

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING**

Wednesday, September 24, 2014 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 10, 2014
3. **Correspondence**
4. **Reports**
  - a. Township Board
  - b. Planning Commissioners
5. **Business to Come Before the Commission**
  - a. **PD 2014-58** - Master Plan Continued Discussion
  - b. **PD 2014-59** - Buffalo Ridge Trail Update
6. **Public Comment**
7. **Items for Next Agenda – October 8, 2014**
  - a. Crown PUD sign request
  - b. Premiere Place
  - c. Just Golf
  - d. Grand Traverse Timbers – Public Hearing
  - e. To be determined
8. **Adjournment**

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

Garfield Township will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to Garfield Township. Individuals with disabilities requiring auxiliary aids or services should contact Garfield Township by writing or calling Kay Schumacher, Clerk, Ph: (231) 941-1620, or TDD #922

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
September 10, 2014**

**Call Meeting to Order:** Vice Chair Nelson 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, Terry Clark, Gil Uithol, John Nelson, Kit Wilson, Joe Robertson, and John Racine

**Staff Present:** Rob Larrea

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

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

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

*Nays: None*

**2. Minutes**

**a. August 27, 2014 Minutes (7:01)**

*Wilson moved and Uithol seconded to adopt the August 27, 2014 Regular Meeting minutes as presented.*

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

*Nays: None*

**3. Correspondence (7:01)**

a. Grand Traverse Conservation District – August Report

**4. Reports:**

**a. Township Board (7:02)**

Wilson reported that the Zimmerman Road project has begun.

**b. Planning Commissioners (7:02)**

No reports

**5. Business to Come Before The Commission**

**a. PD 2014-53 The Crown PUD Sign Request (7:02)**

The application requests approval to convert a portion of the double sided sign at West Crown Drive to an LED sign. The sign would be shared by Mulligans Restaurant and the Crown Golf Club and used for advertising. Due to the request being an amendment to the previously approved sign package the Planning Commission held a Public Hearing on the matter.

Attorney Kurt Bowden on behalf of the Crown, presented examples of LED signage in the community that he felt were similar in location to residential

neighborhoods and deemed to be harmonious with those neighborhoods. He said that the proposed signage meets Zoning Ordinance Section 8.10 criteria.

Chair Racine opened the Public Hearing at 7:14pm.

Ed Graff of 2400 W. Crown Drive and owner of the development, inquired about the letters of support and against the request. He is in favor of the signage.

Rick Grizell, an owner of the development said that he does not understand the disconnect between the ordinances and this sign request and asked the Planning Commission to consider the request.

Racine closed the Public Hearing at 7:22pm.

Commissioners noted that the list of the LED signs presented by Mr. Bowden were either exempt from zoning or located in the General Commercial C-2 District along S. Airport Road. Commissioners also discussed consistency in signage and setting a precedent in terms of PUD's. Commissioners agreed that the LED signage did not belong at the Crown PUD and directed the Planner to draft Findings of Fact consistent with their decision.

*Nelson moved and Uithol supported to instruct Planning staff to draft Findings of Fact consistent with the Commission's decision to deny the Crown PUD Signage Request.*

*Yeas: Nelson, Uithol, Wilson, Robertson, Clark, Cline, Racine  
Nays: None*

**b. PD 2014-54 Premiere Place PUD Amendment – Continuation (7:31)**

The subject PUD is located along Premier Street, Woodmere Avenue and Boardman Lake. The project was first approved in 2003 and a number of single family condominium structures have been built. The PUD is currently approved for a 72 unit multi family structure called Premier Manor and is proposing site plan and building design changes for the apartment area of the site. The application is considered a Major Amendment to the development which requires review by the Planning Commission. In prior meetings, commissioners expressed concerns with the size of the building, traffic impacts, access to the water, and permanent street access. Doug Mansfield said that a new trail has been added which wraps around the north side of the property. He said the owners have no intention of forgetting the 2003 approval and plans, but want to build a nicer building that is aesthetically pleasing and fits into the area. Attorney Dave Rowe said that the agreement with the railroad for access to the property is as solid as it can be.

*Nelson moved and Uithol seconded to direct staff to prepare findings of fact in favor of the Premiere Place PUD Amendment.*

*Yeas: Nelson, Uithol, Cline, Robertson, Clark, Racine*  
*Nays: Wilson*

**c. PD 2014-55 Grand Traverse Timbers – Introduction (8:02)**

The applicant requests a Special Use Permit to establish an enclosed sawmill operation and associated warehousing within two existing buildings on a 1.5 acre parcel located at 5111 Cedar Run Road. The property is the site of a former decommissioned landfill.

