

JOINT MEETING OF THE
CHARTER TOWNSHIP OF EAST BAY PLANNING COMMISSION
AND THE
CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION

Wednesday, August 26, 2015
7:00 PM

Garfield Township Offices
3848 Veterans Drive
Traverse City, MI 49684

1. Call to Order (by each Planning Commission)
2. Introductions
3. Purpose of the Meeting
4. Current Activities/Priorities provided by each Planning Commission
5. Review Defined Joint Study Area and Current Conditions of Study Area (Maps)
6. Identify Challenges and Opportunities in Study Area
 - a. Compatibility of Master Plans
 - b. Corridor Planning
 - c. Access Management
 - d. Non-motorized Trail Connectivity
7. Determine Follow-Up/Next Steps
8. Adjournment



Charter Township of Garfield

Planning Department Report No. PD 2015-54

Prepared:	August 19, 2015	Pages:	1 of 1
Meeting:	August 26, 2015 Joint PC Meeting	Attachments:	<input checked="" type="checkbox"/>
Subject:	Introduction to East Bay / Garfield Planning Commission Meeting		

STAFF COMMENT:

On August 26th, the Garfield Township and East Bay Township Planning Commissions will hold a joint meeting to catch up on current planning and zoning activities, to discuss the challenges and opportunities of our shared corridors and mutual borders, and to consider if collaborative planning efforts should be pursued in the future.

For the purpose of this meeting, the study area will be defined as the Hammond Road corridor between LaFranier Road and 4 Mile Road, South Airport Road between LaFranier Road and 3 Mile Road, and Townline Road, which is the boundary between the two Townships.

The meeting will be facilitated by Mr. John Sych, the Director of Planning for Grand Traverse County. John has prepared the agenda which is included in this packet. To assist in the discussion, we have also prepared a number of maps for your review, which are attached to this memo.


ACTION REQUESTED:

No formal action is necessary. Discussion at the joint meeting will provide Staff with guidance regarding potential future collaborative planning efforts.

Williams & Works

MEMORANDUM

TO: Planning Commission
East Bay Charter Township

FROM: Jay Kilpatrick, AICP 

DATE: August 20, 2015

RE: Items of Consideration for Joint Meeting with Garfield Township

The Planning Commissions of Garfield Township and East Bay Township will meet jointly next week. I understand that the Planning Commission will not have support from their staff planners and I agree that this could help to encourage a more wide-ranging discussion. I will be interested in the results. I have prepared the following items which you may consider (or ignore) as part of your conversation:

Inter-jurisdictional land use:

