

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

Wednesday, September 23, 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**
 - a. September 9, 2015

3. **Correspondence**

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

5. **Business to Come Before the Commission**
 - a. PD-2015-57 Residential Density – Map Discussion
 - b. Joint Meeting Summary Report - Discussion

6. **Public Comment**

7. **Items for Next Agenda – October 14, 2015**
 - a. Residential Uses in Commercial Zones - Draft standards

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
September 9, 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, Joe Robertson, and John Racine

Absent and Excused: John Nelson and Terry Clark

Staff Present: Rob Larrea

1. Review and Approval of the Agenda – Conflict of Interest: (7:02)

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

Ayes: Uithol, Cline, Wilson, Robertson, Racine

Nays: None

2. Minutes

a. August 12, 2015 Minutes (7:02)

Wilson moved and Uithol seconded to adopt the August 12, 2015 Regular Meeting minutes as amended noting that Racine adjourned the meeting, not Wilson.

Ayes: Wilson, Uithol, Cline, Robertson, Racine

Nays: None

3. Correspondence (7:03)

- a. Planning and Zoning News
- b. Blair Township – Notice of Intent to Plan
- c. Conservation District Monthly Parks Report
- d. Notice of Planning and Zoning Workshop

4. Reports:

a. Township Board (7:04)

Wilson said that that the board discussed trail maintenance and Korn will initiate contact with neighboring jurisdictions, TART, and the Road Commission to oversee trail maintenance in the area.

b. Planning Commissioners (7:05)

No reports

5. Business to Come Before The Commission**a. PD 2015-55 Discussion of Residential Density (7:05)**

Staff compared the R-3 Multi-Family District to the Master Plan's High Density use and found some discrepancies. Staff recommends no change to the R-R Zoning district, but in the R-1 Single Family Zoning District staff recommends that a new Master Plan category of Low Density Residential be created allowing 1 – 3 units per acre. In the R-2 Zoning District, staff recommends that the Moderate Density Residential be revised to allow 3 to 6 units per acre, which would make it fall in line with current zoning. The R-3 Zoning District does not correlate with any future land use plan, but is closest to medium density residential which allows between 7 and 14 units per acre. Larrea said that a very high density zoning area could allow 14+ units per acre. Planning Commissioners discussed the matter and decided to realign density with current zoning districts first. Concerns were expressed with such high density and they asked to see such a density on the ground in another jurisdiction to determine whether it would work in Garfield Township. An aerial with a dense site plan may suffice. Square footage in the R-3 zone was discussed and Commissioners decided that 4,300 feet was acceptable. The wording of exact numbers versus an "up to" clause was discussed.

b. PD 2015-56 Discussion of Residential Uses in Commercial Zones (7:27)

Commissioners discussed allowing multi-family developments in the C-G General Commercial and C- H Highway Commercial zones. Commissioners agreed that if allowed, it should be by a Special Use Permit so that the Planning Commission can address non-compatible and nuisance issues. In addition, the Planning Commission wants the standards to make sure the area is separate and livable to ensure safety for future residents.

Commissioners also discussed supplemental setbacks for multifamily projects. Staff indicated that the supplemental setback portion of the zoning ordinance was inadvertently changed and now requires multi-family projects to have increased setbacks. Staff recommends eliminating multifamily projects from the supplementary setbacks and modifying multifamily setbacks by 10 feet. Commissioners felt it was appropriate to wait and have commissioners Clark and Nelson comment on the item before making a decision. Larrea also brought up the topic of Group Housing which is an antiquated standard. There is no control of density and commissioners agreed to eliminate the Group Housing language from the Zoning Ordinance.

6. Public Comment (7:53)

None

7. Items for Next Agenda – September 23, 2015 (7:54)

a. Consideration of allowing Child Care (7-12) as conditional use


Larrea noted that the application and language is very cumbersome for this use and commissioners would need to take a look at the language and possibly allow the use as a conditional rather than special use.

b. To be determined

8. Adjournment (7:59)

Racine adjourned the meeting at 7:59pm.

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

 Charter Township of Garfield Planning Department Report No. 2015-57			
Prepared:	September 16, 2015	Pages:	1 of 1
Meeting:	September 23, 2015 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Residential Densities		

Staff Comment:

At its meeting on September 9, 2015, the Planning Commission discussed the relation of residential density as described in the Master Plan as it compares to what is achievable by the Zoning Ordinance. At the conclusion of the discussion, the Commission requested a number of maps of various developments in the Township to get a better sense of what density actually looks like on the ground.