Scott Norris, the applicant, addressed the Planning Commission and said it is a small sawmill operation and all landscaping and other requirements in the ordinance would be met. All equipment would be housed inside the buildings and no outside modifications would be made except the addition of a dumpster enclosure that is required. He anticipates that the hours of operation would be 8:00am to 5:00pm. Norris said that there is an existing well and septic on site and the stormwater will drain to the neighboring site which is owned by the same owner that he is leasing from – American Waste. Staff and applicant will continue to work on details of the application.

*Robertson moved and Wilson seconded THAT Application #SUP-2014-03, submitted for Special Use Permit Approval of a proposed sawmill at 5111 Cedar Run Road, be accepted and scheduled for a public hearing at the regular meeting of the Garfield Township Planning Commission on October 8, 2014.*

*Yeas: Robertson, Wilson, Nelson, Uithol, Cline, Clark, Racine*  
*Nays: None*

**d. PD 2014-56 Just Golf – Continuation (8:27)**

The property is located at 4163 Meadow Lane Drive and is zoned C-2. The applicant requests an amendment to an existing special use permit to reestablish a driving range and to add bocce ball, badminton, a croquet course and 12 hole miniature golf. Struck balls leaving the site and impacting neighboring properties was the subject of concern. Owner Leonard Broughton said that the lease issue has been resolved and now Just Golf has use of the entire property, including land west of Titan Equipment. Proposed are 10' x 10' screens adjacent to each tee box, a 30 foot tall net along the north of the range where adjacent to Titan Equipment; a 30 foot tall net along the entirety of the south property line and a 20' fence at the end of the range on the west property line.

*Nelson moved and Uithol supported to direct staff to prepare Findings of Fact for the approval of the Just Golf SUP along with language indicating that if stray balls become a problem, the Township will revisit the issue.*

*Yeas: Nelson, Uithol, Wilson, Clark, Cline, Robertson, Racine*  
*Nays: None*

**e. PD 2014-57 Bareknuckle Distillery – Conceptual Review (8:39)**

The application requests a proposed craft distillery for the production, tasting and retail sales of spirits and other goods. The property is located on the southwest corner of South Airport and LaFranier Roads and known as the Lear building. The property is zoned General Mixed-Use Industrial Business. Jeff Cockfield presented the idea and said that the tasting room will be together with the production facility. Ingress and egress would be a challenge in this location and a unified approach to signage was also discussed. Dan Rowe, of EPI, said that his company, EPI, inhabits about 60,000 square feet of the building. This is a use by right and the applicant was appreciative of comments on the tasting room.

**6. Public Comment (8:57)**

None

**7. Items for Next Agenda – September 24, 2014 (8:57)**


- a. Master Plan
- b. To be determined

**8. Adjournment:**

*Wilson moved to adjourn the meeting at 8:59 p.m.*

---

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

 <b>Charter Township of Garfield</b>		General:	<input checked="" type="checkbox"/>
		Budget Related:	<input type="checkbox"/>
			<input type="checkbox"/>
Department:	Planning	Report No.	PD 2014-58
Prepared:	September 18, 2014	Pages:	1 of 2
Meeting:	September 24, 2014 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Master Plan – Discussion regarding public involvement		

**Staff Comment:**

Following the Planning Commission's review of the draft Master Plan in August a brief discussion ensued regarding public involvement in the process. This report is meant to further this discussion and to outline some options for consideration.

*Written Community Surveys*

Community surveys are very common. East Bay Township recently surveyed its residents when preparing its Master Plan, and this survey is attached for the Planning Commission's Review. A survey of this type is valuable in polling a broad spectrum of our population on a variety of land use questions, including write-in boxes for questions we may have missed. The resulting comments can be used to strengthen the plan and to provide greater support for future zoning ordinance requirements that may result.

Surveys do bring with them associated costs of printing, postage, and data entry. To improve response rates and thereby achieve a statistically valid survey, pre-stamped return envelopes generally accompany the survey. The number of surveys that would be sent out can vary, but East Bay Township and Elmwood Township each sent out roughly 3,000 surveys each.

If the Planning Commission is interested in this option Staff can further refine projected costs, which will require Township Board approval.

