

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING**

**Wednesday, August 10, 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. July 13, 2016- Special Meeting**
  - b. July 13, 2016 - Regular Meeting**
- 3. Correspondence**
  - a. Sherry McNamara - email**
- 4. Reports**
  - a. Township Board**
  - b. Planning Commissioners**
- 5. Business to Come Before the Commission**
  - a. PD 2016-50 - Crown PUD Amendment - Continued Discussion**
  - b. PD 2016- 51 - Bill Marsh Tech. Center - SUP Introduction**
  - c. PD 1016- 52 - Grand Traverse Mall - Comprehensive Sign Plan**
- 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  
SPECIAL PLANNING COMMISSION MEETING  
July 13, 2016**

**Call Meeting to Order:** Chair Racine called the meeting to order at 6:00pm at the Buffalo Ridge PUD - Old Movie Theater 3585 Market Place Circle, Traverse City, MI 49684

**Roll Call of Commission Members:**

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

Staff Present: Rob Larrea and Brian VanDenBrand

**1. Review and Approval of the Agenda - Conflict of Interest**

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

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

Nays: None

**2. Business to Come Before the Commission**

**a. Buffalo Ridge PUD - Lucky's Market - Site Visit**

The application regarding the Lucky's Market applicant has been sent to the Planning Commission for comment due to unresolved issues with the PUD itself, specifically, the pedestrian pathway. Staff requested the Planning Commission to view the area in which the pathway was to be built to confirm the presence of wetlands and to evaluate the applicant's request to move the path next to the US-31 highway. The planning commission walked both sections of the approved path and location of the stream crossing. The planning commission and Staff felt that a wetland delineation may be necessary due to a lack of wet soils. The planning commission also agreed that the current and approved path location appears to be the best alternative. Commissioners then proceeded to the area of the proposed Lucky's Market to discuss the site improvements and the applicants request to waive or defer the internal pedestrian walkway. Staff felt that the request to develop the property in a piecemeal manner could work provided the site improvements were adequately installed. The PUD and ordinance requires safe, pedestrian circulation by way of raised curb at the time the project is constructed. All present felt further discussion on the issues was merited and best to be discussed at the regularly scheduled 7:00 meeting.

**3. Public Comment**

None

**Items for Next Agenda - July 13, 2016 @ 7:00 pm**

- a. Buffalo Ridge PUD - Lucky's Market - Continued Discussion
- b. Crown PUD - Continued Discussion

4.

**Adjournment**

*Cline moved to adjourn the meeting at 6:56 pm.*

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

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
July 13, 2016**

**Call Meeting to Order:** Chair Racine called the meeting to order at 7:06pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

**Roll Call of Commission Members:**

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

Staff Present: Rob Larrea and Brian VanDenBrand

**1. Review and Approval of the Agenda – Conflict of Interest (7:07)**

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

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

*Nays: None*

**2. Minutes (7:07)**

**a. June 22, 2016 Regular Meeting Minutes**

*Nelson moved and Cline seconded to approve the minutes of June 22, 2016 as presented.*

*Ayes: Nelson, Cline, Wilson, DeGood, Robertson, Uithol. Racine*

*Nays: None*

**3. Correspondence (7:08)**

**a. Terry Clark Letter of Resignation**

**b. Crown Ridge Condominium Association Board Letter**

**4. Reports (7:08)**

**Township Board Report**

No report

**Planning Commissioners**

Nelson reported that the Cass Road Bridge will finish ahead of schedule

**Planning Staff**

Brian VanDenBrand reported that the Buffalo Ridge Trail is under construction and should be completed by late August.

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

**a. Buffalo Ridge PUD – Lucky’s Market – Continued Discussion (7:09)**

The proposed Lucky’s Market project is located within the Buffalo Ridge Center PUD. It will be located in the now vacant former Horizon Cinema building and a complete rehabilitation of the existing structure would occur.

Larrea introduced the project and informed the Commissioners that there are issues with the SUP in that the applicant has failed to meet all conditions of the approval, specifically, installing the pedestrian pathway. Joe Sarafa, developer and applicant disagrees that the PUD is in violation. Following commissioner discussion, a request by Commissioners to have the attorney review the language and procedure was made before moving forward.

Joe Sarafa stated that he would build the path and agree to hold up the Certificate of Occupancy for Lucky's Market until the path was complete. Larrea stated that there were two issues at hand beginning with the violation and the resolve for the violation, then the waiver of the internal raised sidewalk, requested by the applicant. The Ordinance is clear that no amendment can move forward without a resolve to a violation. Therefore, although Staff and the Commission support Lucky's Market it cannot move forward without the applicant bringing the PUD into compliance. Larrea reminded the Commission that the applicant is before them following several attempts by Staff to resolve the issues with the applicant and his team. Staff agreed to meet with the applicant again to try to resolve some of the issues.

**b. Crown PUD – Continued Discussion (7:57)**

The subject parcel is in the Crown planned unit development on West Silver Lake Road. Larrea stated that a public hearing was held last month on the proposed amendment and several people weighed in on the proposed "Stay and Play" dwelling units. Following the meeting, the applicant met with staff and discussed amending their application to move the stay and play units to West Crown Drive close to the pro shop and restaurant. Tom Piehl, representing Crown Associates is asking to amend the application to use the existing clubhouse for a community center and move the stay and play units. Staff and commissioners inquired about the community center and Piehl said that Crown Associates was still asking for all uses previously proposed for the community center which included a pool. The issue of the definition of "community" was discussed in light of the change and proposed uses in the community center and whether it would be open to the public. Larrea was concerned with the changes since their last meeting and concerned that it is being made at tonight's meeting. Larrea stated that the application would need to be re-noticed and the commission cannot decide upon an amendment that is not complete and all inclusive at this time. Staff will bring the project back to the Planning Commission as soon as Crown Associates clarifies the exact changes to the application.

**7. Public Comment (8:20)**

Roger Worley of E. Crown Drive commented on the proposed project and community involvement.

Ken Rosowski of West Crown Drive commented on the proposed stay and play in the application.

Susan Abramson of the Crown development commented on the privacy issue and said residents did not want any areas open to the public.

Dave Stout of Crownwood Court commented that he has never been contacted by anyone from Crown Associates.

Nancy Will also commented that she has never been contacted by Crown Associates.

Don Mileski of Crown Drive commented that they have not been contacted regarding any changes.

**8. Items for Next Agenda – July 27, 2016 (8:32)**

a. Lucky's Market

**9. Adjournment**

*Wilson moved to adjourn the meeting at 8:33pm.*

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

## Mike Green

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**From:** Sherry McNamara [sherrymcnamara@hotmail.com]  
**Sent:** Thursday, July 14, 2016 10:58 PM  
**To:** Mike Green  
**Subject:** Weekly Rentals on Silver Lake

Dear Mr. Green,


As long time residents of Silver Lake, we would like to commend the Township for diligently working to enforce our ordinance regarding weekly rentals.

My lake memory goes back to when my mother first moved onto the lake and has continued to the present time, that equates to well over 30 years. We personally remember the years when the lake was quiet with just the local residents. That changed in recent years to include the weekly rentals traffic.

It is probably needless to say that these weekly vacationers brought excessive noise all week long when the vacationers were staying outside late into the evening, while those of us who live here were trying to sleep so we could work in the morning. Noise was from sitting around a campfire drinking and laughing, to fireworks, to shouting and swimming, wave-runners and boats coming and going, etc. It also included (our weekly neighbors) shooting BBs into the lake at a target set up on the swim raft, golf balls being driven into the lake and so on. The behavior included invasion in the personal space of Loons and Swans and other waterfowl, driving over Loon chicks (I monitor the Loons on Silver Lake) with their boats, and chasing the Swans with their wave-runners. I personally called the DNR several times and each time I was told that the vehicles based on the MC numbers were NOT local residents. I could go on and on about why the weekly rentals were not conducive to the well-being of the year-long residents such as water quality, and economy of our lake/area. I do know that there are people living here as well as out of the area who profited by owning weekly rentals, but it came at the expense of people who choose to reside here on Silver Lake every day of the year and who take responsibility for our lake treasure.

In any event, this summer, the lake has been pleasantly quiet, almost like the "old days." Less boating, less problems where I have had to talk/educate people to leave the Loons alone, and resulted in a wonderful time that brought us to Silver Lake in the first place. I realize that there are some weekly rentals that are still flying under the radar and I hope that Garfield Township will continue to enforce the ordinance against these so that we can continue the peace and quiet entitled to the residents of Silver Lake.

Ed and Sherry McNamara

		<b>Charter Township of Garfield</b>	
		Planning Department Report No. 2016-50	
Prepared:	August 4, 2016	Pages:	1 of 2
Meeting:	August 10, 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" dwelling units within the Crown PUD. The application is considered a major amendment to the PUD.

**HISTORY OF APPLICATION:**

- 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" dwelling units.
- June 8, 2016. A public hearing was held on the request but action on the request was not taken.
- 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 that 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. Do to this confusion and remaining concerns over allowing that use, the application was again postponed.

**STAFF COMMENT:**

At this time, the applicant has requested 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.

Specifically, the area of interest is just to the west of an existing quadplex, in the approximate area of "Building A" as noted on Sheet 2 of 5 of the attached site plan. It will likely be necessary to amend this particular area of the Condominium to accommodate a revised building footprint for the stay-and-play, but this condominium amendment could be processed administratively if approved as such by the Planning Commission and Township Board. No other changes to the existing condominium would be proposed.