As a reminder, the R-3 Zoning district allows densities of up to about 10 units per acre. The maps which are attached include some projects which actually exceed that density by a wide margin, but which were approved as PUDs.

The following is a brief summary of the maps which are attached:

Lone Tree PUD: this development is a mix of single-family and duplex units, as well as three commercial sites. The development includes some dedicated open space. No buildings are greater than two stories in height. The project density is approximately 2 units per acre, which is fairly typical of the residential subdivisions on the west side of town.

Brookside Commons PUD: this project includes seven, two-story apartment buildings and four commercial building sites. It is adjacent to the Lone Tree PUD but includes an open space/buffer zone which provides separation between the single-family and multi-family development patterns. The project density is just under 6 units per acre.

Maple Ridge Apartments: this recently approved project on LaFranier Road includes 232 apartment units on roughly 23 acres of property, for a project density of 10 units per acre. The apartment buildings will be three stories in height.

Premier Place Apartments: though part of a larger PUD, the density for the 72-unit apartment building is 16 units per acre, even when including the open space area along Boardman Lake in the calculation. The primary building is 4 stories in height, plus a walkout level.

Village at Bay Ridge: the density for this retirement and assisted living facility is 17.21 units per acre. The buildings measure up to 4 stories in height.

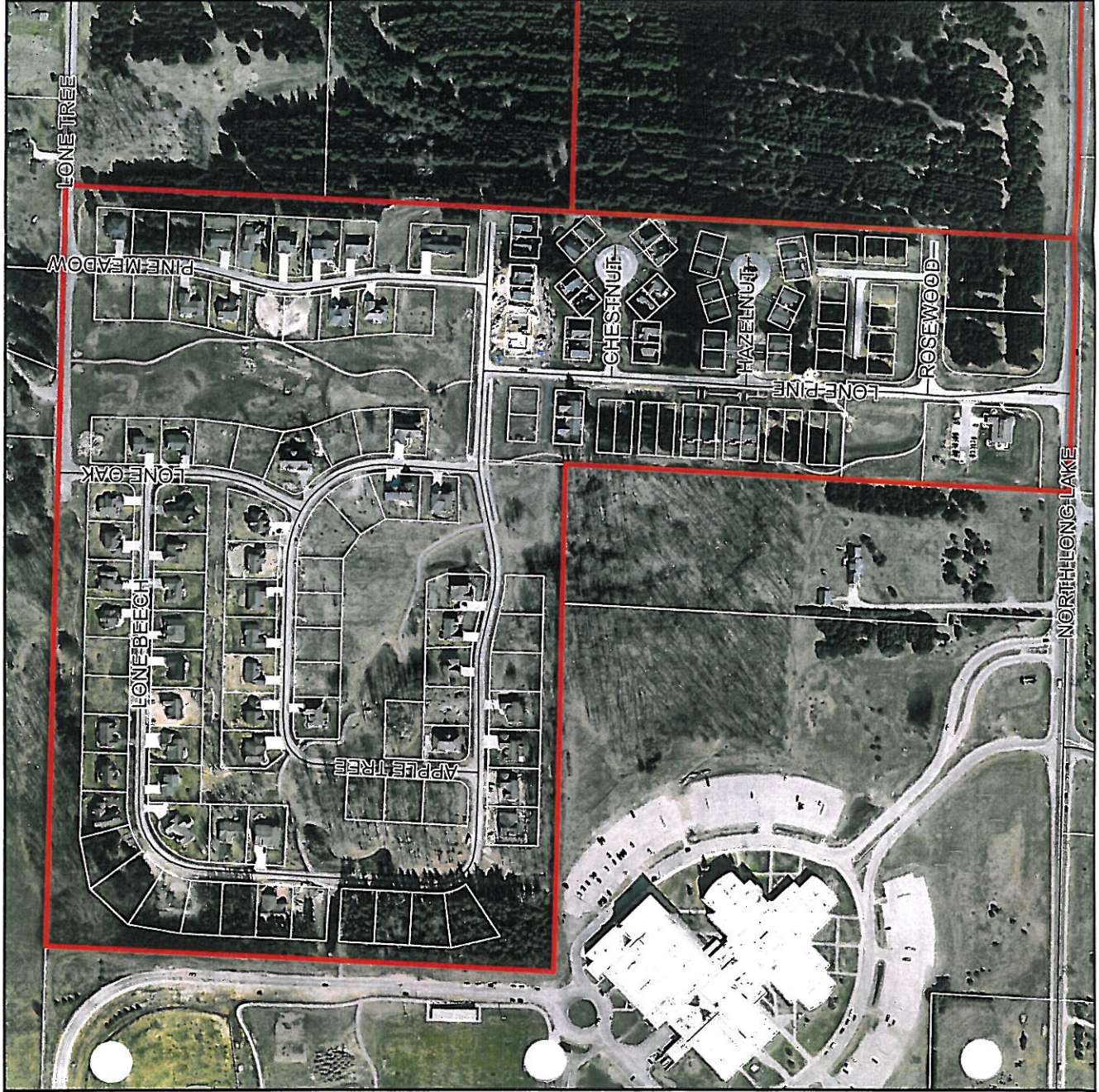
Grand Traverse Crossings Apartments: these apartments, which are located to the south of the Home Depot, were included as part of the Grand Traverse Crossings development. There are 162 apartment units approved on just over 7 acres of land, for a density of 23 units per acre.

