

CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING

Wednesday, September 28, 2016 @ 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 14, 2016 - Regular Meeting
3. Correspondence
4. Reports
 - a. Township Board
 - b. Planning Commissioners
 - c. Planning Department
5. Business to Come Before the Commission
 - a. PD 2016-59 - Bill Marsh Tech. Center – Findings of Fact
 - b. PD 2016-58 - Crown PUD Major Amendment - Findings of Fact
6. Public Comment
7. Items for Next Agenda
 - a. 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 Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
September 14, 2016**

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.

Roll Call of Commission Members:

Present: Chris DeGood, Kit Wilson, John Nelson, Gil Uithol, Pat Cline, Joe Robertson, and John Racine

Staff Present: Brian VanDenBrand

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

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

Yeas: Nelson, DeGood, Wilson, Uithol, Cline, Robertson, Racine

Nays: None

2. Minutes (7:01)

a. August 10, 2016 Regular Meeting Minutes

Nelson moved and Cline seconded to adopt the Regular Meeting Minutes of August 10, 2016 as presented.

Yeas: Nelson, Cline, DeGood, Uithol, Robertson, Wilson, Racine

Nays: None

3. Correspondence (7:02)

a. Letter and survey from West Crown Neighborhood

b. Letter from Dorothy and Bruce Grow

c. Letter from Haggard's Plumbing and Heating

4. Reports (7:02)

Township Board Report

Wilson commented on the lawsuit filed against the township and said that there will be a hearing on Friday. She added that Supervisor Korn will be putting together a list of committees when new trustees are sworn in. The Board will need to appoint a new Planning Commission representative.

Planning Commissioners

Nelson said that the Cass Road Bridge will open on September 21st.

Planners Department

a. Buffalo Ridge PUD – Violation Update

b. Ridges at 45 – Administrative Amendment

VanDenBrand reported that the Planning Department approved a parking change at the Arbors and also approved a small change to building elevations at the Ridges at 45 development.

5. Business to Come Before the Commission

a. PD 2016-55 Bill Marsh Tech Center SUP Public Hearing (7:08)

The application requests a special use permit to allow the construction of a 2,400 square foot used vehicle sales office on the property at 1780 Barlow Street. Automobile dealerships can be authorized by special use permit in the I-G (General Mixed-Use Industrial Business) District. The application also proposes a 3,800 square foot addition to an existing body and repair shop. Steven Richardson represented the owners and discussed the tree relocation. He said he consulted with a landscaper and said that the tree can be relocated, but its chances of survival were 50/50. If it does not survive, they propose to plant two new trees to replace it. Chair Racine opened the Public Hearing at 7:07 p.m. and seeing no one wishing to speak, closed the Public Hearing.

Board members asked about possibly using the tree for stormwater runoff and the applicant indicated that they would approve of incorporating some sort of stormwater basin with the relocated tree. Commissioners stated their agreement with the plan.

Wilson moved Robertson seconded to direct staff to prepare Findings of Fact in favor of the proposed Bill Marsh Tech Center SUP.

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

b. PD 2016-56 Crown PUD Amendment – Public Hearing (7:13)

The applicant has requested to build four transient stay and play units at 2420 West Crown Drive within the Crown Townhouse Condominium and in close proximity to the pro shop and Mulligan's Restaurant. Tom Piehl, Architect, representing the Crown Development said they request an amendment to the PUD that would allow a stay and play use at 2420 West Crown Drive. Piehl said that the use is appropriate in the location proposed. There will be four units at first and possibly more may be requested at a later date.

Chair Racine opened the Public Hearing at 7:19 p.m.

Nancy LaMontagne commented regarding any benefits for residents as a result of the proposed units.

Ken Brzozowski of Crown Drive commented on the proposed use and the proposed design and noise.

Linda Rutman of East Crown Drive commented on the maintenance commercial nature of the use.

Ed LaMontagne said the proposal seems to change at each meeting. Chair Racine closed the Public Hearing at 7:25pm.

Tom Piehl answered questions and said that the golf course is an integral part of the Crown Development. Off season uses may include a long term rental of the units.