The Planning Commission should discuss building design and architecture if the stay-and-play units are to be approved. When this application was first presented, the applicant provided detailed floor plans and



building elevations. These plans showed an attractive building which was compatible and in character with the surrounding residential areas.

At this time, because of the changing nature of this application, architectural details are not yet available. The applicant may be able to speak to intended design if the revised application is approved. If the Planning Commission is comfortable, a condition could be attached to require the same compatibility of design, subject to Staff approval.

Staff recommends that this request be considered as a change to the ongoing application rather than requiring the applicant to reapply as a new application. However, it would be appropriate for the Planning Commission to schedule an additional public hearing so that interested parties are made aware of this change and to allow publication of the updated legal description.

**ACTION REQUESTED:**

Following discussion with the applicant, if the Planning Commission is prepared to accept the amended application and schedule a public hearing, the following motion is recommended:

*THAT revised application SUP 1991-10-L for a Major Amendment to the Crown PUD, be scheduled for a public hearing on September 14, 2016.*

**Attachments:**

Sheet 2 of 5

Correspondence from applicant dated 7/25/2016

# Crown Townhouse Condominiums

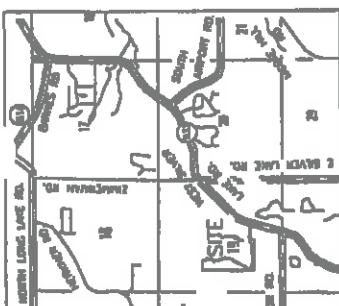
## Survey, Site & Utility Plan

(Need Not Be Built)

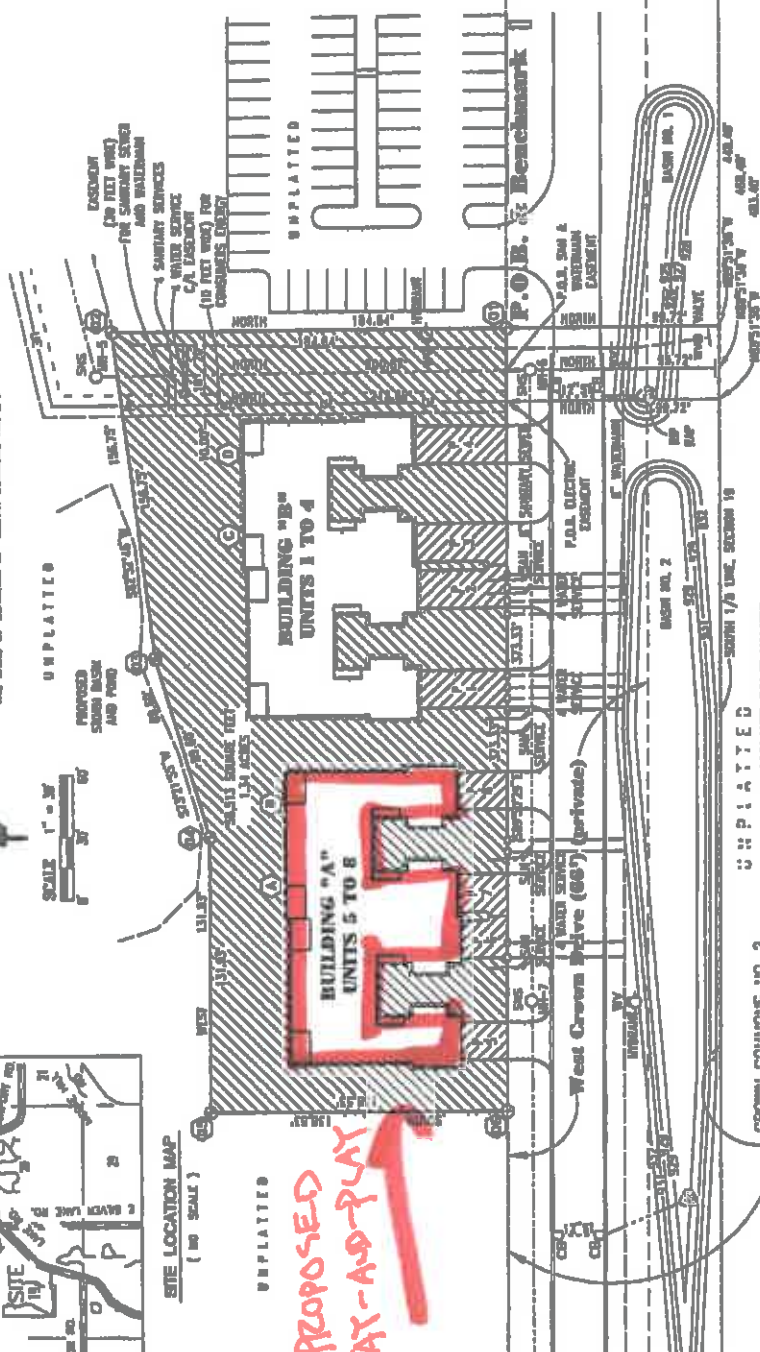
**BENCHMARK**  
CONCRETE MONUMENT SET AT THE SOUTHEAST CORNER OF THIS PROPERTY. ELEVATION: (M.A.S.L. WITHIN 100)

**SURVEYOR'S CERTIFICATE**  
(SEE SHEET 1)

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS IS "CROWN CONDOMS NO. 2."



- MOLLHANS  
- PRO SHOP



- LEGEND**
- MAJOR BOUNDARY MONUMENT
  - MINOR BOUNDARY MONUMENT
  - PROPERTY BOUNDARY
  - ▨ GENERAL COMMON ELEMENT
  - ▨ LIMITED COMMON ELEMENT
  - COORDINATE POINT
  - P.O.B. POINT OF BEGINNING
  - WATER
  - SANITARY SEWER
  - STORM SEWER
  - GAS
  - TELEPHONE
  - FIBER OPTIC
  - CABLE TV
  - POWER
  - RAILROAD
  - HIGHWAY
  - AIRWAY
  - EASEMENT
  - FLOODPLAIN
  - WETLAND
  - UNPLATTED

John F. Mohr

DATE: 12-5-05



PROPOSED DATED: MAY 25, 2005  
JOB NO.: 2005576506

SHEET 2 of 5

**Geotek Central**  
REGISTERED PROFESSIONAL ENGINEER  
1200 BUSINESS PARK DRIVE  
TROY, MI 48068-3807  
TELEPHONE: 313-487-1100  
FAX: 313-487-1101

ALL UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATION AND PLANS PROVIDED BY GEOLINE UTILITY ENGINEERING SERVICES, INC.

ALL WATER LOCATIONS AND UTILITIES TO BE SHOWN ON 5-BUILD PLANS.

THE CONTRACTOR AND CONTRACTUAL AREA IN THE IMMEDIATE VICINITY CONSISTS OF ALL OF THE UTILITIES AND OTHER ELEMENTS IN THE CONDOMINIUM PROJECT.

OTHER PROJECTS TO BE BUILT:

- PARKING AREAS (AS SHOWN 7-17) PHASES, PHASES ARE LIMITED COMMON ELEMENTS. SEE FLOOR PLANS FOR LOCATIONS.

**Tom Piehl, Architect, plc**

P. O. Box 601, Traverse City, MI 49685  
www.tompiehlarchitect.com

231 941-7575

[tpiehlarch@att.net](mailto:tpiehlarch@att.net)

July 25, 2016

Brian VanDenBrand  
Garfield Township Planning Commission  
Charter Township of Garfield  
3848 Veterans Drive  
Traverse City, MI 49684

Re: Crown PUD Amendment Request  
Planning Department File # SUP-1990-10-L

Dear Brian,

Based upon input from the June 8, 2016 public hearing, we would like to amend our PUD amendment request as follows:

1. It is desired to omit development of 2400 East Crown Drive from this amendment request. Development of this property will occur at a later date under a separate Special Use Permit application.
2. However, we are requesting that four transient 'Stay-N-Play' residential units be allowed on the property known as 'Crown Townhouse Condominiums', which is located on West Crown Drive, West of the existing restaurant /proshop.

This property is currently platted as condominiums and is under Crown Associates ownership. It includes:


- a. An existing four-plex residential Building 'B', containing Units 1 through 4. These units are currently occupied under non-transient rental agreements. This non-transient use would not be changed by this request.
- b. A future four-plex residential Building 'A', containing Units 5 through 8. It would be our desire to redefine the condominium documents of this building/units to reflect four transient 'Stay-N-Play' residential units.

Please note that if this request is granted, we may approach the Planning Commission in the future to request approval for 'Stay-N-Play' at Building 'B', which would depend on experience with Building 'A'.

Enclosed with this letter are the 'Crown Townhouse Condominiums' condominium documents and the Tax Parcel ID numbers for building 'A'.

If there are any questions or comments, please do not hesitate to contact me.

Sincerely,



Thomas H. Piehl



# Parcel Map

**Legend**

Parcel 2016

This map is provided for informational purposes only. It is not intended to be used as a legal document. The information on this map is current as of the date of the survey. It is not intended to be used as a legal document. It is not intended to be used as a legal document.