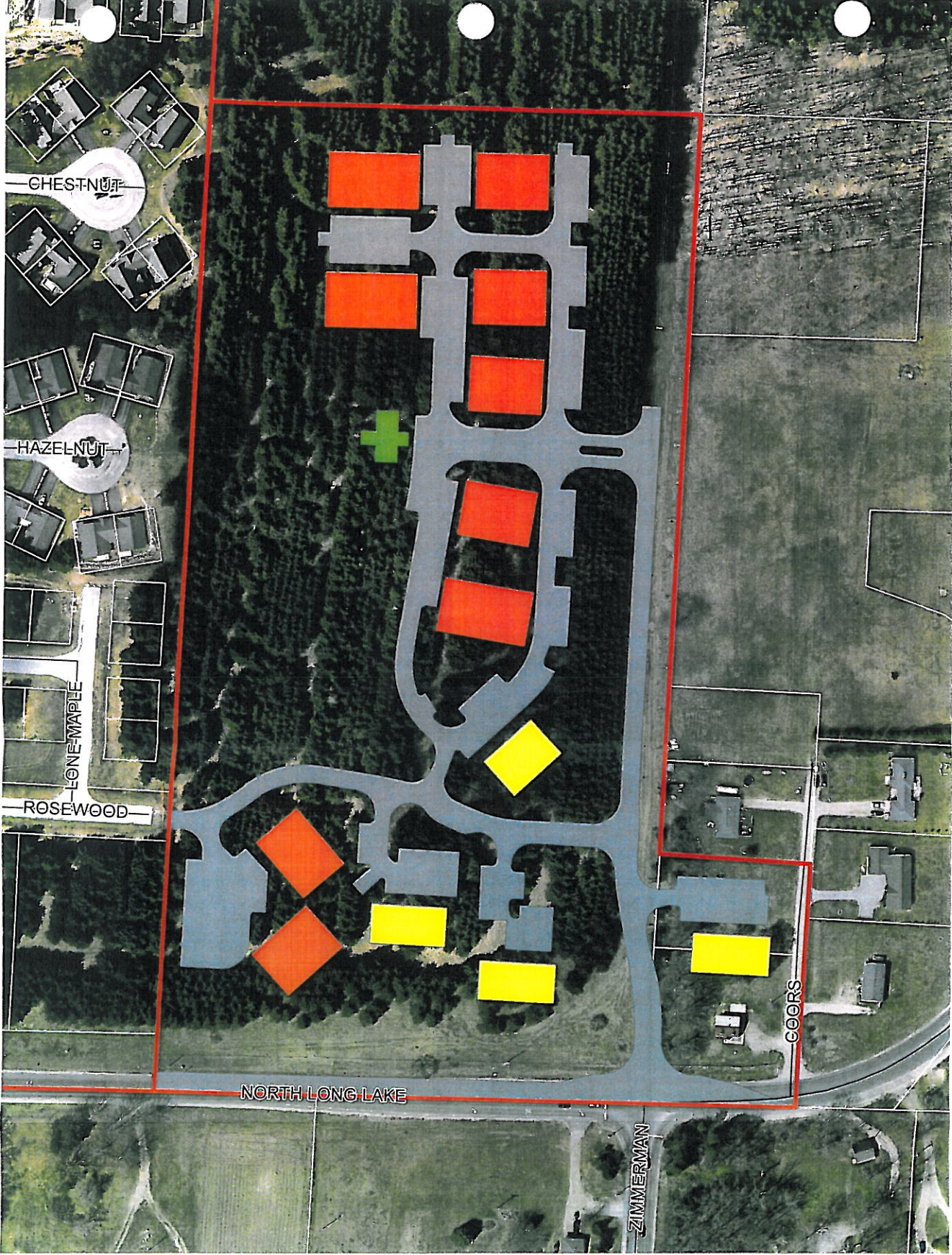
Action Requested: No action is requested.