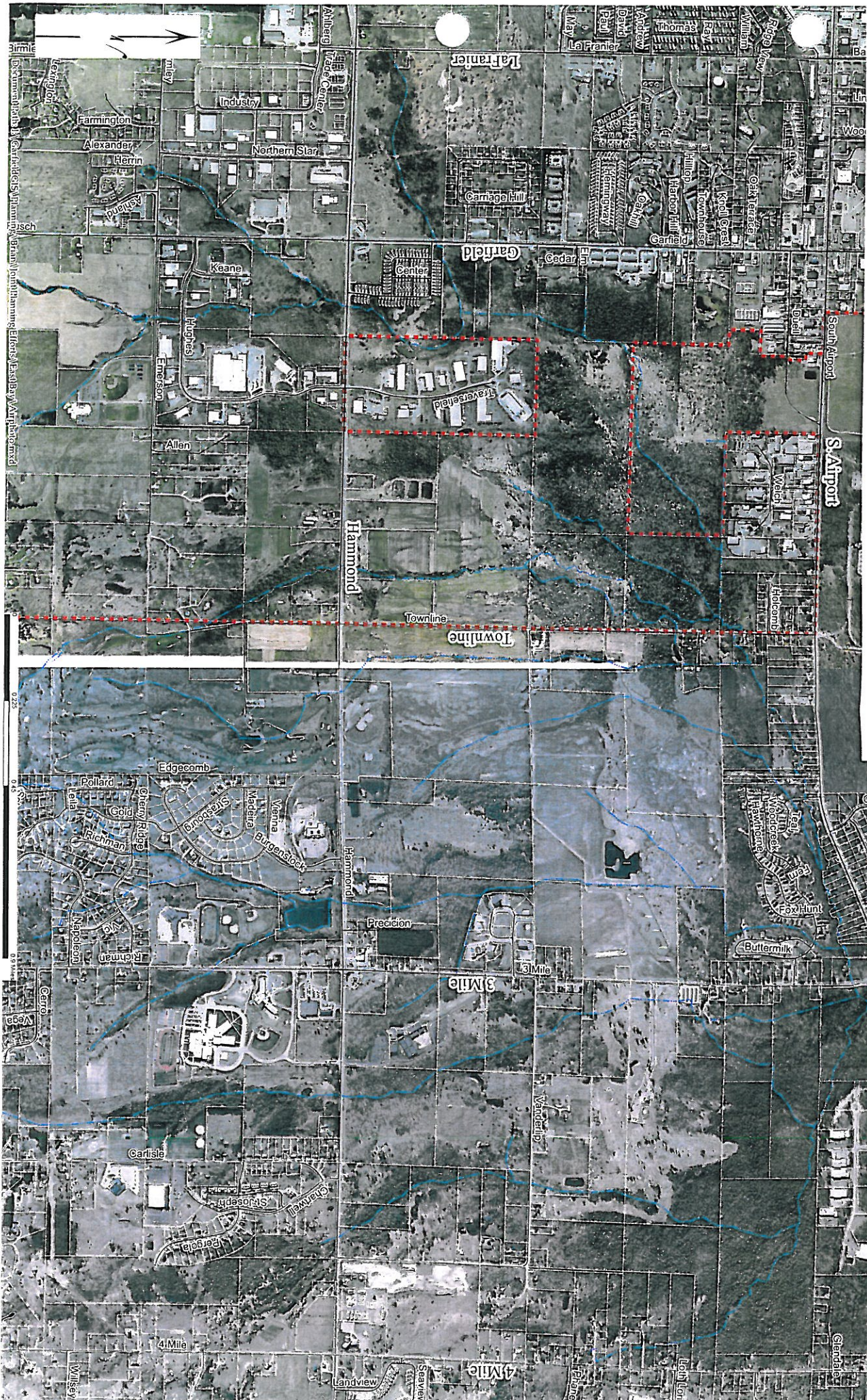
1. Hammond Road, including traffic management (with or without a direct US-31 connection), complimentary land use and zoning, access management, roadway design, landscape and aesthetics, etc.
2. Abutting Township boundaries, primarily Townline Road, complimentary land uses and zoning. Also the southeast corner of Hammond and Townline where East Bay is considering a change in future land use from Industrial to Residential, Low to Medium Density (1.4 DU/Acre).
3. Townline and South Airport at airport entrance. In East Bay Township, this area is zoned Manufactured Housing Community, but is constrained by a Mitchell Creek tributary. We have received some interest in allowing commercial development here to take advantage of Airport traffic.

Housing Trends. The Planning Commissions might discuss emerging trends in housing, such as increased demand for rentals and increasing rents, extent of interest in smaller dwellings, extent of interest in mixed use (housing, commercial and live/work units), and affordability.

Demographic Trends. Issues we are beginning to see in East Bay include the aging of the population, smaller family sizes and fewer families with children.