Garfield Charter Township  
 3848 Veterans Drive  
 Traverse City, MI 49684  
 Phone: 231.941.1620  
 Fax: 231.941.1688



[www.garfieldmi.com](http://www.garfieldmi.com)

NOT A LEGAL SURVEY

Garfield Township Planning Dept: 6/29/2016



# Grand Traverse County 2015 Tax Parcel Viewer

Tax Parcel Viewer




Search **2420 WEST CROWN DR #5**

Parcel ID	Address	Owner
05-092-005-00	2420 WEST CROWN DR #5	CROWN ASSOCIATE INC
07-092-000-00	2420 WEST CROWN DR #6	CROWN ASSOCIATE INC
05-092-007-00	2420 WEST CROWN DR #7	CROWN ASSOCIATE INC
05-092-008-00	2420 WEST CROWN DR #8	CROWN ASSOCIATE INC
07-180-042-10	2420 ARTIST AVE	KUSCHELL RICHARD P JR & SUSAN V
07-340-004-00	2420 BIRCH RD	PAYNE DOUGLAS D
05-075-044-00	2420 W CARRIAGE HILL DR	DOHM DANIEL E & LINDA J
05-022-001-06	2420 NORTHERN VISIONS DR	ALM NORTH PROPERTIES INC
05-320-003-00	2420 W SOUTH AIRPORT RD	MIINN PROPERTIES LLC
03-515-005-00	2420 KENOMA WOODS DR	EMERSON DONALD L IT & KAREN JK



Special Use Permit Request - Introduction

		<b>Charter Township of Garfield</b>	
		<b>Planning Department Report No. 2016-51</b>	
Prepared:	August 3, 2016	Pages:	1 of 2
Meeting:	August 10, 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:**

Staff has reviewed the proposed site plan and determined that it meets the requirements of the Zoning Ordinance. Any non-conforming features currently on the site will be brought up to ordinance standards when the site is constructed (i.e. required landscaping buffers).

However, there is one mature mountain ash tree in the parking area which is proposed to be replaced with a parking space. The zoning ordinance states that existing trees greater than three (3) inches in caliper should be retained wherever possible. In this case, staff has suggested to the applicant that required parking lot landscaping island could surround that tree. This should be a discussion point.

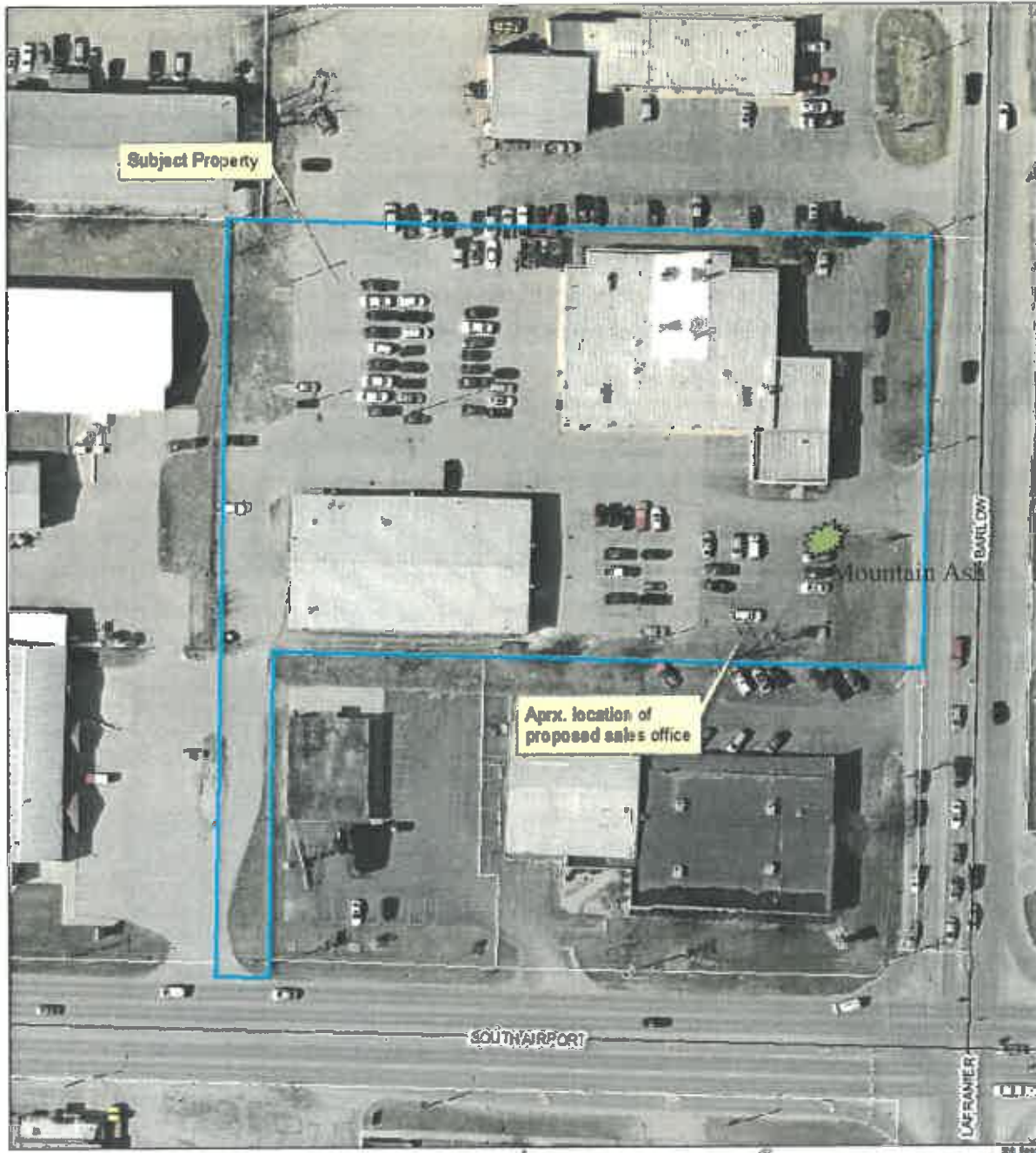
As described in the attached application, the proposed sales office is presented as complementary to the body shop and detailing business. The proposed office will function as a used car sales and finance business which sells reconditioned vehicles. Therefore, the existing uses on the site could be used to prepare the vehicles for sale.

The application describes that 10-20 vehicles will be sold on a monthly basis, and there are three designated display spaces on the site plan. Any future proposed increases in sales volume or display area would require a major amendment.

**ACTION REQUESTED:**

As a special use permit, a public hearing on the request will be required. Following discussion with the applicant, if the Planning Commission is prepared to accept the amended application and schedule a public hearing, the following motion is recommended:

*THAT revised application SUP-2016-03 to authorize automobile sales at 1780 Barlow Street be scheduled for a public hearing on September 14, 2016.*



### Parcel Map

**Legend**  
 Parcel\_2016

This map is based on data last updated August 20, 2016. The Township does not warrant or agree to the accuracy of the information on this map or any other information on this map. The Township is not responsible for any errors or omissions on this map. The Township is not responsible for any errors or omissions on this map.

Garfield Charter Township  
 3848 Veterans Drive  
 Traverse City, MI 49884  
 Phone: 231.541.1626  
 Fax: 231.541.1699  
[www.garfield-twp.com](http://www.garfield-twp.com)



**NOT A LEGAL SURVEY**

Garfield Township Planning Dept 8/3/2016

Attachments: Application impact statement and site plan packet



7-20-16

Garfield Township  
3848 Veterans Drive  
Traverse City MI 49684

Attn. Brian VanDenBrand

RE: 1780 Barlow Marsh Tech Center Impact assessment

The subject site is already highly developed, with two existing buildings and paved parking in place. The site as well as all surrounding properties are highly developed commercial and industrial sites. The topography is flat, with less than 2' of grade difference across the entire developed area, exclusive of storm water basins. The vegetative cover is grass with a few canopy trees and shrubs in the landscaped areas. There are no streams, rivers, or ponds on the site.

The existing uses are automotive body repair and cosmetic detailing of used vehicles. There are currently approximately 37 employees at the site. The proposed additions will result in approximately 6 or 8 additional employees. It is estimated that 10-20 vehicles monthly will be sold from the facility.

Both the building addition and the sales office will commence and reach completion at the same approximate time.

There are no natural features remaining on this property currently as it is highly developed already.

Municipal water and sewer are in service at the site. The new sales office will access existing service lines on the property.

The existing storm water basins will be used to manage storm water runoff both during and after construction. Temporary soil erosion control measures in basin A will be used until grass is established.

There is a barbed wire topping the existing west fence. It will have to be verified if the fence is on subject property and if so, the barbed wire either be removed or township approval granted per 515 B) 4).

There will be no increase in emissions or noise compared to the existing use.

The proposed sales office use is complimentary to the body shop. It is a used car sales and finance business which sells reconditioned vehicles. The existing body shop and detailing center will be used to prepare the vehicles for sale. Obviously the body shop addition is in conformance with the existing developed site.

Lighting is detailed on the lighting plan.

Lighting levels are not going to change significantly from existing. One pole mounted light will be removed by the new sales office but the office itself has additional lighting that does slightly increase ft candles directly in front of the office, compared with existing.

Please call me if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Dittenbir", with a long horizontal flourish extending to the right.