VanDenBrand talked about keeping the use closer to the restaurant and other commercial uses by proposing a different location. Commissioners were reminded that the focus of the PUD is the golf course.

Commissioners discussed long term rentals in the off season and putting restrictions on the long term rentals, as well as, zoning enforcement of the rentals. Residents want the golf course to survive so that the PUD continues to be vibrant and economically sound.

Nelson moved to direct staff to prepare findings of fact which rejects the applicant's proposal for a change in use to allow a Stay and Play. There was no support for the motion and the motion died.

Wilson moved to prepare findings of fact to allow the stay and play change in use only for the golf season to be defined and allow off season rentals of the stay and play units for one month or longer. Uithol supported the motion.

Yeas: Wilson, Uithol, Cline, Robertson, Racine

Nays: Nelson, DeGood

Staff will meet with the applicant to determine what criteria will apply to the off season rentals.

Racine called for a three minutes break to allow the public to dissipate.

c. PD 2016-52 – Continue Discussion Grand Traverse Mall – Comprehensive Sign Plan (8:13)

A proposed comprehensive sign plan for the Grand Traverse Mall is the first application for a CSP under the township's recently adopted zoning ordinance. If underlying zoning does not permit the desired signs, then approval may be sought as a CSP. Staff has now provided a sign inventory for commissioners. Tiffany Pine and Pete Lastins of Progressive AE reviewed the signage that has been requested. Pete Lastins said all signage has been approved in the past and explained the rationale for the increased signage and added that it does adhere to the zoning ordinance. Commissioners asked for more detail and a more visual presentation of the facts. Staff will work with the applicant to get more detail and to determine consistency in signage

7. Public Comment (8:48)

Joanne Brzozowski commented on signage.

Ken Brzozowski of W. Crown Drive commented on the proposed Stay and Play.

Linda Rutman of E. Crown Drive asked about the role of the Planning Commission.

John Moodhart, attorney for TC City Center Partners handed out a packet for Commissioners to review and wanted to make the public aware of the complaint that was filed in court. He asked for independent judgment from Commissioners.

8. **Items For Next Agenda (9:12)**

a. To be determined

9. **Adjournment**

Wilson moved to adjourn the meeting at 9:13pm.

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

		Charter Township of Garfield	
		Planning Department Report No. 2016-59	
Prepared:	September 22, 2016	Pages:	1 of 2
Meeting:	September 28, 2016 – Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Bill Marsh Tech Center		
Applicant:	Peninsula Construction		
Owner:	Marsh Brothers Holding Co LLC / Marsh Automotive Group INC		
File No.	SUP-2016-03		
Parcel No.	05-014-036-00		

SUBJECT PROPERTY:

1780 Barlow Street, at the site of the existing Bill Marsh Paint Center and Auto Body Repair shop. (See property map on following page).

PURPOSE OF APPLICATION:

The application requests a special use permit to allow the construction of a 2,400 square foot used vehicle sales office on the subject property. Automobile dealerships can be authorized by special use permit in the I-G (General mixed-use industrial business) district. The application also proposes a 3,800 square foot addition to an existing body and repair shop.

STAFF COMMENT:

This application was introduced on August 10, 2016 and a public hearing was held on September 14, 2016. Upon closing the public hearing, the Planning Commission approved a motion to direct Staff to prepare findings in support of approval of the application.

ACTION REQUESTED:

As noted above, the Planning Commission has requested Staff to prepare findings in support of the application, and these findings are attached. If no further discussion is necessary, the following motions are offered for consideration:

(MOTION) THAT the Finding of Fact in support of approval of application SUP-2016-03, Bill Marsh Tech Center, BE ADOPTED. (*Motion to be made only following review and acceptance of draft document*).

The following motion is recommended to approve the project, subject to the conditions as noted, and subject to conditions which are routinely added to all approvals:

(MOTION) THAT the application for Special Use Permit #2016-03, Bill Marsh Tech Center, BE APPROVED subject to the following conditions:

1. The applicant shall attempt to relocate the mountain ash tree which is in the proposed parking lot. If the relocated tree is not in a healthy living

condition after a period of one (1) year, then the applicant will work with staff to establish two (2) appropriate replacement trees in its place.