Lone Tree

90 single family lots, 58 duplex units
(39 buildings), 3 commercial sites - 2
units per acre

0 280 560 1,120 Feet



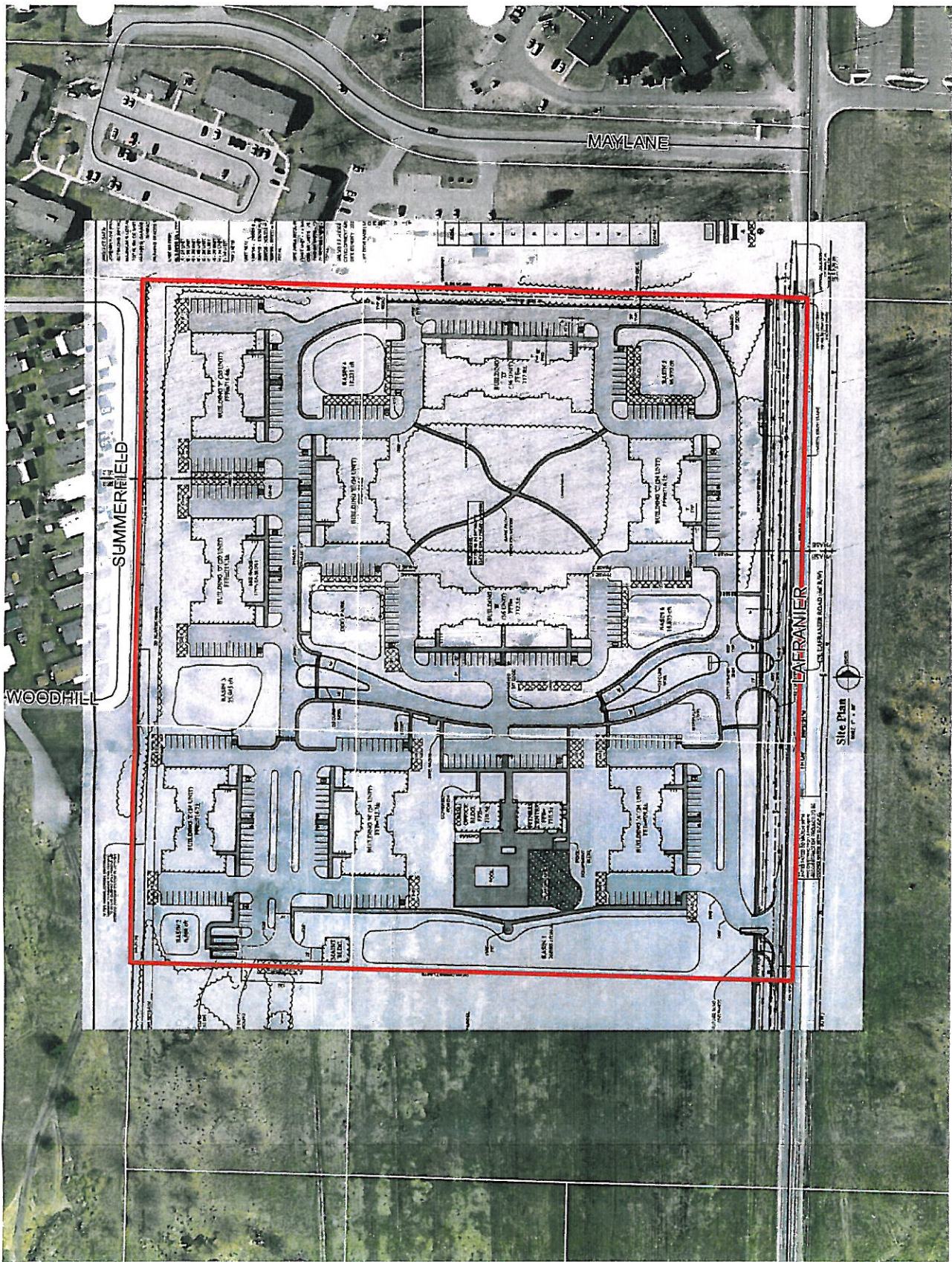


Density Map - Brookside Commons PUD