Chris Dittenbir, P.E.  
Peninsula Construction and Design









**JOB NAME:**  
**BILL MARSH TECH CENTER**

**LOCATION:**  
 1790 BARLOW ST.  
 MINNEAPOLIS, MN 55405

**DATE:**  
 11/15/2011

**SCALE:**  
 AS SHOWN

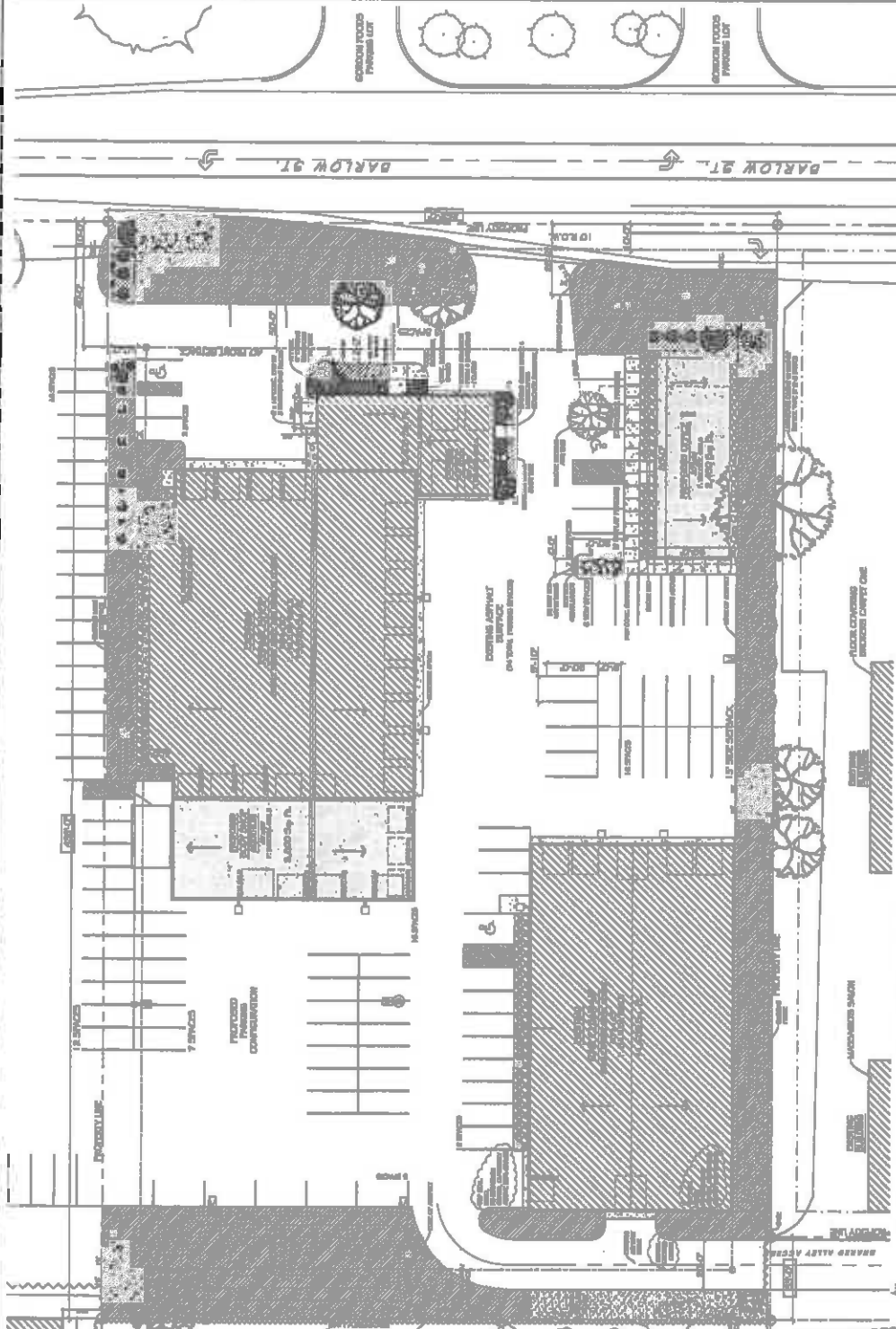
**REVISIONS:**

NO.	DATE	DESCRIPTION
1	11/15/2011	ISSUED FOR PERMIT
2	11/15/2011	ISSUED FOR PERMIT
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4	11/15/2011	ISSUED FOR PERMIT
5	11/15/2011	ISSUED FOR PERMIT
6	11/15/2011	ISSUED FOR PERMIT
7	11/15/2011	ISSUED FOR PERMIT
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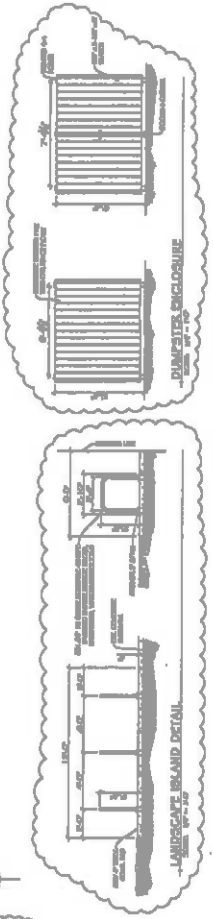
**SPECIAL USE PERMIT**

Sheet # **C3**



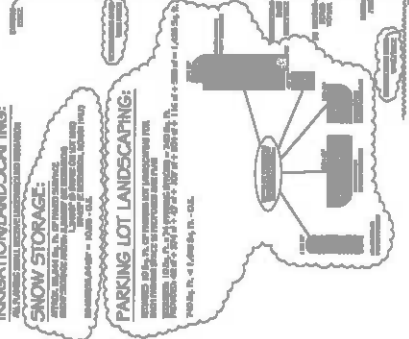
**SITE PLAN - LANDSCAPING**

SCALE: 1" = 50'-0"



**LANDSCAPE LEGEND:**

KEY	SYM	DESCRIPTION
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**LANDSCAPE BUTTER MATRIX:**

PLANT	10' x 10'	10' x 15'	15' x 15'	15' x 20'	20' x 20'
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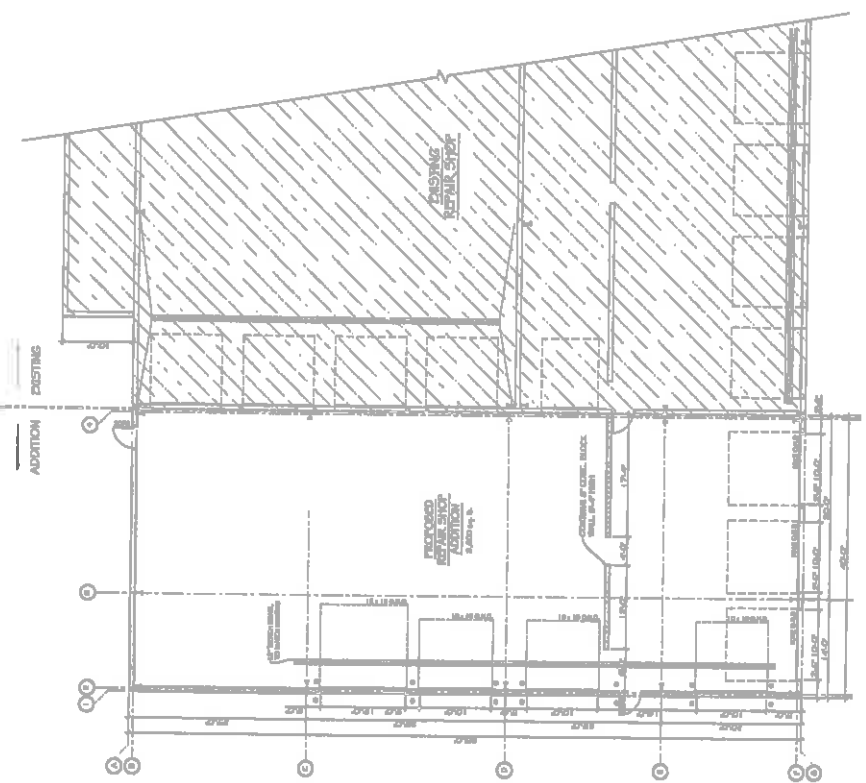
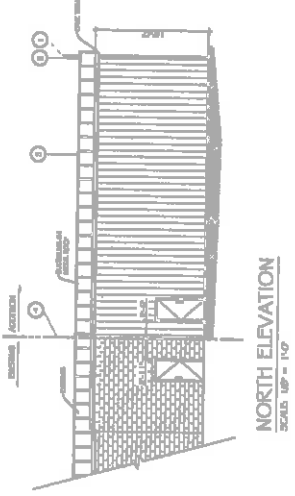
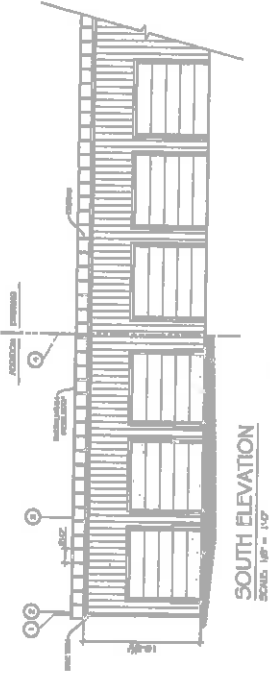
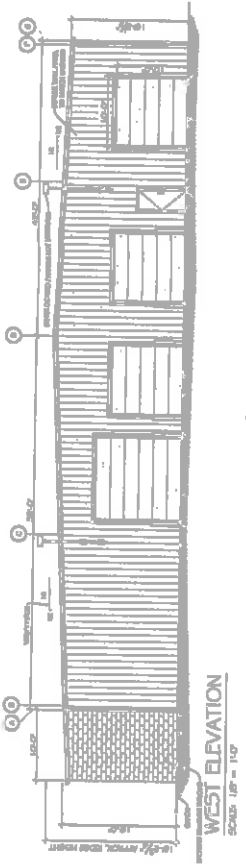


**BILL MARSH TECH CENTER**  
 JOB NAME  
 LOCATION  
 1790 BALDWIN ST.  
 TRAVERS CITY, IN 48860

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DATE	1/11/2016
DESIGNER	PERMACON
DRAWN BY	PERMACON
CHECKED BY	PERMACON
PROJECT NO.	1790 BALDWIN ST.
CITY	TRAVERS CITY, IN
STATE	IN
COUNTY	OSHAUGHAN
CLIENT	PERMACON
SCALE	AS SHOWN
PROJECT	1790 BALDWIN ST.