2. The applicant shall provide two (2) full sized plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.
3. The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within ninety (90) days of final approval by the Township or approval shall be considered to have expired.

Any additional information determined necessary may be added to either motion.

Attached:
Draft Finding of Fact



Charter Township of Garfield

Grand Traverse County

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

Special Use Permit #2016-03 – Bill Marsh Tech Center

Subject:	Bill Marsh Tech Center
Applicant:	Peninsula Construction
Owner:	Marsh Brothers Holding Co LLC / Marsh Automotive Group INC
File No.	SUP-2016-03
Parcel No.	05-014-036-00

Findings of Fact – Staff Draft September 28, 2016

General Findings:

1. An application has been received to allow the construction of a 2,400 square foot used vehicle sales office at 1780 Barlow Street. The subject property is within the I-G (General mixed-use industrial business) district.
2. The proposed use will be limited in nature, and is presented as complementary to the existing auto body and vehicle repair uses on the premises.
3. Automobile dealerships may be authorized by special use permit in the I-G (General mixed-use industrial business) district.

Section 423.E Approval Criteria

A special use is permitted only if the applicant demonstrates that:

- (1) The proposed use will be consistent with the purpose and intent of the master plan and this ordinance, including all regulations of the applicable zoning district;
 - Finding. The Planning Commission finds that the standard HAS BEEN MET because the application meets the intent of the Master Plan. Limited automobile sales have been found to be compatible in the General Mixed-Use Industrial Business District, particularly when the use is complementary with a traditional industrial use such as automobile repair.
- (2) The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;
 - Finding. The Planning Commission finds that this standard HAS BEEN MET. The proposed use is located along an industrial and commercial corridor and will not be injurious to the use or enjoyment of surrounding properties.

- (3) The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;
 - Finding. The Planning Commission finds that this standard HAS BEEN MET for the reasons listed in finding (2), above), and because there will no unusual amount of traffic, noise, dust, gas, or other detrimental impacts generated by the use.
- (4) Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;
 - Finding. The Planning Commission finds that the standard HAS BEEN MET because the application demonstrates compliance with the various standards of the zoning ordinance described above.
- (5) The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;
 - Finding. The Planning Commission finds that the standard HAS BEEN MET because the applicant has made reasonable efforts to protect, retain, or relocate existing mature vegetation on the property.
- (6) Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;
 - Finding. The Planning Commission finds that the standard HAS BEEN MET. The site is accessed by Barlow Road, a primary road. Fire and police protection are available to the site. Public sewer and water are existing. No additional requirements at public cost for public facilities and services are foreseen.
- (7) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - Finding. The Planning Commission finds that this standard HAS BEEN MET. The use is proposed as a reasonable accessory use to an existing industrial use in an existing industrial and commercial corridor.
- (8) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;

- Finding. The Planning Commission finds that this standard HAS BEEN MET. A public hearing has been held, and no individuals have expressed opposition to the application.
- (9) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;
- Finding. The Planning Commission finds that this standard HAS BEEN MET because this is an existing site with existing access to Barlow Road and West South Airport Road.
- (10) Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and
- Finding. The Planning Commission finds that this standard HAS BEEN MET because the site is logically designed and will not impact the flow of traffic within the site or to and from adjacent streets.
- (11) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
- Finding. The Planning Commission finds that this standard HAS BEEN MET. The proposed use of the site is in line with the policies of the existing General Mixed-Use Industrial Business zoning district and the Mixed Use Business land use classification of the Township's Comprehensive Plan.

	Charter Township of Garfield Planning Department Report No. 2016-58		
Prepared:	September 22, 2016	Pages:	1 of 2
Meeting:	September 28, 2016 – Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Major Amendment Request – Crown PUD		
Applicant:	Tom Piehl, Architect, PLC		
Owner:	Green Hills Inc		
File No.	SUP-1990-10-L - Crown Transient Residential Dwellings		

SUBJECT PROPERTY:

The subject parcel is within the Crown Planned Unit Development (PUD) on West Silver Lake Road. The PUD has an underlying zoning of A-1, Agricultural.