72 apartment units, two-story buildings, ~6 units per acre

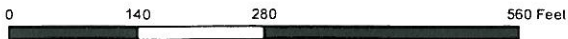


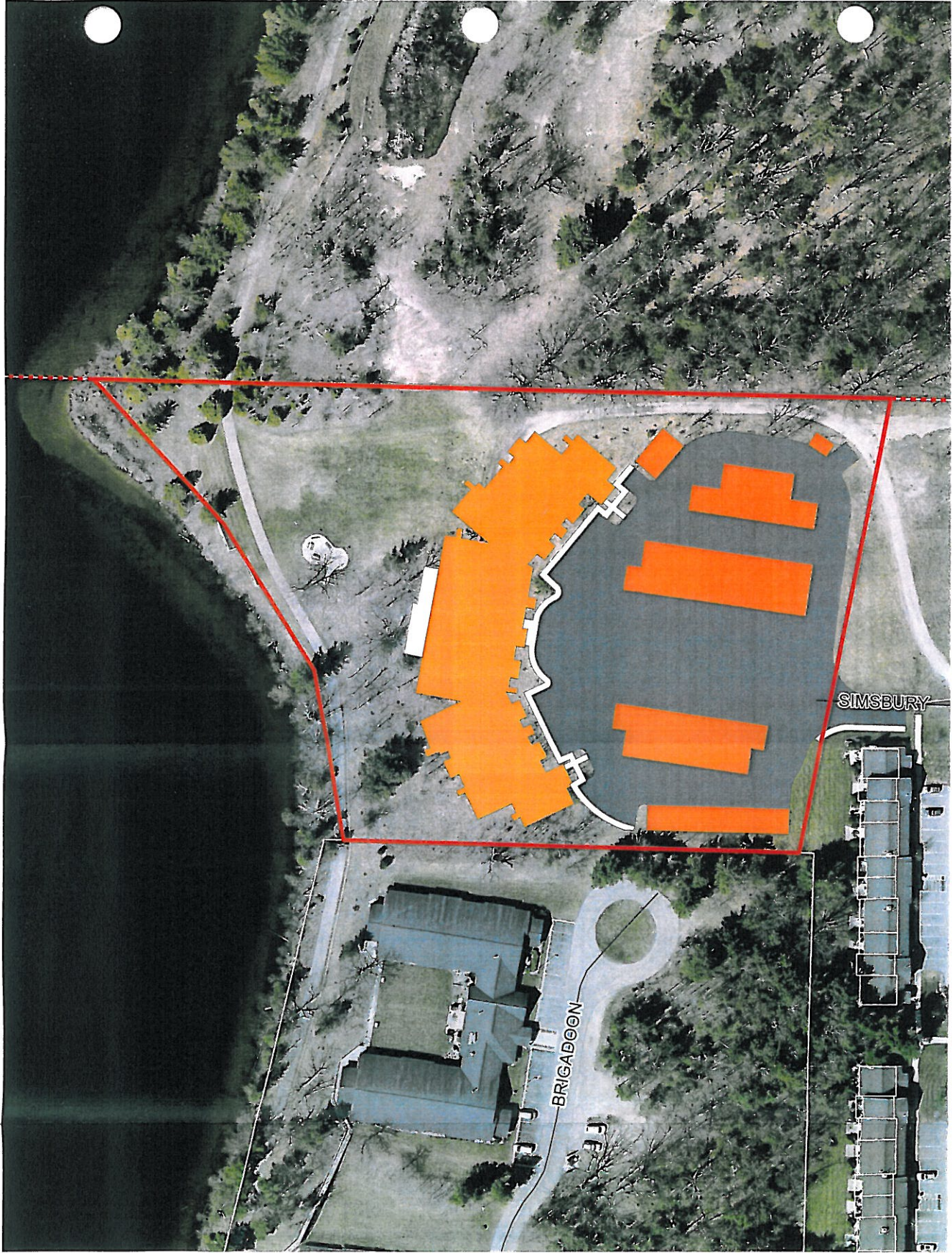
Legend	
■	Apartment Building
■	Asphalt
■	Commercial Building
■	Community Building



