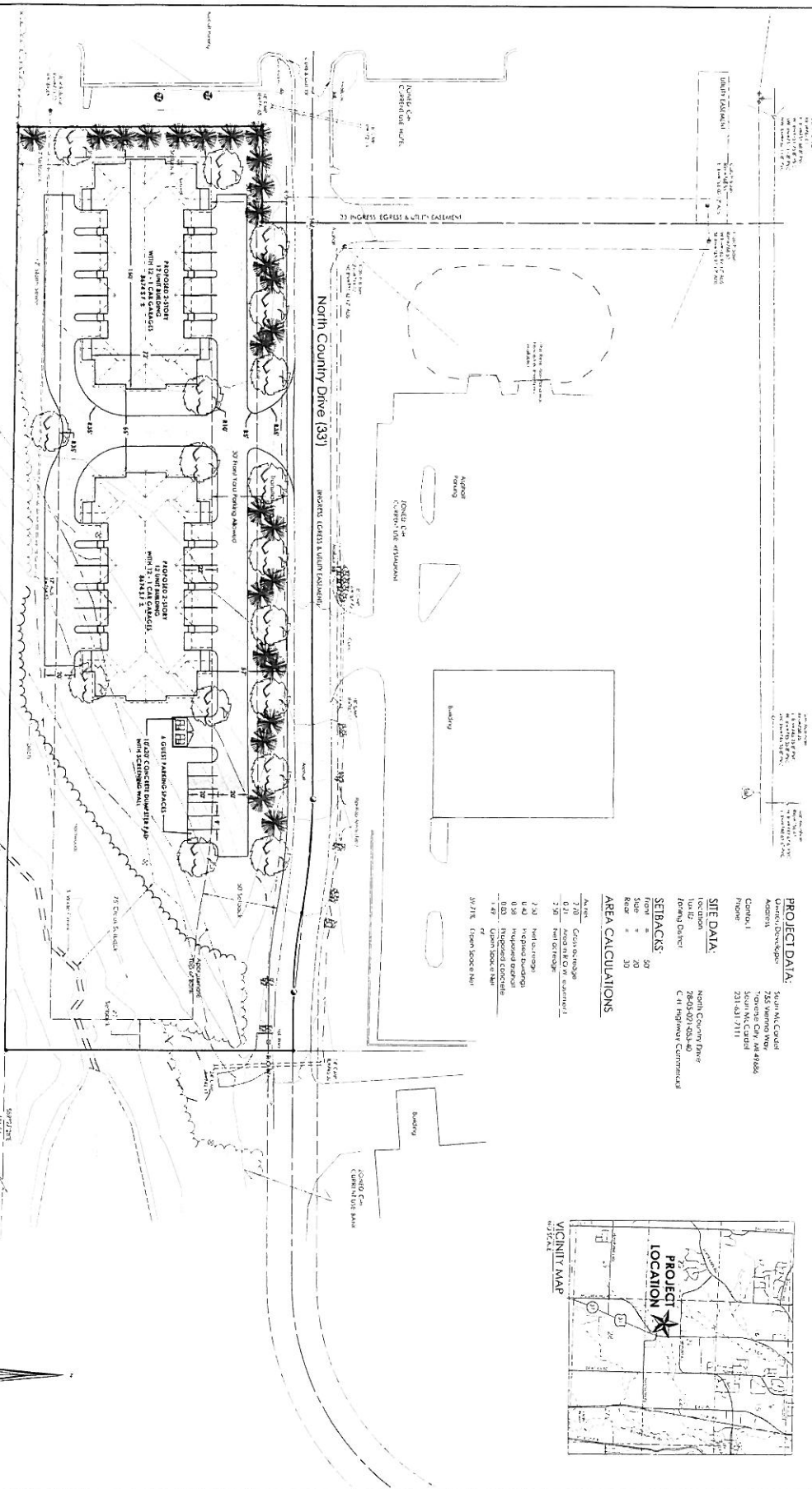
The proposed site design leaves 1.49 net acres as open space, or 59.71% of the 2.50 net acre property. The open space is generally located on the eastern portion of the property and within the front, side, and rear yard setbacks.

- (10) Variations from ordinance regulations that are being sought and the reasons to support the requested changes; and**

The subject property is zoned C-H Highway Commercial. The proposed use of the property, multiple family residential, is not a use by right in the C-H district. The applicant is requesting conditional rezoning from the C-H Highway Commercial to R-3 Multiple Family Residential zoning district. Multiple family housing is a use by right in the R-3 district and the proposed 24 dwelling units will provide necessary and convenient housing to the employees who work for the surrounding retail stores, restaurants, and businesses.

- (11) The public facilities intended to serve the planned unit development, such as sewage disposal, water supply, storm water systems, etc.**

The development site will be served by the existing storm water systems, sanitary sewage disposal, and water supply in the near vicinity, pending applicable approvals from the relevant regulating agencies.



Sean McCordel

Proposed Multi-Family

Section 21, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

Mansfield
—ca—
Land Use Consultants

3000 Montgomery Dr., Ste. 200
P.O. Box 4073
Traverse City, MI 49686
Phone: 231.946.5311
www.mazeps.com
info@mazeps.com

Figure 1 is a line graph showing the percentage of total body weight of the head and neck region (Y-axis, 0 to 100) versus age (X-axis, 0 to 80). The graph shows a steady increase in the percentage of body weight from the head and neck region as age increases, starting at approximately 10% at age 0 and reaching approximately 15% at age 80.

CONCEPTUAL

15076