PURPOSE OF APPLICATION:

The application requests approval to construct four "stay and play" units within the Crown PUD. The application is considered a major amendment to the PUD, which requires a Planning Commission recommendation and eventual approval or denial by the Township Board.

STAFF COMMENT:

On September 14, 2016, the Planning Commission held a public hearing and then directed Staff to prepare findings in support of approval of the application, subject to a limitation of May 1 to October 31 for the stay-and-play function while allowing the units to be rented for periods of not less than thirty (30) consecutive days outside of that time period. Those findings are attached.

ACTION REQUESTED:

Following review and discussion, if the Planning Commission is prepared to adopt the attached finding of fact, the following motion is offered for consideration:

(MOTION) THAT the Finding of Fact for Major Amendment Application SUP-1990-10-L, to identify four "stay-and-play" units as a "generally acceptable use" at the Crown Townhouse Condominium within the Crown Planned Unit Development, BE APPROVED. (*Motion to be made only following review and modification as necessary*).

If the Finding of Fact is adopted, it would then be appropriate to make a recommendation for approval to the Township Board. The following motion is offered to that effect:

(MOTION) THAT Major Amendment Application 1990-10-L, to identify four "stay-and-play" units as a "generally acceptable use" at the Crown Townhouse Condominium within the Crown Planned Unit Development, be RECOMMENDED FOR APPROVAL to the Township Board subject to the following conditions:

1. The "stay-and-play" transient use shall be limited to a time period from May 1 to October 31 of each calendar year. Outside of that defined time period, the units may be rented for periods of no less than thirty (30) consecutive calendar days.
2. Final review and approval of the stay-and-play units shall be submit to Special Use Permit.

3. The applicant shall provide two (2) full sized plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.
4. The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within ninety (90) days of final approval by the Township or approval shall be considered to have expired.

Any additional information determined necessary may be added to either motion.

Attached:
Draft Finding of Fact



Charter Township of Garfield

Grand Traverse County

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

Special Use Permit #1990-10-L – Crown Planned Unit Development

Major Amendment Request

Subject Property: The Crown Planned Unit Development; 2400 East Crown Dr.
Permanent Parcel Numbers: 05-019-002-10 (Parent Parcel)
05-092-(005 through 008)-00 (Crown Townhouses Condo)
Existing Special Use Permit Nos.: 80-20; 91-20; 96-1; 96-2; 2009-09; 2010-18
Request: Major Amendment to current PUD and SUP approvals
Owner/Applicant: Green Hills, Inc
Agent: Tom Piehl, Architect

Findings of Fact – Staff Draft September 21, 2016

General Findings:

1. An application has been made for a Major Amendment to a Special Use Permit for the Crown PUD originally approved as the Green Hills PUD, SUP #80-20, and subsequently amended by the Garfield Township Board on:
 - a. February 27, 1992 as SUP #91-10; and
 - b. June 13, 1996 as SUP #96-1; and
 - c. December 12, 1996 as SUP #96-2; and
 - d. March 23, 2010 as SUP #2009-09; and
 - e. November 23, 2010 as SUP #2010-18.
2. The proposed amendment requests approval to construct four "stay and play" units within the Crown PUD. The application is considered a major amendment to the PUD, which requires a Planning Commission recommendation and eventual approval or denial by the Township Board.
3. On May 11, 2016, the application was introduced as an amendment to remove the existing clubhouse building at East Crown Drive and replace it with a new structure. The proposed facility would contain a new community gathering space and outdoor pool/spa, a project development office, and four "stay and play" units.
4. On June 8, 2016, a public hearing was held on the request but action on the request was not taken.
5. On July 13, 2016, the applicant presented proposed changes to the application in response to previous feedback. The primary change was to shift the stay-and-play units to West Crown Drive, in proximity to the primary golf course clubhouse and Mulligan's restaurant. However, it was unclear in the application but came up during the meeting that the applicant still intended to rebuild the East Crown Drive facility as a part of the major amendment application. Due to this confusion and remaining concerns over allowing that use, the application was again postponed.