*Online Surveys*

Online surveys are also common, using free or inexpensive tools such as Survey Monkey. This type of survey can include questions which are very similar to a written survey, or it could be completely different. Responses would need to be treated with a grain of salt, as this option is not statistically valid. However, any public involvement is good, and it could still serve a purpose.

*Focus Groups*

Focus groups concentrating on a particular item of interest, such as transportation, environment, agriculture, and so on, may be established. If this route is taken it would be appropriate for Commissioners to select an item or two of your own particular interest, and then engage in round table discussions with members of the public who are also interested in that concern. This method was used with success by Grand Traverse County in development of its 2014 Master Plan. Commissioners will need to commit to involvement in this process.

*Timing*

As discussed in August, it would be most beneficial to invite community involvement when our summertime residents are in Traverse City. If the above involvement options cannot begin in short order, we may begin to lose some residents to warmer climates. Therefore, it should be discussed if we want to continue development of the Master Plan over the winter while planning for a spring/early summer public involvement push.

Furthermore, the Planning Commission generally seems supportive of developing a fair amount of plan details so that the public can comment directly on and evaluate anticipated plan elements. We may be experiencing some snow melt by the time this happens, anyway. However, there should be a balance of requesting public involvement in the early stages of plan development ("*What do you want?*") and public involvement later in the process ("*Here's what you want, now here's what we developed, so what do you think?*").

**Action Requested:**

Review and discussion of Master Plan public involvement techniques is requested. This report outlines only a few options, and is not intended to be a comprehensive list. Discussion on additional techniques not referenced within this report is welcomed and appropriate.

Attachments:

East Bay Township Community Survey

# EAST BAY TOWNSHIP COMMUNITY SURVEY

Thank you for your willingness to complete this questionnaire.  
It should be completed by an adult in your household.

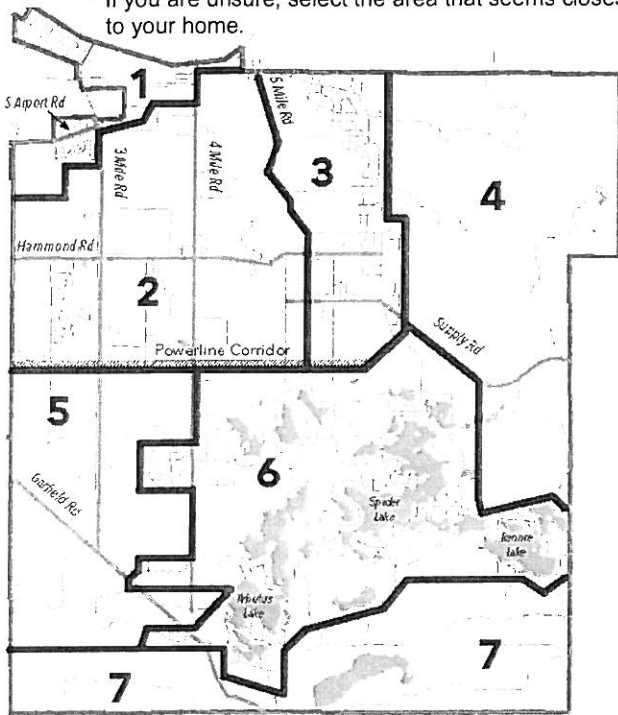
## BACKGROUND QUESTIONS.

The following questions will help the Planning Commission better understand how the opinions of Township residents vary across the community.

1. Looking at the map below, check the box that corresponds to the area where you live.

- Area: 1  2  3  4  5  6  7   
 8  Unsure \* 9  Outside of East Bay Twp.

\* If you are unsure, select the area that seems closest to your home.



2. How many persons are in your household?

a \_\_\_\_\_ Adults (18+ yrs) b \_\_\_\_\_ Children (0-17 yrs)

3. What is your approximate age and that of any other adults in the household?

	a Your age				b Other adult(s)			
	1	2	3	4	1	2	3	4
18-25 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26-35 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36-45 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
46-55 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
56-65 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
66 years +	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Do you own or rent your home?