c: Leslie Couturier
Zoning Administrator

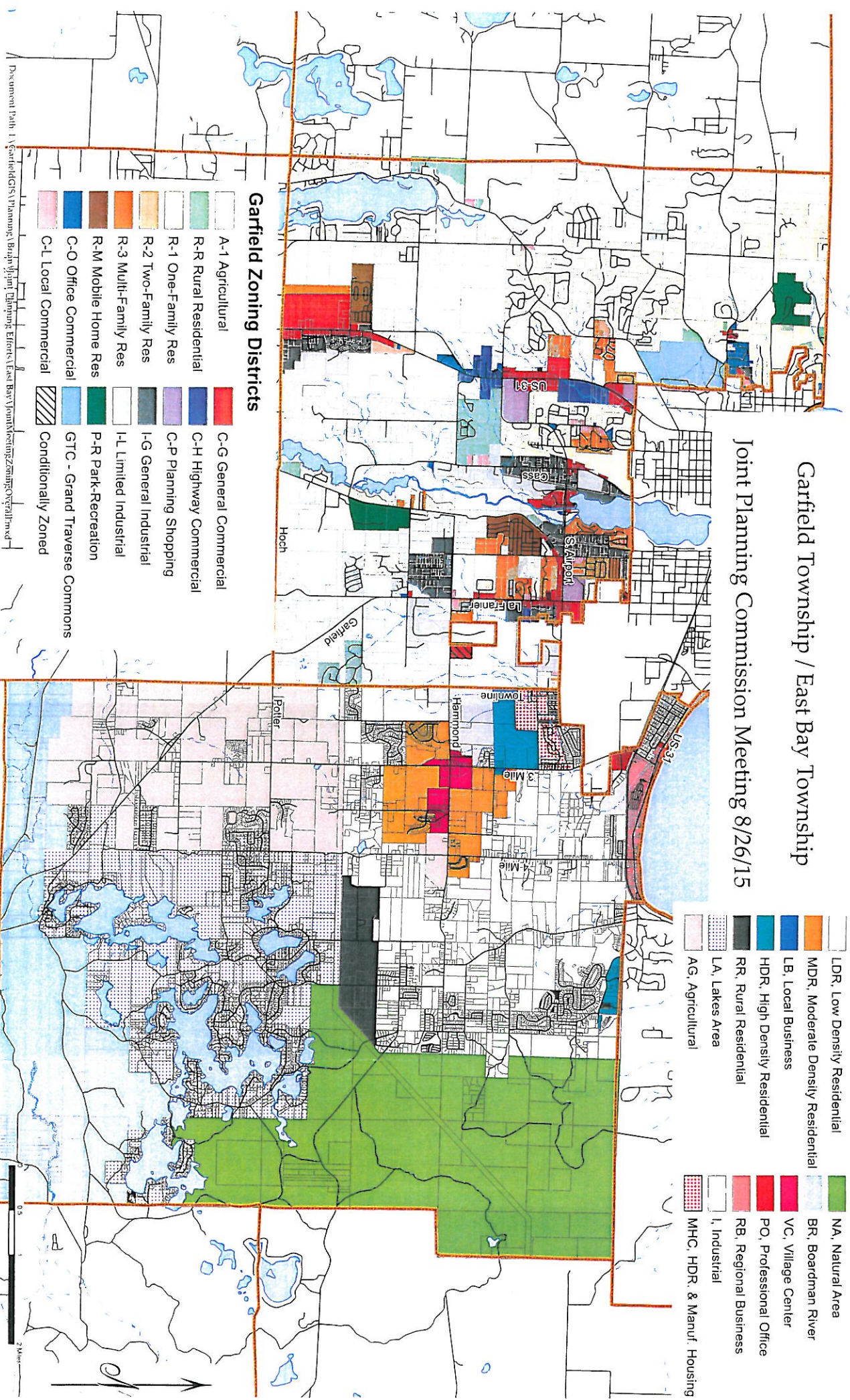
This aerial map of the Hammond area in Indiana features a red dashed line representing the Hammond Townline. The map is divided into several labeled sections, including neighborhoods like Edgecomb, Sycamore, Verna, and Buginsstock. Other labels include 'Hammond', 'Garfield', 'LaFramier', and 'S. Airport'. A scale bar at the bottom indicates distances from 0 to 4 miles, and a north arrow is positioned in the top left corner.