SPECIAL USE PERMIT



**FLOOR PLAN - PROPOSED**  
 SCALE 1/8" = 1'-0"



A4

		<b>Charter Township of Garfield</b>	
		Planning Department Report No. 2016-52	
Prepared:	August 4, 2016	Pages:	1 of 4
Meeting:	August 10, 2016 – Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Review and discussion of draft Comprehensive Sign Plan		
Applicant:	Tiffany Kline, Progressive A.E.		
Owner:	Rouse Properties Inc		

**BACKGROUND:**

This is a discussion of the format of a proposed Comprehensive Sign Plan (CSP) for the Grand Traverse Mall. This is the first application for a CSP under the Township's recently adopted zoning ordinance. (Please note that this meeting is for discussion of general content only and is not considered an introduction of the application.)

Staff has been working with the applicant for a number of months in an attempt to come to agreement on what a final application should look like. At this point, we have decided to request a Planning Commission discussion on what it would like to see in a Comprehensive Sign Plan. This should be considered as something of a conceptual review of the proposed sign plan.

If the Planning Commission feels that the information provided in this sign plan is adequate, then we can move on with an introduction. Alternately, Planning Commission concerns should be identified so that the applicant can address them and return for introduction.

**STAFF COMMENT:**

For the purpose of a Comprehensive Sign Plan, we first default to what is permitted in the underlying zoning district. If the underlying zoning district does not permit the desired signs, then approval may be sought as a CSP.

In this case, the underlying zoning is C-P Planned Commercial, Section 630.G of the ZO. In the C-P District:

(1) *Signs permitted as of right.*

(a) *One wall sign is permitted per exterior storefront. Tenants occupying corner spaces may utilize one sign per elevation with a maximum of two signs. The maximum wall sign area shall be the lesser of 100 square feet or 20% of the area to which the sign is attached.*

(b) *One 100 square foot freestanding sign is permitted per public roadway that the development fronts on.*

(\*Note: an exterior storefront is defined as a building wall and entryway which provides direct public access to a tenant's retail space from outside of the overall structure.)

(Section 630.G cont.)

- (2) *Any proposed sign(s) not meeting the standards in Paragraph (1) above may be approved by the Planning Commission if the Planning Commission determines that all of the following standards are met:*
- (a) *The proposed sign(s) shall be designed as an integral part of the development, with letter size and location proportional to the overall design.*
  - (b) *The Planning Commission determines that the maximum sign standards of the C-P district do not provide for the reasonable use of the planned shopping center.*
  - (c) *The proposed sign(s) is (are) appropriate for the site, compatible with surrounding land uses, and necessary for the reasonable use of the planned shopping center.*
  - (d) *The permitted sign(s) is (are), in the determination of the Planning Commission, the minimum increase(s) necessary to ensure that the proposed sign(s) is appropriate in scale, bulk and location relative to the site and surrounding land uses.*
  - (e) *All approved modifications from the required sign standards shall be specific to the sign(s) approved by the Planning Commission.*

Furthermore, per Section 630.K, Comprehensive Sign Plan, in lieu of the specific sign requirements of a particular zoning district, the Planning Commission shall have the authority to increase the maximum sign standards of this ordinance, subject to procedures of Section 630(K)(1)(b), below

- (a) *The Zoning Administrator shall be the approval authority for a proposed Comprehensive Sign Plan in conformance with the regular sign standards of the applicable zoning district.*
- (b) *The Planning Commission shall be the approval authority for a Comprehensive Sign Plan application which deviates from the specific standards of the applicable zoning district. In considering approval of such an application, the Planning Commission shall hold a public hearing and make appropriate findings that:*
  - (i) *The maximum sign standards of the property zoning do not provide for the reasonable use of the parcel.*
  - (ii) *The proposed modification is appropriate for the site, compatible with surrounding land uses, and necessary for the reasonable use of the parcel.*
  - (iii) *The increase in permitted sign standards are, in the determination of the Planning Commission, the minimum increase(s) necessary to ensure that the proposed sign(s) is appropriate in scale, bulk, and location relative to the site and surrounding land uses.*
  - (iv) *All approved modifications from the required sign standards shall be specific to the sign(s) approved by the Planning Commission.*

This procedure is somewhat unique because it requests approval for increases in allowable area (permissible by both the C-P District and as a CSP) for multiple signs at one (permissible by the Comprehensive Sign Plan). You will note that the standards of approval are very similar.

**DISCUSSION POINTS:**

While this is not intended to be a comprehensive list, the following bullet points outline some of Staff's ongoing concerns with this application as presented.

1. The proposed plan is quite heavy on the text, where it seems like a more graphic-oriented sign plan would be appropriate to eliminate confusion within the document. For example, on page three, paragraph 7 states that all tenants with an exterior wall may have a storefront sign. This is neither the intent of the C-P district, and it does not match the proposed exterior sign locations shown in the last pages of the plan. (*Note: this comment may be partially addressed via the revised sign plan which arrived at the office in the final stages of this writing*).
2. Also in the text are a number of descriptions such as tenant-landlord guidelines, fabrication and installation requirements, and other things which are not pertinent to the zoning ordinance and should not be included in the document.
3. The proposed sign plan essentially rewrites and ignores zoning ordinance definitions for the types of signs which have been found to be appropriate within the C-P District. For example, the Township defines a larger tenant with its own exterior entrance as a storefront tenant, while the proposed "tenant categories" plan bases this on the square footage of tenants.
4. Almost every sign on the proposed sign plan exceeds the requirements of the Zoning Ordinance. For example (see page 5).
  - a. All "Primary tenants" which could be related to the larger storefronts, are proposed to be allowed multiple signs not to exceed 200 square feet while the regular wall sign permitted for these signs is 100 square feet.
  - b. All "Secondary tenants" would be allowed up to 100-square feet, plus an additional 40-square feet if adjacent retail spaces are occupied by the same tenant.
  - c. All "Secondary tenants" with only interior frontage would be allowed up to 75-square feet even if they had no exterior entrance.
  - d. Proposed road pylon signs measure 200-square feet while the regular requirement is 100-square feet.
5. Despite multiple signs which exceed regular ordinance requirements, there is no written justification as to why larger and more signs should be permitted under the approval standards of Section 630.G and 630.K.
6. The packet requests several departures from the current zoning ordinance standards but does not specifically describe each request for relief Staff has encouraged the applicant to create a list or narrative of some kind that will help guide them through the requested changes and departures. As an example: *"Store X" is an exterior storefront which currently enjoys a 150-square foot primary sign and a 30-square foot secondary sign. The application requests a 200-square foot sign and this is justifiable because...."*

**RECOMMENDATION:**

For an existing site such as the Grand Traverse Mall, it seems like it would be easiest to start with what is already on the walls as a baseline for allowable maximum square footage. For example, Target, Macy's, and J.C. Penney have larger signs than the bare minimum, but they are nowhere

near the 200-square feet proposed by this sign plan. Furthermore, they are successful, long-term tenants who have not voiced concern about inadequate signage.

Based on the existing sign inventory, the plan could propose some increases based on demonstrated need and compliance with the increase standards by the zoning ordinance. However, an increase such as allowing each interior tenant its own exterior wall sign seems to push the envelope so much that approval would be more along the lines of a zoning ordinance amendment.

**ACTION REQUESTED:**

In order to help the applicant move forward, Planning Commission discussion on the above concerns and possible resolutions are requested.

**Project:** Grand Traverse Mall – Master Sign Plan

**Date:** July 27, 2016

**File No:** 75670021/006

**To:** Brian VanDenBrand, Deputy Planner  
Planning Department, Charter Township of Garfield  
3848 Veterans Drive  
Traverse City, MI 49684

**Re:** Sign Application for Grand Traverse Mall –  
Tenant Exterior Sign Criteria Guidelines

**We are sending you:**

Herewith  
Under Separate Cover

Originals  
Drawings  
Specifications

Overnight  
General Delivery  
 Hand Carried

No. of Copies	Drawing No.	Description
1		Grand Traverse Mall – Comprehensive Sign Plan

**Remarks:**

Attached is a revised draft version of the Comprehensive Sign Plan for Grand Traverse Mall. Please call with any questions.