- 1  Own 2  Rent

5. How long have you lived in East Bay Township?

\_\_\_\_\_ Years

6. In the next five years, do you expect to move out of East Bay Township?

- 1  Yes 2  No 3  Don't know

7. If you answered "yes" to item 6 above, why do you expect to move out of East Bay Township (check all that apply)?

- |  |  |
|--|--|
| 1 <input type="checkbox"/>                 | 2 <input type="checkbox"/>                 |
| Looking for more property or space         | Looking to downsize                        |
| 3 <input type="checkbox"/>                 | 4 <input type="checkbox"/>                 |
| Want to be closer to friends and relatives | Want to be closer to shopping and services |
| 5 <input type="checkbox"/>                 | 6 <input type="checkbox"/>                 |
| Want to move to better weather             | Looking for a more rural setting           |
| 7 <input type="checkbox"/>                 | 8 <input type="checkbox"/>                 |
| Want more services for healthy seniors     | Looking for more job opportunities         |

8. Which of the following best describes where you currently live?

- |                                    |                                     |
|------------------------------------|-------------------------------------|
| 1 <input type="checkbox"/>         | 2 <input type="checkbox"/>          |
| Rural Homesite of 5 acres, or more | Rural homesite of less than 5 acres |
| 3 <input type="checkbox"/>         | 4 <input type="checkbox"/>          |
| Lakefront lot                      | Subdivision or development          |
| 5 <input type="checkbox"/>         |                                     |
| Apartment or Condo                 |                                     |

9. What is your employment status and that of any other adults in the household?

	a You				b Other adult(s)			
	1	2	3	4	1	2	3	4
Employed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Not employed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retired	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Student	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At-Home parent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**10. Where do you and any other adults in your household work?**

	a You	b Other employed adult(s)	c	d
At home	<input type="checkbox"/> 1	<input type="checkbox"/> 1	<input type="checkbox"/> 1	<input type="checkbox"/> 1
Elsewhere in East Bay Twp.	<input type="checkbox"/> 2	<input type="checkbox"/> 2	<input type="checkbox"/> 2	<input type="checkbox"/> 2
Traverse City	<input type="checkbox"/> 3	<input type="checkbox"/> 3	<input type="checkbox"/> 3	<input type="checkbox"/> 3
Garfield Twp.	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4
Acme Twp.	<input type="checkbox"/> 5	<input type="checkbox"/> 5	<input type="checkbox"/> 5	<input type="checkbox"/> 5
Elsewhere in Gd. Traverse Co.	<input type="checkbox"/> 6	<input type="checkbox"/> 6	<input type="checkbox"/> 6	<input type="checkbox"/> 6
Outside of Gd. Traverse Co.	<input type="checkbox"/> 7	<input type="checkbox"/> 7	<input type="checkbox"/> 7	<input type="checkbox"/> 7

**11. Where are you most likely to go for the following goods and services? (select one per column)**

	a Groceries	b Entertainment	c Recreation
East Bay Twp.	<input type="checkbox"/> 1	<input type="checkbox"/> 1	<input type="checkbox"/> 1
Traverse City	<input type="checkbox"/> 2	<input type="checkbox"/> 2	<input type="checkbox"/> 2
Garfield Twp.	<input type="checkbox"/> 3	<input type="checkbox"/> 3	<input type="checkbox"/> 3
Acme Twp.	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4
Somewhere else	<input type="checkbox"/> 5	<input type="checkbox"/> 5	<input type="checkbox"/> 5

**PLANNING AND LAND USE QUESTIONS**

The remaining questions ask for your opinions about population growth, land use and planning in East Bay Township.

**12. Do you think East Bay Township is developing...**

	1	2	3	4
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	too quickly	about right	too slowly	no opinion

**13. In the area where you live, how serious do you think the following problems or concerns are:**

	Very Serious 3	Somewhat Serious 2	Not Serious 1
a Pollution of lakes and streams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b Development in open lands and natural areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c Lack of public water/sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d Loss of scenic views	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e Over-development of lakefront areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f Conversion of farms into house lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g Loss of private property rights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h Traffic congestion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i Lack of good jobs nearby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**13. Continued...**

	Very Serious 3	Somewhat Serious 2	Not Serious 1
j Availability of affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k Lack of nearby shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l Lack of entertainment and social activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m Poor upkeep of private homes and yards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n Lack of trails/bike lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o Lack of broadband/wi-fi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
p. Condition of roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
q Other concerns _____			

**14. How would you rate efforts to guide and direct growth in the Township?**

4	3	2	1	0
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Excellent	Good	Fair	Poor	No Opinion