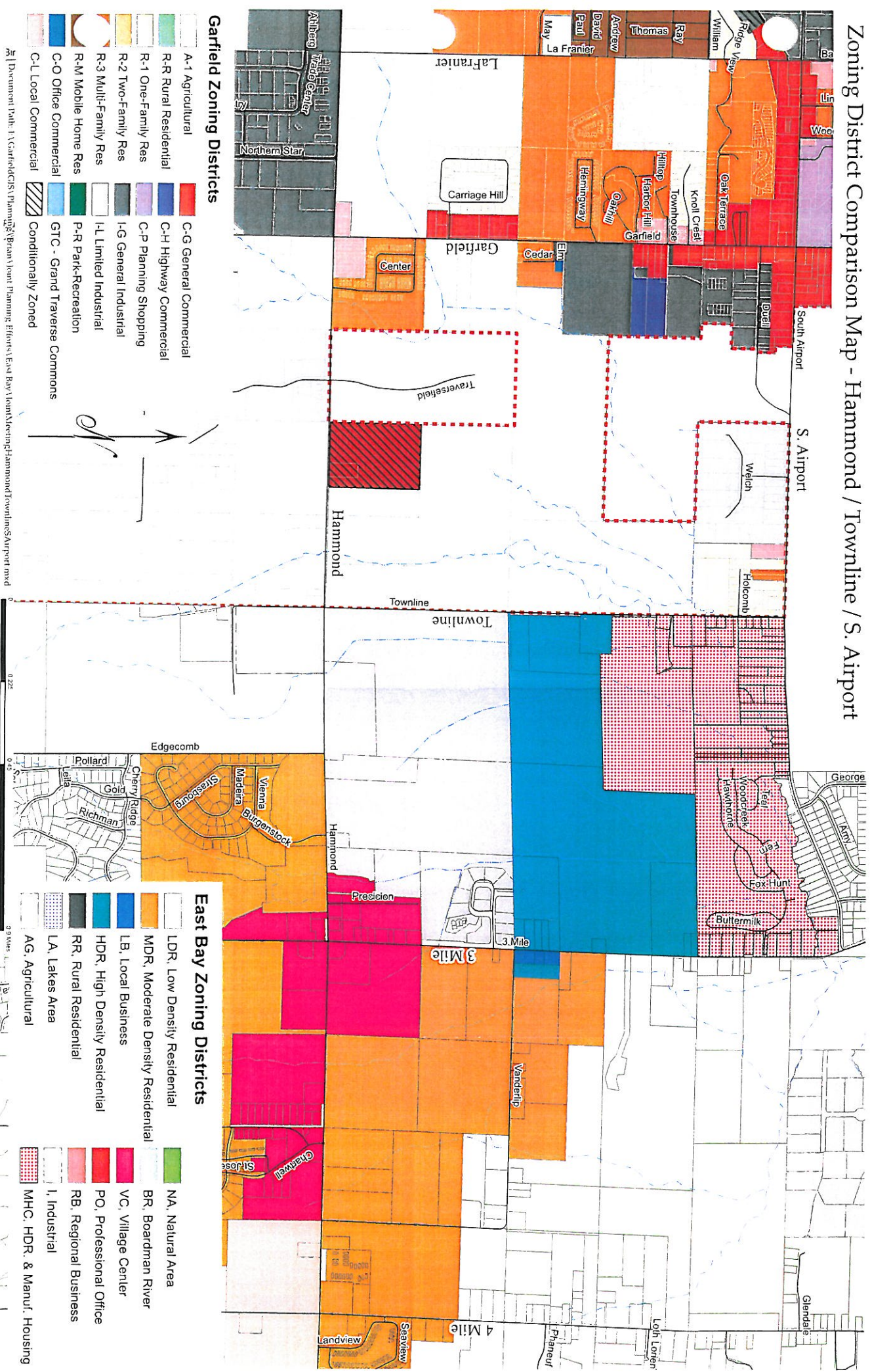
Zoning District Comparison Map

Garfield Township / East Bay Township