Development Map - Maple Ridge Apartments

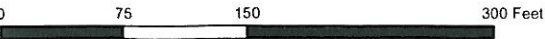
232 apartments, 10 units per acre





Development Map - Premier Place

72 units, 16 units per acre



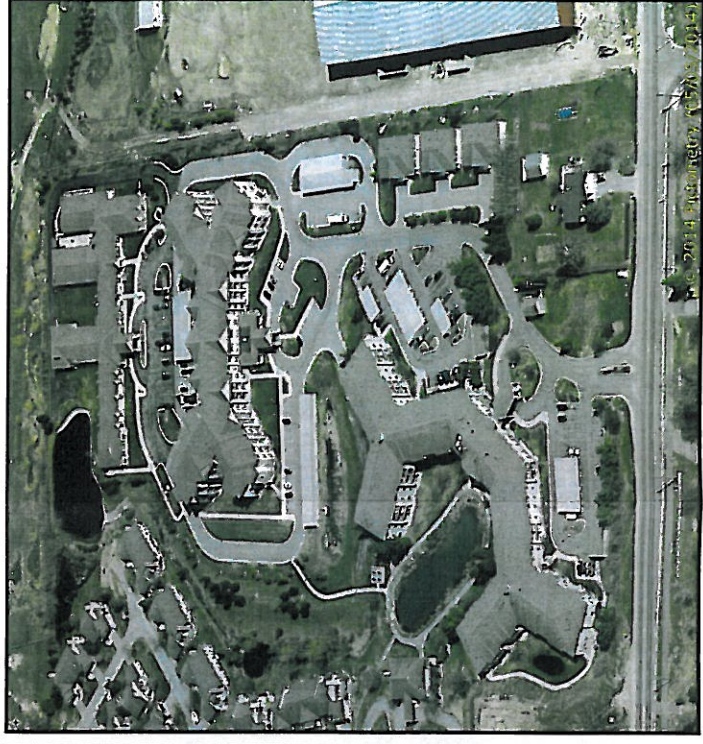
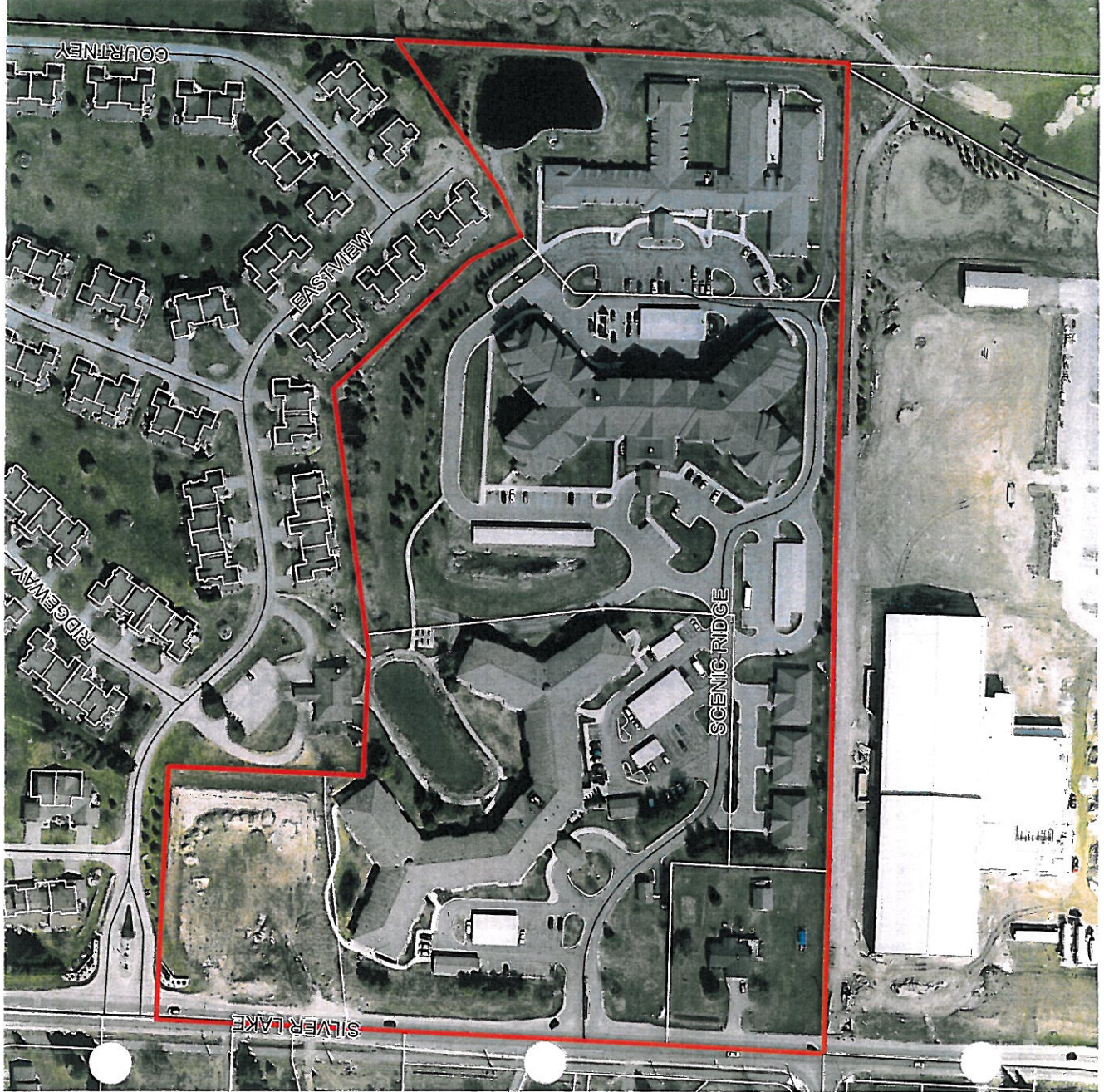
Document Path: K:\PLAN\Master Plan\Density Maps\PremierPlace.mxd