**15. In terms of East Bay Township priorities, in your opinion, how important are the following?**

	Very Important 4	Somewhat Important 3	2	1	Not Important 0
a Encouraging agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b Improving bayfront properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c Protecting open space/views	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d Protecting surface water and groundwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e Protecting natural areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f Establishing and/or expanding pedestrian and bike trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g Increasing public access to lakes, rivers and streams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h Increasing housing opportunity for young families	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i Increasing housing opportunity for seniors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k Creating local job opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l Expanding nearby shopping opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m Encouraging a recycling program	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n Protecting private property rights and responsibilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o Other priorities (write in) _____					

**16. What types of commercial and service development should be most encouraged in East Bay Township? (check no more than 2)**

1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Regional hopping center	Restaurants and Hotels	Entertainment and tourism
4 <input type="checkbox"/>	5 <input type="checkbox"/>	6 <input type="checkbox"/>
Specialty Shops	Neighborhood Convenience stores	Home-based businesses
7 <input type="checkbox"/>	8 <input type="checkbox"/>	9 <input type="checkbox"/>
Health Care	Other	None
(Write in)		

**17. What types of economic development should be encouraged in East Bay Township? (check no more than 2)**

1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>
Warehousing	Retailing	Manufacturing	High-tech
5 <input type="checkbox"/>	6 <input type="checkbox"/>	7 <input type="checkbox"/>	8 <input type="checkbox"/>
Tourism	Health Care	Other (write in)	None
(Write in)			

**18. What types of new housing should be encouraged in East Bay Township? (check no more than 2)**

1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Single Family (3+ acre lot)	Single Family (1-3 acre lot)	Single Family (1/4 – 1 acre lot)
4 <input type="checkbox"/>	5 <input type="checkbox"/>	6 <input type="checkbox"/>
Single Family (< 1/4 acre lot)	Apartment/duplex/ or attached condo	Mixed (housing & commercial)
7 <input type="checkbox"/>	8 <input type="checkbox"/>	
Mobile/modular	None	

**19. In the area where you live, what types of new housing should be encouraged? (check no more than 2)**

1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Single Family (3+ acre lot)	Single Family (1-3 acre lot)	Single Family (1/4 – 1 acre lot)
4 <input type="checkbox"/>	5 <input type="checkbox"/>	6 <input type="checkbox"/>
Single Family (< 1/4 acre lot)	Apartment/duplex/ or attached condo	Mixed (housing & commercial)
7 <input type="checkbox"/>	8 <input type="checkbox"/>	
Mobile/modular	None	

**20. Please indicate whether you agree or disagree with the following statements for East Bay Township.**

a. Keeping new housing spread out on large lots helps to preserve the rural feel of the Township.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't know

**20. Continued...**

b. Spreading new housing out on large lots wastes land.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't know

c. New development should occur only where and when public sewer and water services are available.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't know

d. East Bay Township needs industry to provide higher paying jobs.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't know

e. Strong enforcement is needed to get some messy properties cleaned up.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't know

f. The Township needs to attract more skilled workers.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't know

g. East Bay Township needs more public access to the Bay.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't know

h. I support increased controls on development to protect groundwater and lakes and streams.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't know

i. A land owner (including my neighbor) should be able to do pretty much what he/she wants with his land.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't know

j. East Bay Township needs to be "business-friendly."

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't know

k. I am willing to pay higher taxes for government to purchase and protect areas threatened by development.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't know

l. I would support measures to reduce the amount of traffic and speeds on US-31 North (Munson).

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't know

21. If East Bay Township were to focus on improving the bayfront corridor, what measures would you support? (check all that apply)

- 1  Acquire beach land for a park.
- 2  Adopt zoning standards for less signage.
- 3  Use tax incentives to spur private investment.
- 4  Adopt zoning standards for better landscaping.
- 5  Work to address traffic speeds on US-31.
- 6  Work to address the amount of traffic on US-31.
- 7  Better facilities to encourage walking and biking.
- 8  Stronger measures to protect sensitive beaches.
- 9  Other \_\_\_\_\_
- 10  I think the bayfront is OK as is.
- 11  I don't know

22. Have you ever utilized any of the following East Bay Township Parks?

	1 Yes	2 No	3 Not sure
a. Gen's Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Grace Macdonald Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Killingsworth Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Arbutus Lake 5 Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Pine Grove Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

23. (Optional) I would like to take part in the planning for the East Bay Township Master Plan:

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

24. Please use these lines to write down your thoughts about planning and development in East Bay Township:

---



---



---

*Thank you very much for your cooperation. Please fold the questionnaire with our address on the outside, tape it closed and drop it in a mailbox - no postage is needed. Please reply by May 24, 2014.*