**CC w/ Enclosures:**

Rouse Properties, Inc. – Arlin Pischke (electronic)

**CC w/o Enclosures:**

**From:** Tiffany L. Kline ASLA, LEED AP - Landscape Architect  
Copy Author





# Grand Traverse Mall Exterior Comprehensive Sign Plan

July 2016

Rouse Properties, Inc.  
6223 N State Highway 161  
Levitt, TX 75058

# Table of Contents

- I. INTRODUCTION AND JUSTIFICATION**
- II. EXTERIOR SIGN DESIGN**
  - A. General EXTERIOR Signage Standards**
  - B. Signage Types**
    - 1. Wall signs**
      - Sign Type (1) – Primary Tenant
      - Sign Type (2) – Secondary Tenant with Separate Exterior Entrance
      - Sign Type (3) – Secondary Tenant with no Exterior Entrance
    - 2. Directional/Wayfinding Signs**
    - 3. Pylon Signs**
    - 4. Temporary signs**
  - C. Sign Area Calculations**
- III. EXHIBITS**
  - 1 - EXISTING AND PROPOSED SIGN LOCATIONS AND ROOM/TENANT CATEGORIES**
  - 2 - EXISTING SIGN INVENTORY**
  - 3 - PROPOSED SIGN LOCATIONS**
  - NORTH WALL ELEVATIONS**
  - MISC WALL ELEVATIONS**

# I. INTRODUCTION AND JUSTIFICATION

Grand Traverse Mall is located at 3200 South Airport Road West, Traverse City, MI and currently has more than 83 tenants with more prospects anticipated. Tenant signs are vital to the successful functioning of a Shopping Center. The guidelines established in this Comprehensive Site Plan will ensure that tenant identification is of consistent quality and is compatible with the character of neighboring Shopping Center districts within Garfield Township and surrounding areas. Under the Composite Sign Plan a tenant's allowable signage depends on leasable gross floor area (GFA) as well as location and architectural conditions at the storefronts within the Mall campus.

As the strength and vitality of the Grand Traverse Mall continues to develop, Rouse Properties recognizes the need to enhance the visibility and identity of the Grand Traverse Mall and also improve directional guidance throughout the mall campus. The goals, and the signage needs associated with them, initiated the mall's development of this Comprehensive Sign Plan. The Comprehensive Sign Plan that follows will establish a uniform set of sign criteria to maintain continuity of quality and aesthetic throughout the Grand Traverse Mall campus for the benefit of all tenants and the Charter Township of Garfield, while permitting national and specialty retailers the opportunity to identify their business utilizing recognized trademarks, logos, and color palettes. Based on the Charter Township of Garfield zoning ordinance, Section 630.K, the Comprehensive Sign Plan will provide signage criteria that is tailored to an existing multi-tenant development and in lieu of the specific sign requirements of a particular zoning district, the Planning Commission shall have the authority to increase the maximum sign standards of this ordinance, subject to procedures of Section 630.K.(1).(b).

The objective of this plan is to provide a consistent and established set of guidelines for various types of signage throughout the mall campus. These guidelines clearly set forth the mall's expectations for quality, integrated signage as a means to enhance the visual environment of the mall and provide clarity to pedestrian and vehicular wayfinding. This plan will enable the mall to become a unique and integrated component of the area, while maintaining an attractive and appealing environment complementing the Charter Township of Garfield and surrounding Traverse City area. This plan will allow the mall to maximize the potential economic value of the development to the Township from residents and visitors from throughout the state, and to enhance the opportunity for the Grand Traverse Mall to emerge as a successful regional shopping center set within the northern Michigan region.

Existing site conditions and distances from adjacent roads and building facades affect the readability of signs. As a measure to improve visibility and wayfinding, the maximum square foot area of the sign has been increased under the Comprehensive Sign Plan from that of Section 630.G.(a) as a means to provide mall users to adequately navigate the extensive mall property and quickly locate specific tenants, having the ability to place

additional directional signs indicating the direction of primary tenants would benefit the users by providing a clear direction around the entire perimeter of the mall at major traffic points.

Upon approval of this Comprehensive Sign Plan, no permit shall be issued for an individual sign unless the sign to be erected has been reviewed and verified by the Zoning Administrator to conform to the approved Composite Sign Plan.

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## II. EXTERIOR SIGN DESIGN

### A. General EXTERIOR Signage Standards:

The following standards apply to all types of signs described herein:

- 1) Imaginative signs utilizing a variety of materials are encouraged. Adoption of current sign practices maybe necessary in order to comply with these criteria.
- 2) Sign shall be located only on the spaces and on the surfaces specially provided for on the building elevations. Signage size(s) shall be dictated by the square footage of the leased space of the Tenant as defined in the following section(s): Signage Types. Square footage for Tenant wall signs shall be based on the maximum sign lengths and heights as defined in the following paragraphs and exhibits.
  - Sign wording is limited to the Tenant's trade name and shall not include specification of merchandise sold or services rendered, regardless of the Tenant's legal name. Corporate crests, logos or insignia may be acceptable pending the approval and provided they are part of the Tenant's name.
  - The colors and type styles of all signs shall be subject to approval by Zoning Administrator. Established trade logos and signage are required to be used, providing they conform to the criteria described herein. The color of all lettering and/or sign panels shall be compatible with the building color and provide sufficient contrast with the background color of the building wall on which the sign is located.
  - Sign shop drawings (including color elevations and 3D renderings) for all signs, logos, and graphics visible from the exterior are to be submitted for final approval to the Zoning Administrator prior to fabrication/installation.
- 3) Specific locations and surrounding architectural treatments can dictate maximum sign height and length, which in some cases may be less than the maximum defined herein. An additional exterior wall sign will be offered to specific Tenants solely at the Zoning Administrator's discretion for perimeter signage on the exterior of the Center, as allowed by Garfield Township.
- 4) Signs shall be designed as an integral part of the storefront, with letter size and location proportional to the overall storefront design, and in compliance with the design criteria listed here.
- 5) Sign Illumination must meet the requirements of Section 630.M.(7) of the Charter Township of Garfield Zoning Ordinance.

- 6) Sign height above FFE: bottom of sign to be minimum of 15'-0" AFF due to the large wall height. Exact placement is subject to approval by the Zoning Administrator upon the drawing submittal process.
- 7) Letter size: see SIGNAGE TYPES as outline below under Section B of the Comprehensive Sign Plan.
  - a. Logo plaque components used in conjunction with individual letters are considered an integral part of the store identity and are included in the calculation of allowable sign area
  - b. Sign area calculations shall be made according to Section 630.14(2)(a), of the current Charter Township of Garfield Zoning Ordinance.

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## B. Signage Types

Storefront Tenant Identification Sign Options for External Areas of Center:

**1) Wall Signs** – Signs placed on any primary building wall identifying interior tenants. Under the Comprehensive Sign Plan for the Grand Traverse Mall, there are (3) specific tenant levels which are classified according to the tenant's leasable gross floor area (GFA) and are allowed the specific maximum sign square footage as follows:

- **Level (1) Primary Tenant: Primary tenant establishment is comprised of 50,000 square feet or more in floor area.**

**Size:** The maximum wall sign area shall be no greater than 200-square feet with a maximum letter height not to exceed 6 feet, including any extreme limits of writing, representation, emblem, logo, or any other figure or similar character. More than one sign may be placed on a principal building wall provided that the maximum square footage limitation for the building wall is not exceeded. Wall mounted changeable copy signs are prohibited in all districts.

Tenants occupying corner units shall be permitted an additional 40-square foot sign on the secondary wall. An individual tenant shall not be permitted an individual ground sign.

As for the exact placement of future Level 1 primary tenant signs, the tenant would be required to submit store facade elevation drawings indicating proposed sign size(s) and placements, prior to being approved for any type of exterior sign. The proposed sign(s) must follow the exact specifications outlined in the Comprehensive Sign Plan guidelines and will not be considered or approved for new signage otherwise. In the case of an existing tenants requesting a sign update, they would be required to follow the specifications outlined in the Composite Sign Plan as well. The approval of sign size(s) and placement(s) would be at the discretion of the Zoning Administrator and must follow the Comprehensive Sign Plan regulations in order to be considered or approved.

- **Level (2) – Secondary Tenant comprised of 19,999 square feet to 15,000 square feet in floor area.**

The maximum wall sign area shall be no greater than 100-square feet with a maximum letter height not to exceed 5 feet, including any extreme limits of writing, representation, emblem, logo, or any other figure or similar character.

Upon request, tenants shall be permitted an additional wall sign if available and only in a pre-approved size and location. An individual tenant shall not be permitted an individual ground sign.

Proposed placement of Level (2) signs are illustrated on the following exhibits:

- EXHIBIT 1 - SIGN LOCATION AND PROPOSED TENANT CATEGORIES
- EXHIBIT 3 – PROPOSED FUTURE TENANT SIGN LOCATIONS
- EXHIBIT 4 – PROPOSED FUTURE TENANT SIGN LOCATIONS

- **Level (3) – Secondary Tenant with Interior Frontage up to 1,900 square feet in floor area.**

The maximum wall sign area shall be no greater than 75-square-foot with a maximum letter height not to exceed 4 feet, including any extreme limits of writing, representation, emblem, logo, or any other figure of similar character.

Upon request, tenants shall be permitted an additional wall sign if available and only in a pre-approved size and location. An individual tenant shall not be permitted an individual ground sign.