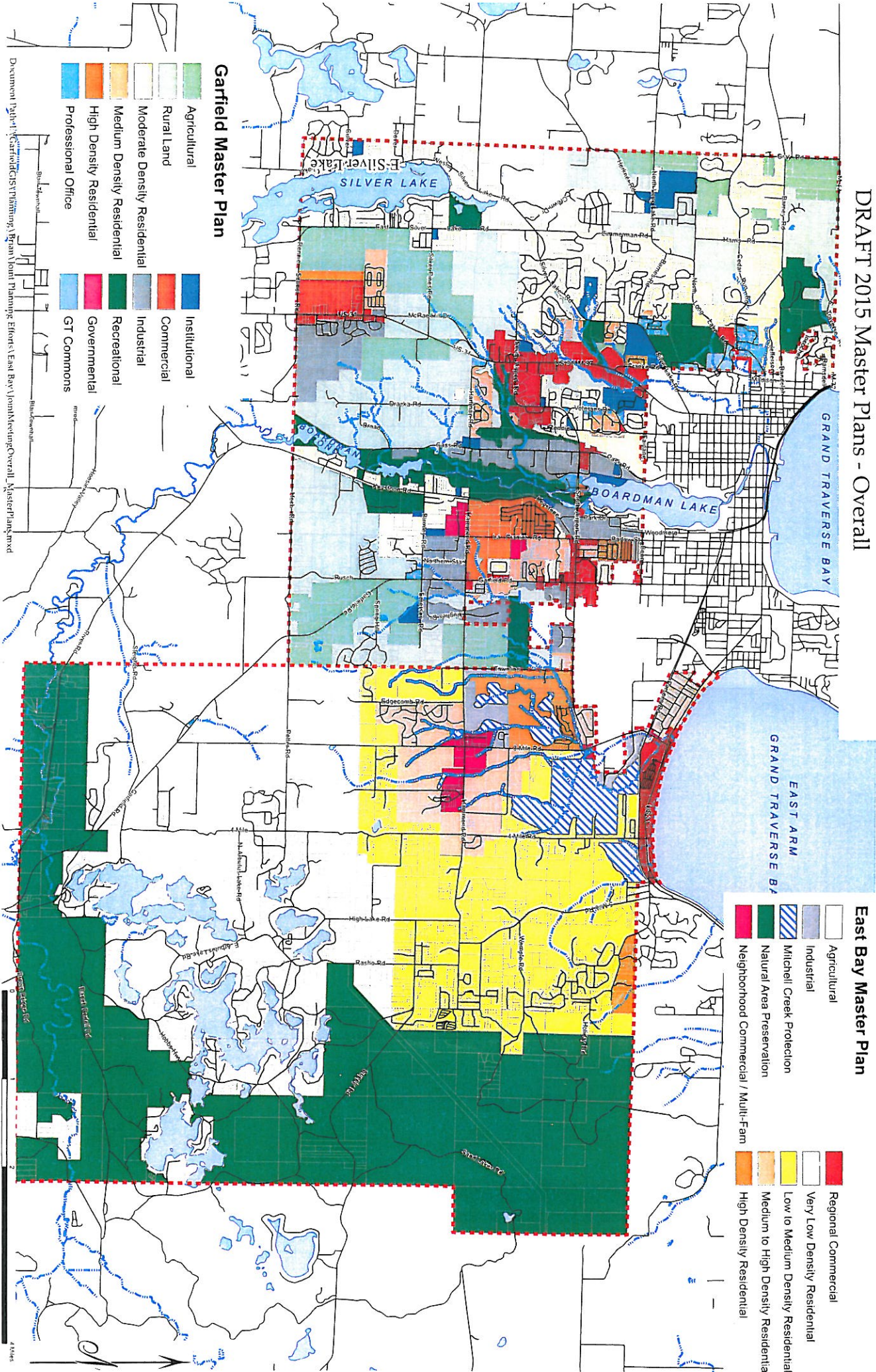
Joint Planning Commission Meeting 8/26/15