**Thanks again for your help!**

EAST BAY TOWNSHIP  
1965 THREE MILE ROAD  
TRAVERSE CITY, MI 49696



NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES



**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 2060 GRAND RAPIDS, MI

POSTAGE WILL BE PAID BY ADDRESSEE

EAST BAY CHARTER TOWNSHIP  
1965 THREE MILE ROAD  
PLANNING COMMISSION  
TRAVERSE CITY MI 49696-9800



# East Bay Township Planning & Zoning Department

965 Three Mile Road  
Traverse City, MI 49454

May 1, 2014

Dear East Bay Township Resident,

The East Bay Township Planning Commission is in the process of updating the Township Master Plan. The plan serves as a general guide to growth and development in the community. It is very important that we have as much input from the community as possible. We ask your cooperation in completing the enclosed confidential survey, as your reply will help make the Township a better place to live and work.

What should you do?

- The survey form should be completed by an adult in the household
- When finished, fold the survey in half with the return address showing
- Tape the survey closed
- Drop it in the mail NO POSTAGE IS NECESSARY, and
- Please reply by May 24, 2014.


You may stay informed about the efforts to update the Master Plan or become involved and participate by checking the meeting schedule at [www.eastbaytwp.org](http://www.eastbaytwp.org). You will find updates, draft reports, meeting notices and other important information.

Thank you for your time and support.

EAST BAY TOWNSHIP PLANNING COMMISSION

Please give us your thoughts!

East Bay Charter Township Planning Commission  
1965 Three Mile Road  
Traverse City, MI 49684

 <b>Charter Township of Garfield</b>	General:	<input checked="" type="checkbox"/>
	Budget Related:	<input type="checkbox"/>
		<input type="checkbox"/>
Department:	Planning	Report No. PD 2014-59
Prepared:	September 18, 2014	Pages: 1 of 2
Meeting:	September 24, 2014 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Buffalo Ridge Trail Update	

**Staff Comment:**

This report is provided to update the Planning Commission on the status of Phase II of the Buffalo Ridge Trail.

Phase I of the Buffalo Ridge Trail begins in the Grand Traverse Commons and currently extends south, across Silver Lake Road, to reach West Middle School. Phase II will pick up where this trail leaves off, extending further south from the school to reach the new "Y" on Silver Lake Road as well as Kid's Creek Park. Future phases will continue southwest along Silver Lake Road, eventually leading to the Silver Lake Recreation Area. This trail has been indicated on numerous non-motorized plans over the years, and is finally becoming a reality.

At this time, the Township has received a grant from the Michigan Natural Resources Trust Fund to construct Phase II (*see attached*). The grant includes money for construction costs, but anticipated the donation of access easements over Great Wolf Lodge, the YMCA, and the southermost parcel owned by the Oleson Foundation.

Easements over two of the three properties are in hand, but the Township has been unable to secure an easement from Great Wolf Lodge to allow us to construct the most direct and logical route between the school and the YMCA, which is parallel to Great Wolf Lodge's western property line (yellow on the attached map).

Though the trail is supported by local Great Wolf Lodge staffers, the feelings are different at corporate, which is seeking compensation. This has been a frustrating process because the proposed easement is within designated open space, and is also burdened by utility easements and stormwater control devices. No cost would be borne by Great Wolf Lodge. In other words, the property is not particularly valuable to the lodge, yet that entity is hopeful for monetary compensation to allow the construction of this broadly beneficial public improvement.

A letter writing campaign has been organized by TART in an effort to sway the business to donate the easement. This campaign will end in the beginning week of October, after which if no headway is made we will be forced to consider a "Plan B," using existing sidewalks and trails within Kid's Creek Park to go around Great Wolf Lodge to the east (blue on the attached map). Though this retains the general north-south connectivity of the trail, it is not optimal in providing the best and quickest route between the school and the YMCA. However, the DNR has consented to the alternate route, and it will allow for

the grant-funded construction of at least of portion of the trail as identified in the Master Plan and Non-Motorized Plan.

We have not given up on the eventual construction of the optimal route, and will continue to try to work with the lodge as future opportunities emerge.

**Action Requested:**

Commissioners who are so inclined may consider sending a letter to Great Wolf Lodge's corporate offices to support our last-ditch effort to secure this important easement.

A letter of support written by Mr. Tim Hughes, a Garfield Township resident and member of the Joint Recreational Authority, is attached as a sample. The Township Supervisor's letter to Great Wolf Lodge corporate is also enclosed, and Staff is happy to provide a sample letter in Word format email if requested.