Proposed placement of Level (3) signs are illustrated on the following exhibits:

- EXHIBIT 1 - SIGN LOCATION AND PROPOSED TENANT CATEGORIES
- EXHIBIT 3 – PROPOSED FUTURE TENANT SIGN LOCATIONS
- EXHIBIT 4 – PROPOSED FUTURE TENANT SIGN LOCATIONS

The tenant levels outlined above were derived from using the existing signage for the largest tenant and scaled down accordingly base on tenant's leasable GFA. Currently, the tenant with the largest GFA is Target with 119,908-square feet, which would be classified as a Level 1 or primary tenant. Target has a total of 3 exterior signs; 2 on the primary wall and 1 on the secondary wall. Using the calculation method specified in Section 630.M.2(a) of the current Charter Township of Garfield zoning ordinance the primary wall sign measures (approx.) 150-square feet with dimensions of 31 feet wide by 6 feet high, as illustrated on EXHIBIT 2-1 under EXISTING SIGN INVENTORY. Target also has a secondary tenant CVS Pharmacy, which is also signed on the primary building wall. The secondary wall sign measures (approx.) 54-square feet with dimensions of 18 feet wide by 3 feet high, as illustrated on EXHIBIT 2-2 under EXISTING SIGN INVENTORY. The third existing sign is on a secondary wall and measures (approx.) 186-square feet with dimensions of 31 feet wide by 6 feet high, as illustrated on EXHIBIT 2-3



under EXISTING SIGN INVENTORY. This specific tenant has a total of (approx.) 426-square feet of signage; under the guidelines above the total maximum signage allowed Level 1 tenant would not exceed 240-square feet. While the proposed comprehensive sign plan would exceed the square foot maximum per tenant for signage allowed under Section 630.G.(1)(a) of the current zoning ordinance, under the proposed comprehensive plan the allowed maximum signage square footage per tenant would be less than what is currently in place at the mall.

The existing exterior wall surfaces are large enough to accommodate a increased sign size in the proposed locations. All future wall signs will need to meet specific guidelines (as outlined above based on Tenant Level) and will need to be approved by the Zoning Administrator. Once approved by the Zoning Administrator, wall signs will only be allowed in the specific approved locations and mounted as detailed in the Comprehensive Sign Plan. Rouse properties is not seeking to allow all mall tenants to have a wall sign, only those tenants that request one and only in specific locations as illustrated in the future tenant wall sign locations graphic.

The Grand Traverse Mall is located a significant distance (visually) from a West Airport Road which would warrant an increase in the maximum allowable wall sign size so that the tenant signs are more visible to passing traffic. Larger wall signs are desired by the major tenants to improve visibility, which enhances the economy and the business industry of the Township, as stated in Section 630.A.(2) of the zoning ordinance. Furthermore, a majority of the proposed wall sign locations will not be visible at all from West Airport Road as they will be placed on the north side of the mall, which is not visible from any public street.

- 2) Directional/Wayfinding** - Directional signs are permanent directional signs designed to assist with way finding through the mall campus. The signs are scaled so that visitors to the property can read them from an automobile and find their way to the primary tenant destinations. These signs are freestanding in the streetscape/landscape.

A maximum of four (4) directionalwayfinding signs may be placed anywhere on the project site at least twenty (20) feet from a road right-of-way. Signs shall be no greater than eighteen (18) square feet each and may contain changeable panels for primary tenants.

As stated in Section 630.N.(5), one 6-square foot directional sign may be placed anywhere on the project site. In order for mall users to adequately navigate the extensive mall property and quickly locate specific tenants, having the ability to place additional directional signs indicating the direction of primary tenants would benefit the users by providing a clear direction around the entire perimeter of the mall at major traffic points.

**3) Freestanding** – Freestanding signs may be pylon or monument signs located primarily along roadways when approaching intersections to help with wayfinding. These signs are located as close to the back of curb as possible in the parkway between the roadway and the sidewalk. These signs can also be located in raised medians. Freestanding signs are typically located along arterial or distinct streets with larger traffic volumes moving at faster speeds.

A maximum of one (1) pylon/free standing signs may be placed along any major thoroughfare. Pylon/Free standing signs shall be no greater than no greater than 200-square feet in sign face area.

In the future, should the mall choose to update the freestanding signs, the Comprehensive Sign Plan allows for 1 pylon/free standing sign at each major entrance which will not exceed 200-square feet in sign face area and may also include changeable panels for tenants. A sign of this size will accommodate future tenants and allow the sign the street side visibility it requires for the tenants as well as the consumers.

**4) Temporary Signage** – Signs advertising special events, grand openings, going out of business, or other temporary events may be permitted per Section 630.O of the ~~current~~ ~~Charter~~ Township of Garfield Zoning Ordinance.

Based on the above, we feel by using the sign sizes outlined above, we are being consistent with industry standards. As such, we are asking that the Planning Commission ~~exercise~~ ~~their~~ ~~authority~~ to increase the maximum sign standards under Section 630.K.(b) of the Charter Township of Garfield Zoning Ordinance.

### III. EXHIBITS

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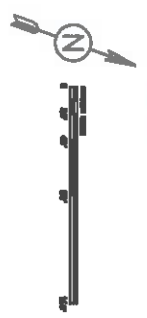
1- EXISTING AND PROPOSED SIGN LOCATIONS AND  
PROPOSED TENANT CATEGORIES

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**EXHIBIT 1**  
**EXISTING AND PROPOSED SIGN LOCATIONS AND PROPOSED TENANT LEVELS**

- PROPOSED TENANT CATEGORIES**
- TENANT LEVEL 1  
greater than 50,000 SF
  - TENANT LEVEL 2  
49,999 TO 15,000 SF
  - TENANT LEVEL 3  
less than 14,999

- EXISTING TENANT SIGN LOCATIONS
- PROPOSED TENANT SIGN LOCATIONS



progressive | dp

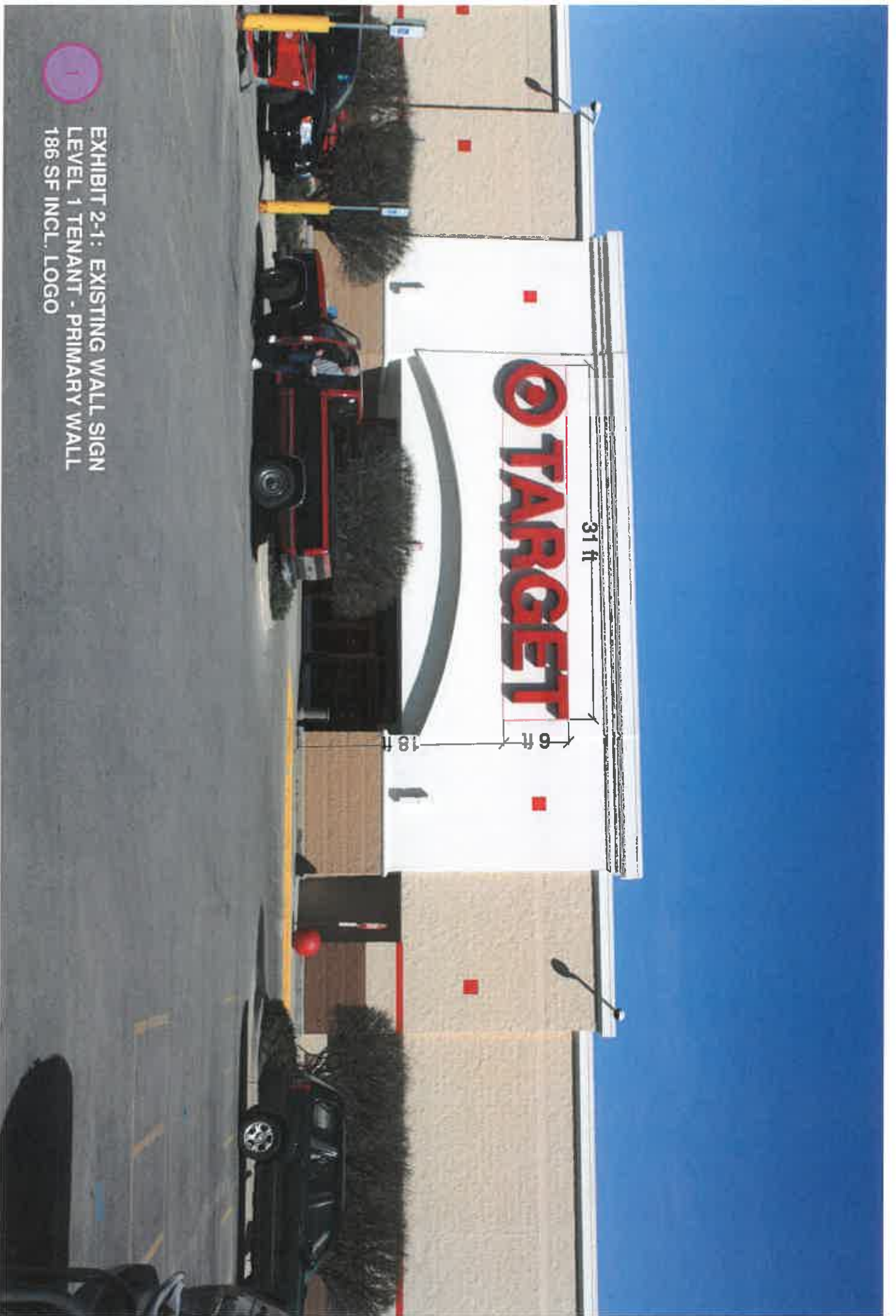


11/15/2017 10:00 AM C:\Users\jg\Documents\Grand Traverse Mall LP1\Grand Traverse Mall LP1.dwg