6. On August 10, 2016, the applicant presented a revised request to omit all consideration of 2400 East Crown Drive from the current amendment request. The full scope of the revised request is now to build four transient stay-and-play units at 2420 West Crown Drive, within the Crown Townhouse Condominium and close to the pro shop and Mulligan's Restaurant. The Planning Commission then scheduled a public hearing on the revised application for September 14, 2016.
7. Following a public hearing on September 14, 2014, the Planning Commission adopted a motion to direct Staff to prepare Findings of Fact to allow the stay-and-play use for the period of time between May 1 and October 31st of each calendar year, and to allow monthly rentals for the period outside of that time period.

Section 426.E Approval Criteria

In its review of an application the Township shall, at a minimum, consider the criteria as defined in § 426.E.(1) Scope of Authority - Uses through § 426.E.(4) Criteria.

(1) Scope of Authority - Uses

A planned unit development may include any principal and other use(s) permitted by right, permitted under special condition or permitted by special use permit in the zoning district where the land is located. The Township Board may also authorize principal and other uses not permitted in the zoning district where the land is located, provided appropriate findings of fact are made demonstrating that:

- (a) The proposed uses, within the context of the overall development plan, are harmonious and compatible with the planned uses of the site and the surrounding area, as provided for within the master plan;
 - Finding. The Planning Commission finds that this standard HAS BEEN MET because the existing project includes a mix of residential and commercial uses. The Planning Commission finds that stay-and-play facilities are a customary accessory use to a golf course. Outside of the traditional golf season, the Planning Commission finds it appropriate to allow the dwelling units to be rented for periods of not less than thirty (30) consecutive days, which is consistent with regular Township Zoning Ordinance restrictions for residential properties.
 - The Planning Commission also finds that throughout the course of development review, the applicant has attempted to compromise with surrounding land owners and has shifted the location of the proposed use from East Crown Drive to West Crown Drive, in close proximity to the existing commercially-oriented area of the site.
- (b) The proposed density is in accordance with the policies and objectives set out in the master plan; and
 - Finding. The Planning Commission finds that this standard HAS BEEN MET because the proposed use does not change approved project density.
- (c) In areas where the surrounding lands have been substantially developed in accordance with a particular land use character, pattern and density, the planned unit development shall be consistent and compatible with that existing land use character, pattern and density.
 - Finding. The Planning Commission finds that this standard HAS BEEN MET for the reasons listed in Finding (1)(a), above.

(2) Scope of Authority – Dimensional Standards

A planned unit development may alter and establish lot size limits, required facilities, buffers, open space areas, density limits, setback requirements, height limits, building size limits, off-street parking regulations, landscaping rules, miscellaneous regulations, and intensity limits where such regulations or changes are consistent with the intent of this section and the Planning Commission finds that this standards set forth herein.

- Finding. The Planning Commission finds that this standard is NOT APPLICABLE because the application does not request relief from any dimensional standards.

(3) Objectives

The following objectives shall be considered in reviewing any application for a planned unit development:

- (a) To permit flexibility in the regulation of land development;
 - Finding. The Planning Commission finds that this standard HAS BEEN MET because the proposed use and overall mixed-use project could not be allowed if this were not a Planned Unit Development.
- (b) To encourage innovation in land use and variety in design, layout, and type of structures constructed;
 - Finding. The Planning Commission finds that this standard HAS BEEN MET because the proposed stay-and-play use is growing in popularity as an accessory and supportive use of a golf course, but would not be permitted if this were not a Planned Unit Development with established commercial uses within the project site.
- (c) To achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities;
 - Finding. The Planning Commission finds that this standard HAS BEEN MET because the proposed use is within an area of the site which is already approved for commercial uses.
- (d) To encourage useful open space; to provide improved housing, employment, and shopping opportunities particularly suited to the needs of the Grand Traverse Region;
 - Finding. The Planning Commission finds that this standard HAS BEEN MET because the proposed amendment provides employment opportunities and support services for the golf course.
- (e) To encourage the innovative use, re-use, and improvement of existing sites and buildings; and
 - Finding. The Planning Commission finds that this standard HAS BEEN MET because the proposed use is supportive of the existing golf course use and is located within a presently approved and existing building site and commercial area.
- (f) To permit development in accordance with the policies and objectives of the Charter Township of Garfield Master Plan.