Attachments:

Buffalo Ridge Phase II Map

Non-motorized Plan

Sample letters of support



# Buffalo Ridge Trail

## Legend

- Buffalo Ridge Trail Phase I
- Buffalo Ridge Trail Phase II
- Buffalo Ridge Trail Phase II Option A
- Buffalo Ridge Trail Phase II Option B
- Buffalo Ridge Trail Phase III
- YMCA Phase

This map is based on digital databases prepared by the Charter Township of Garfield. The Township does not warrant expressly or impliedly, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate.

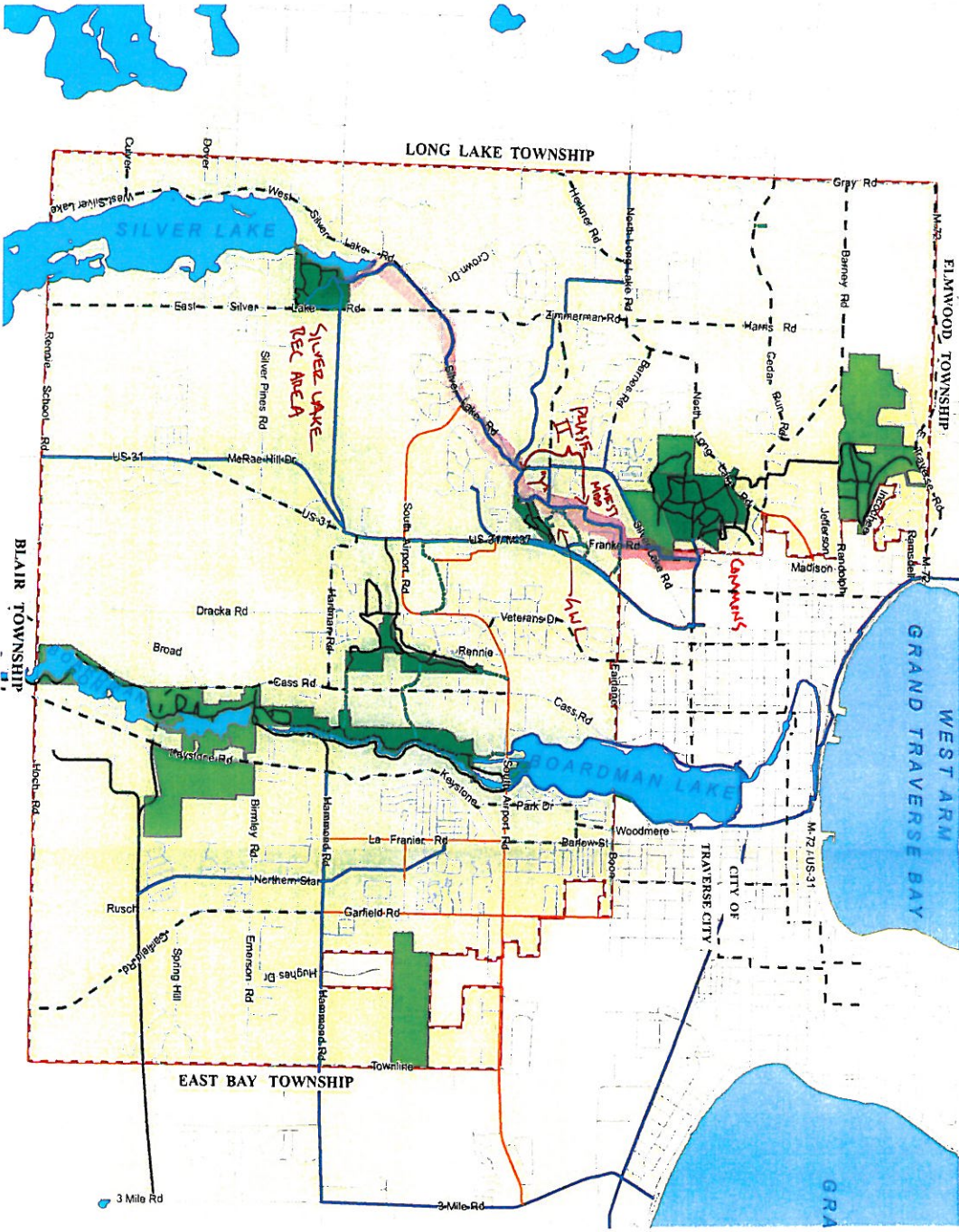
Garfield Charter Township  
 3848 Veterans Drive  
 Traverse City, MI 49684  
 Phone: 231.941.1620  
 Fax: 231.941.1688  
[www.garfield-twp.com](http://www.garfield-twp.com)