Zoning District Comparison Map - Hammond / Townline / S. Airport

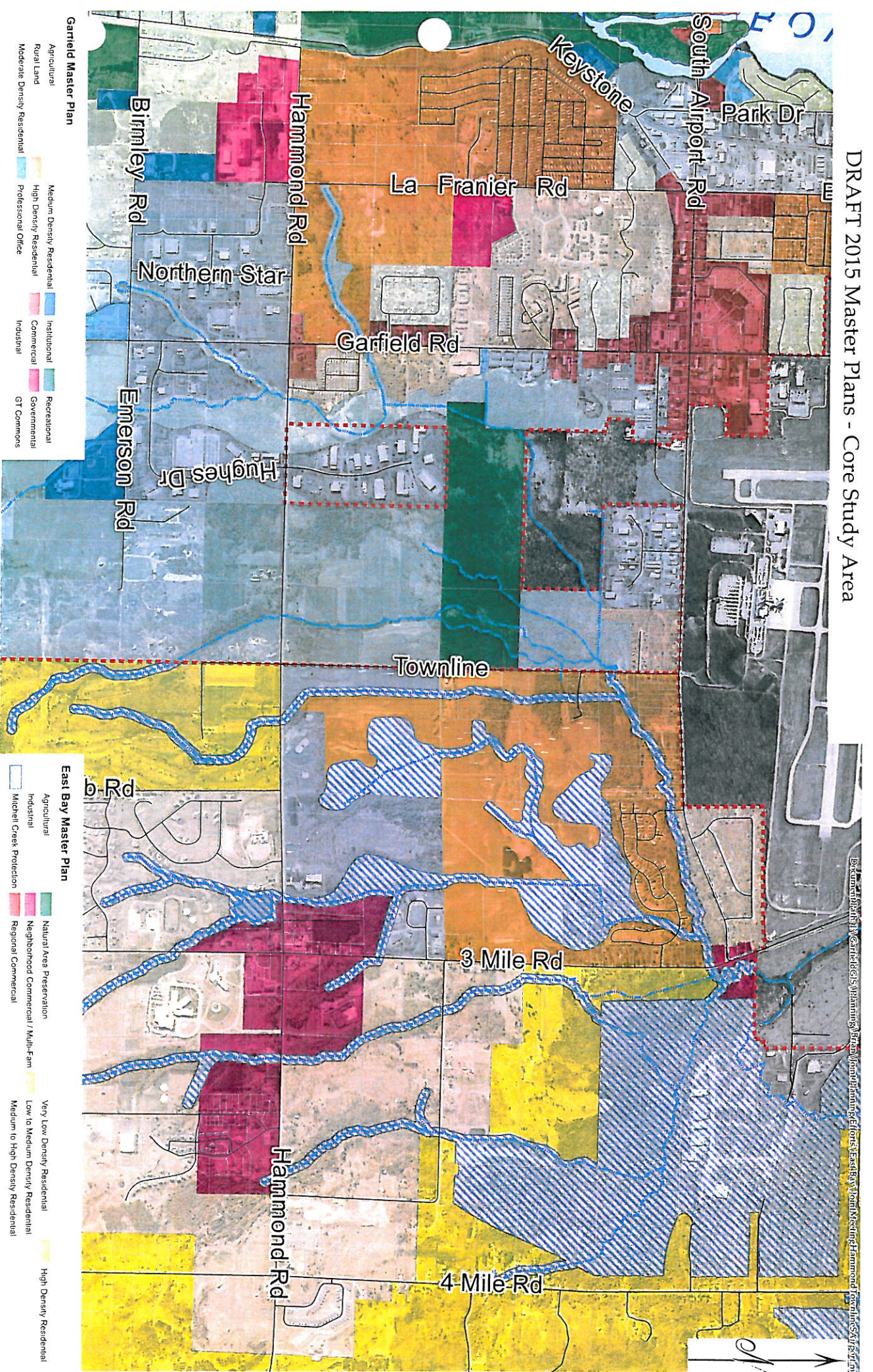


DRAFT 2015 Master Plans - Overall



Document Path: \\GarfieldGIS\Planning\Bran\Joint Planning\Overall MasterPlans.mxd

DRAFT 2015 Master Plans - Core Study Area



This map displays the regional trail network, including planned and existing trails. The legend identifies the following trail types:

- Bike Path** (Blue line)
- TART Trail** (Red line)
- VASA Trail / North County Trail** (Green line)
- Boardman Lake / River Trail** (Brown line)
- Parkland** (Green shaded area)

The map shows the trail network extending across the region, with major trails like the VASA Trail and Boardman Lake Trail highlighted. It also includes geographical features such as Silver Lake, Boardman Lake, and the Grand Traverse Bay (West Arm and East Arm). A scale bar at the bottom indicates distances from 0 to 2.5 miles.

This map illustrates the regional trail network, including both planned and existing trails. The legend identifies the following trail types:

- Bike Path:** Represented by a blue line.
- TART Trail:** Represented by an orange line.
- VASA Trail / North County Trail:** Represented by a green line.
- Boardman Lake / River Trail:** Represented by a red line.
- Parkland:** Indicated by green shaded areas.

The map shows a dense network of trails, particularly in the central and eastern portions of the region. Key features include:

- Water Bodies:** Silver Lake, Boardman Lake, West Arm Grand Traverse Bay, and East Arm Grand Traverse Bay.
- Trails:** A complex network of blue, orange, green, and red lines representing different trail types.
- Parkland:** Green shaded areas indicating parkland locations.
- Scale:** A scale bar at the bottom left indicates distances in miles (0, 1.25, 2.5).
- North Arrow:** A north arrow is located at the bottom left of the map.

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- The map shows the trail network extending across the region, with major trails like the VASA Trail and Boardman Lake / River Trail highlighted. It also shows the locations of Silver Lake, Boardman Lake, and the Grand Traverse Bay (West Arm and East Arm). A scale bar indicates distances up to 5 miles, and a north arrow is provided.

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The map shows the trail network extending across the region, with major trails like the Boardman Lake / River Trail and the VASA Trail / North County Trail. It also highlights parkland areas and the locations of Boardman Lake, Silver Lake, and the Grand Traverse Bay (West Arm and East Arm). A scale bar at the bottom indicates distances from 0 to 2.5 miles.

