

**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