Legend

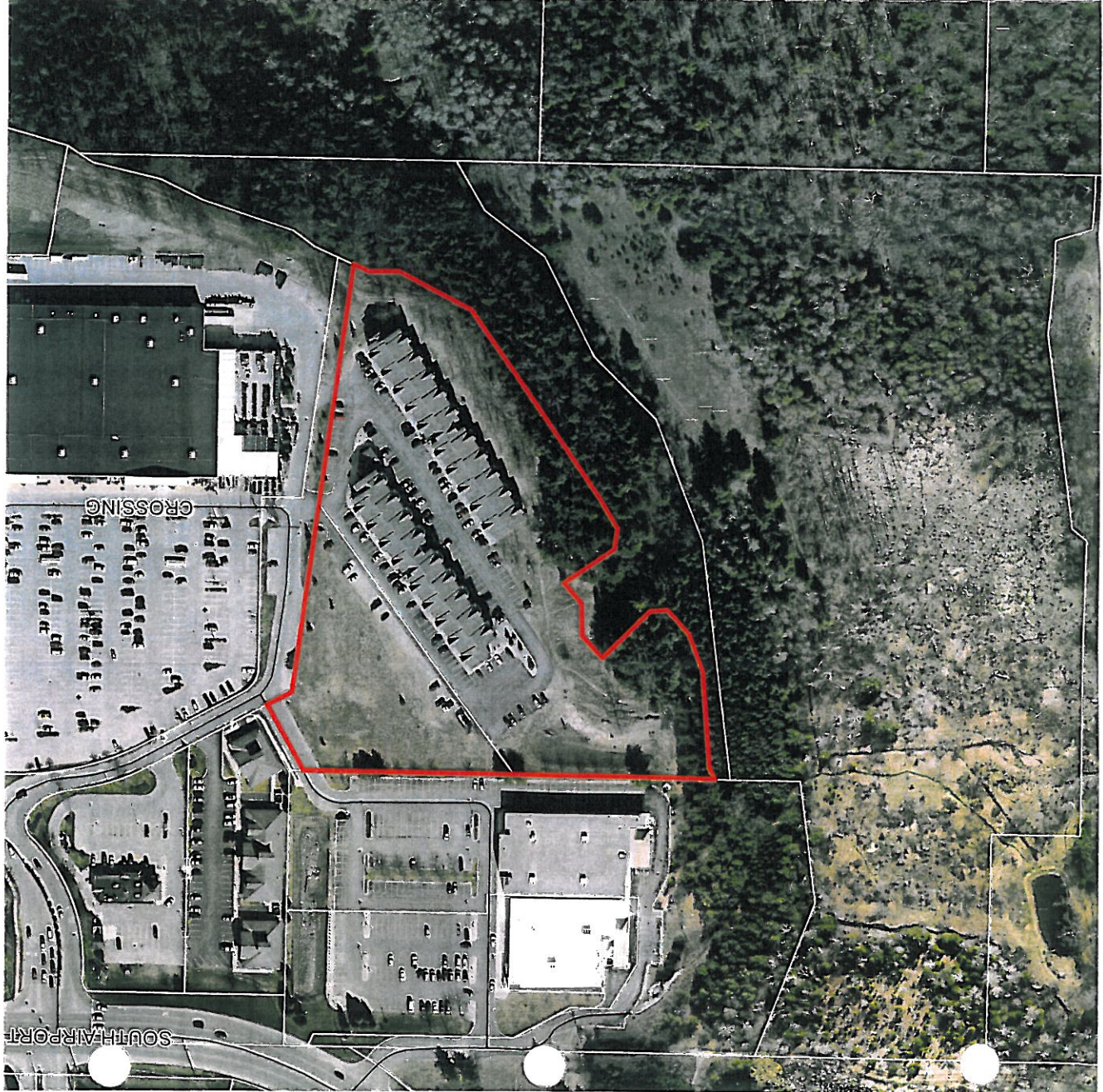
- Apartment Building
- Asphalt Parking Lot
- Carport
- Sidewalk