- Finding. The Planning Commission finds that this standard HAS BEEN MET because the project site is identified as a mixed-use planned development on the Township Master Plan, including residential, neighborhood commercial, golf course, and ancillary golf course uses.

(4) Criteria

In order to foster the attractiveness of a planned unit development and its surrounding neighborhoods, preserve property values, provide an efficient road and utility network, ensure the movement of traffic, implement comprehensive planning, and better serve the public health, safety, and general welfare, the following criteria apply to planned unit developments. These criteria shall neither be regarded as inflexible requirements, nor are they intended to discourage creativity or innovation.

- (a) The uses will be compatible with the natural environment, and with adjacent and surrounding land uses and properties, and will not have an adverse economic, social or environmental impact on adjacent and surrounding land uses and properties;

- Finding. The Planning Commission finds that this standard HAS BEEN MET because this is an existing mixed-use Planned Development. The stay-and-play units are considered a commercial use which support the existing golf course, and are proposed in the most prominent commercial area of the site, near the clubhouse and restaurant. Outside of a defined golf season of May 1 to October 31 of each calendar year, the units may be rented for no less than 30-consecutive days, which is consistent with other residential areas of Garfield Township.

- (b) The uses will be compatible with the capacity of existing public services and facilities, or of planned and feasible future public services and facilities, and such use is consistent with the public health, safety and welfare of the Township residents;

- Finding. The Planning Commission finds that this standard HAS BEEN MET. Issuance of land use and building permits for the stay-and-play will be subject to appropriate agency review and approval.

- (c) The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal;

- Finding. The Planning Commission finds that this standard HAS BEEN MET as the proposed stay-and-play is a commercial amenity that would not be possible outside of the existing development approval.

- (d) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal;

- Finding. The Planning Commission finds that this standard is NOT APPLICABLE because the proposed location of the stay-and-play is within an area already approved for development.

- (e) Existing important natural, historical and architectural features within the development shall be preserved;

- Finding. The Planning Commission finds that this standard is NOT APPLICABLE because this is an existing project site and the proposed stay-and-play would be located within an existing condominium footprint and located in close proximity to other commercial uses.

- (f) Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings;
- Finding. The Planning Commission finds that this standard HAS BEEN MET because the developer has proposed to return to the Township through a Special Use Permit request to establish appropriate design and scale.
- (g) With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, minimizing potential motorized/non-motorized conflict points, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as is practicable, do not detract from the design of proposed structures and neighboring properties.
- Finding. The Planning Commission finds that this standard is NOT APPLICABLE because this is an existing project site and the proposed stay-and-play would be located within an existing condominium footprint and located in close proximity to other commercial uses.
- (h) Landscaping is provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and, where applicable, to create a pleasant pedestrian scale outdoor environment;
- Finding. The Planning Commission finds that this standard HAS BEEN MET, because, as noted in finding (f), above, any future development would be subject to additional Special Use Permit approval. As a condition of any Special Use Permit, the Township may require landscaping to meet the intent of this requirement.
- (i) The development consolidates and maximizes useable open space;
- Finding. The Planning Commission finds that this standard is NOT APPLICABLE because this is an existing project site and the proposed use would be located within an existing condominium footprint.
- (j) The benefits of the development are not achievable under any single zoning classification; and
- Finding. The Planning Commission finds that this standard HAS BEEN MET because the mixed-use residential and commercial characteristics of this development are not achievable under any single zoning classification.
- (k) The development is compatible with the intent and purpose of the adopted master plan.
- Finding. The Planning Commission finds that this standard HAS BEEN MET because the project site is identified as a mixed-use planned development in the Township Master Plan.