

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
September 23, 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, John Nelson and John Racine

Absent and Excused: Terry Clark

Staff Present: Rob Larrea

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

Nelson moved and Robertson seconded to approve the agenda as presented.

Ayes: Nelson, Robertson, Uithol, Cline, Wilson, Racine

Nays: None

2. Minutes

a. September 9, 2015 Minutes (7:01)

Nelson moved and Wilson seconded to adopt the September 9, 2015 Regular Meeting minutes as presented.

Ayes: Nelson, Wilson, Uithol, Cline, Robertson, Racine

Nays: None

3. Correspondence (7:01)

None

4. Reports:

a. Township Board (7:01)

Wilson said they had several people who commented on short term seasonal rentals and told the PC members that it is an issue that may be coming to the Planning Commission in the future. Short term rentals in the R-1 district were discussed briefly.

b. Planning Commissioners (7:06)

No reports

5. Business to Come Before The Commission

a. PD 2015-57 Residential Density – Map Discussion (7:06)

Larrea said this is a continuation of a discussion between the residential density in the Master Plan and density in the Zoning Ordinance. He gave

Commissioners several maps of developments in Garfield Township so that they could better see what the density actually looks like when developed. Larrea said that historically density was calculated as an overall density of the entire property, rather than by individual use and the area that the residential use encompasses, which can be an issue when determining compatibility with adjacent land uses

Maps of Lone Tree, Brookside Commons, Maple Ridge Apartments, Premier Place Apartments, the Village at Bay Ridge and the Grand Traverse Crossings Apartments were shown to Commissioners. Lone Tree density is 2 units per acre and is a PUD made up of single family homes and duplexes.

Brookside Commons includes nine, two-story apartment buildings and four commercial building sites with a density of 6 units per acre.

Maple Ridge Apartments has 232 apartment units and the project density is 10 units per acre. This site plan has open space for each building, as well as, play areas and a walking path.

Premier Place works out to be 16 units per acre, the Village at Bay Ridge is 17 units per acre and the Grand Traverse Crossings has a density of 23 units per acre.

Commissioners discussed the overall density of projects and felt it was appropriate to view different uses and their density by area rather than overall acreage. Commissioners also commented on the underlying zoning and making sure the request for a PUD is not to circumvent zoning.

Commissioners discussed the Crossings PUD and questioned if crime increased when the residential apartments were required in such close proximity to commercial businesses. Larrea stated that CPO Chris Barsheff is looking at crime stats for the Crossings to try to determine any trends.

Commissioners discussed the matter and agreed that the Planning Commission should retain its right to see and analyze projects that have a greater density than 10 units per acre. It was also agreed that Redevelopment Districts could be looked at for higher density. Staff will create language and criteria that are objective and enforceable for redevelopment areas and will also draft something regarding density for the master plan.

b. Joint Meeting Summary Report Discussion (7:35)

County Planner John Sych prepared a report summary of the Joint Meeting between the Planning Commissions of Garfield and East Bay. Nelson reiterated that the Road Commission has no jurisdiction for the trail system and nothing budgeted for trails to maintain the trails. East Bay Township is

hiring a new Planner, and Larrea will approach him/her about the common boundaries discussion.

6. Public Comment (7:41)

None

7. Items for Next Agenda – October 14, 2015 (7:41)

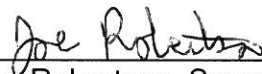
a. Residential Uses in Commercial Zones – Draft Standards

Racine mentioned that he had noticed that Child care (7-12) was previously indicated that it might be on the agenda for this meeting. Larrea said that there was one person who may apply for a Special Use Permit which would be on the next agenda.

Larrea also mentioned that he is meeting with a member of the Silver Lake Association regarding septic inspections at the time of sale. Commissioners briefly discussed the matter and noted that Blair Township also needs to be on board. Commissioners felt that Grand Traverse County should also be involved.

8. Adjournment (7:48)

Cline made the motion and Robertson seconded to adjourn the meeting at 7:48 p.m.



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