NOT A LEGAL SURVEY

Garfield Township Planning Dept: 9/10/2014





# Non-Motorized Plan Map

## Legend

- Bike Path
- Nature Trail / Singletrack
- Sidewalk
- Connector Trail
- Bike Lane / Route
- Street
- Township Parkland
- Other Public Parkland

*PINK = BUFFALO RIDGE TRAIL*



Prepared by: Garfield Township Planning Dept - January 2012  
 Data Source: Garfield Township, 2012

## Brian VanDenBrand

---

**From:** Tim Hughes [tljjhughes555@gmail.com]  
**Sent:** Saturday, September 13, 2014 11:24 AM  
**Subject:** Chuck Korn; mogden@greatwolf.com; lee@traversetrails.org; Brian VanDenBrand  
Buffalo Ridge Trail

September 13, 2014

Kimberly Schaefer,  
Chief Executive Officer  
Great Wolf Lodge

Chuck Korn  
Supervisor  
Charter Township of Garfield

Dear M. Schaefer and Mr. Korn,

As a Garfield Township resident and advocate of non-motorized transportation and recreational facilities I would like to make an urgent request to move forward with the original alignment of the Buffalo Ridge Trail. I am very familiar with the trailway plan and have served on the stakeholder committee during the planning phase. The Buffalo Ridge Trail loop will be an invaluable community resource by connecting our new YMCA, TC West Middle School, and several retirement communities to our city trailway system through our exciting Historic Barns Park at Grand Traverse Commons.

I believe Great Wolf Lodge is a valued community partner and granting the requested easement for this highly desired community resource would create community goodwill on a large scale. The Buffalo Ridge Trail will no doubt be utilized by many residents from all walks of life in the years ahead. It would be a big waste of grant funding resources to build an alternate route that users would find confusing and inefficient. The time is now to connect more Garfield Township residents to our non-motorized pathways, schools, recreational facilities and parks.

Sincerely,

Tim Hughes

## Brian VanDenBrand

---

**From:** Chuck Korn  
**Sent:** Wednesday, September 10, 2014 5:29 PM  
**Subject:** FW: Request from Chuck Korn, Garfield Township  
**Attachments:** Basemap\_GWL\_OptionB.pdf; Basemap\_GWL\_Detail.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

---

**From:** Chuck Korn  
**Sent:** Wednesday, September 10, 2014 5:18 PM  
**To:** [mogden@greatwolf.com](mailto:mogden@greatwolf.com)  
**Subject:** Request from Chuck Korn, Garfield Township

Kimberly Schaefer, Chief Executive Officer  
Great Wolf Lodge

Dear Ms. Schaeffer,

Thank you for being a great corporate partner in developing the Kid's Creek Park next to your lodge here. We have very happy to have you operating in the township.

There seems to be some confusion on a proposed trail project being developed by the township Parks & Recreation Commission, I hope we can clear up any misunderstanding.

Somewhere at the staff level we may not have communicated the scope and benefit of the trail. I have attached a map illustrating the original plan and a "plan B" if we are unable to obtain the easement from Great Wolf Lodge. The proposed easement is across the back line of the property, this area is currently encumbered by utility easements, a stormwater management basin and the normal setbacks required under zoning law. The value of the land is minimal, while the value of the trail to the lodge is at least threefold.

First, the guests of the GWL can use the path to bike or hike to nearby recreational and shopping areas, adding to the GWL experience and hopefully extending their stays.

Second, staff can use the trail to commute to and from work by walking or biking without being exposed to highway traffic.

Third, local residents who use the trails will be able to access the new Dunkin Doughnuts franchise in the Lodge, as well as your restaurants.

It appears we have a bit of public relations problem on our hands at this point. I would love to turn this around and announce that the misunderstanding has been cleared up. If you have any questions, please feel free to call me at my office: 231-941-1620 or my cell: 231-883-6556.

Thanks again for your support and consideration.

Sincerely,

Chuck Korn, Supervisor  
Charter Township of Garfield  
3848 Veterans Drive  
Traverse City, MI 49684  
31-941-1620

P.S. I am holding off a request for a TV news interview in the hopes of having a positive report.  
Chuck