Village at Bay Ridge

240 apartments, 48 special care units, 6 two-bedroom cottages, 17.21 units per acre



(looking east across Silver Lake Road)



Grand Traverse Crossings Apartment Phase

162 apartments, 23 units per acre



SUMMARY REPORT

The Planning Commissions from East Bay and Garfield Townships met on Wednesday, August 26, 2015 at the Garfield Township Offices to discuss land use planning and zoning challenges and opportunities for collaboration and coordination. Grand Traverse County Planning Director, John Sych, facilitated the discussion and prepared this summary report.

CURRENT ACTIVITIES/PRORITIES OF EACH PLANNING COMMISSION

East Bay Township

- A newly drafted master plan has been distributed for review.
- Various amendments to the zoning ordinance have been made.
- The Planning Commission will be having a joint meeting with the Township Board to discuss big box stores. Currently, East Bay only allows retail stores up to 30,000 square feet.
- There have been some concerns regarding rental properties in residential neighborhoods
- Maintenance of trails has been an issue of discussion at the Township.
- Conceptual reviews for new developments have been proven to be helpful.

Garfield Township

- A new zoning ordinance is in place. The new ordinance is a re-write that includes no major changes, but does provide a more accessible ordinance.
- The Planning Commission is now looking towards updating its master plan.
- The Township is monitoring the Grand Traverse Band trust application for land on Herkner Road and how that may impact the surrounding area.
- The Township has been placing an emphasis on mixing land uses, including mixing industrial and commercial uses where appropriate.
- Housing is an issue that they are aware of and continue to work on.
- Conceptual reviews for new developments have been proven to be helpful.
- Considering multiple family residential in commercial districts where appropriate.
- A medical marijuana collective has been closed by the Township due to a favorable court judgment. It also places the Township in good position to prevent further illegal collectives.
- The Township has made efforts to construct paths and improve parks. The paths have been laid out to link key uses (i.e., parks, shopping areas, schools, etc.).
- Joint planning commission is in place with the City of Traverse City for the Grand Traverse Commons, including review of its code.
- Trails maintenance is an issue for the Township.
- Low impact development standards are being encouraged for stormwater management.

IDENTIFIED CHALLENGES AND OPPORTUNITIES IN THE STUDY AREA

1) Hammond Road Corridor

- a. Establish and/or coordinate standards for development, including requirements for lighting, landscaping, signage, sidewalks
- b. Determine availability of utilities, including water and sewer
- c. Plan for connecting trail systems between Townships
 - i. Extend trail from Boardman River to Timber Ridge
- d. Look at 1999 report/findings from joint meeting

Other possible opportunities:

2) Townline Road

- a. Ensure compatibility of development
- b. Maintain Mitchell Creek protective buffers on both sides

3) Airport Entryway

- a. Consider evaluating land uses at the intersection of South Airport Road and Townline Road to establish an Airport Entryway
- b. Potential for hotel and other airport related uses

NEXT STEPS...

Staff from both townships will work in formulating common standards and other recommendations for the Hammond Road corridor and present those to their respective Planning Commissions.

DRAFT 2015 Master Plans - Core Study Area