<p>PROJECT NO. <b>LP1</b></p> <p>DATE: 11/15/2017</p>	<p><b>GRAND TRAVERSE MALL</b></p> <p>3200 SOUTH AIRPORT ROAD WEST          TRAVERSE CITY, MICHIGAN 49684</p>	<p><b>ROUSE PROPERTIES</b></p> <p>1164 Avenue of the Americas, Suite 2000          New York, NY 10020-7705          (212) 633-4700 www.rouseproperties.com</p>
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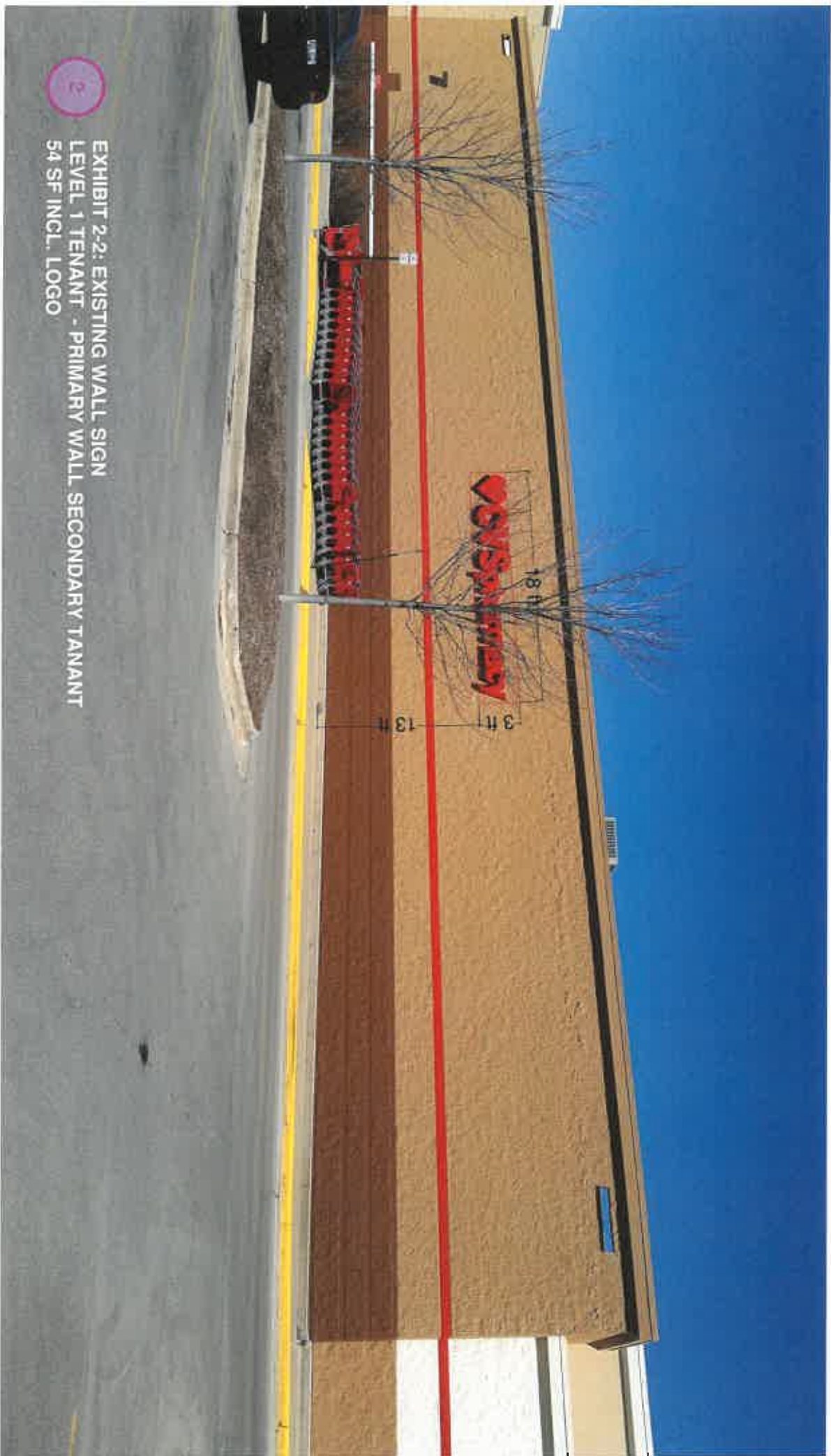
## 2- EXISTING SIGN INVENTORY

DRAFT



1

EXHIBIT 2-1: EXISTING WALL SIGN  
LEVEL 1 TENANT - PRIMARY WALL  
186 SF INCL. LOGO



2

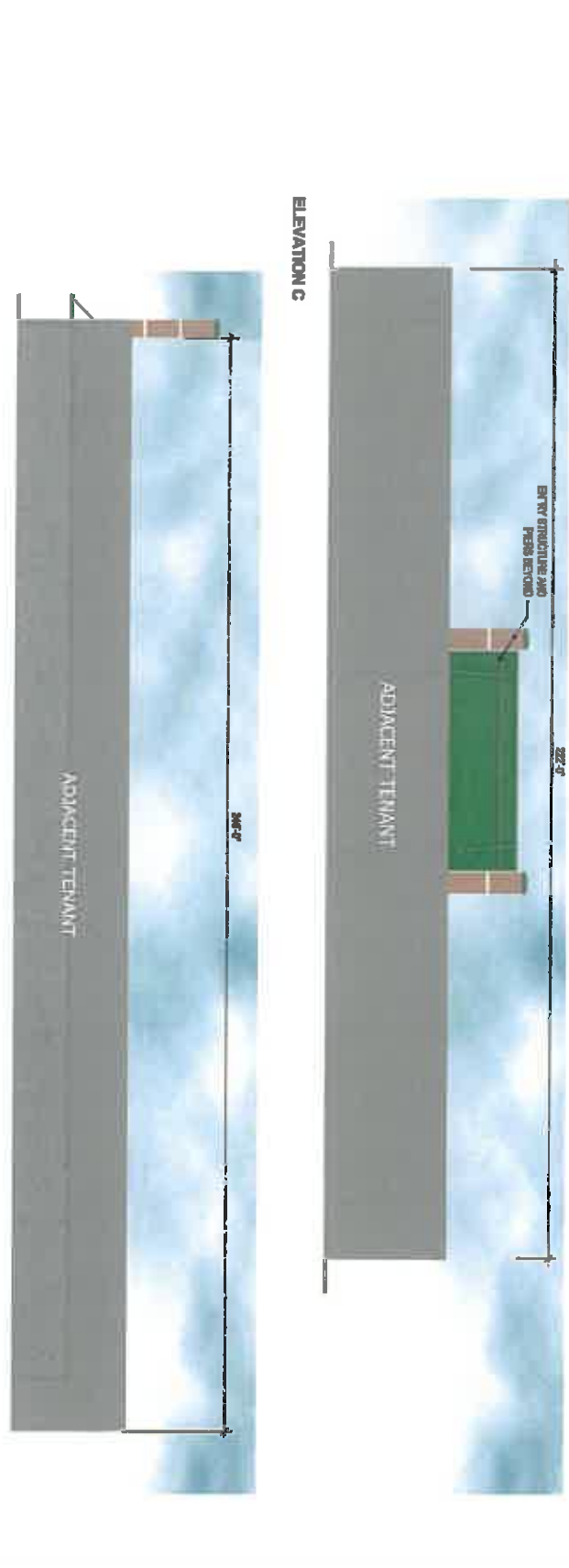
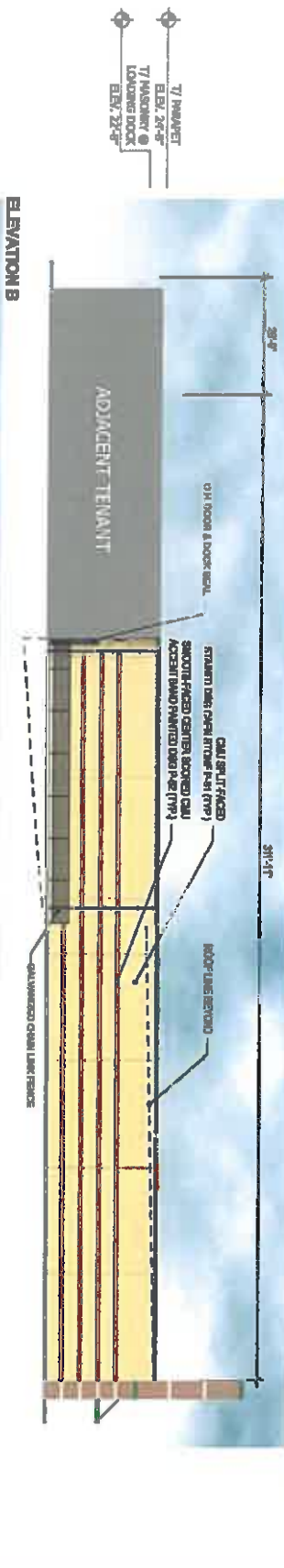
EXHIBIT 2-2: EXISTING WALL SIGN  
LEVEL 1 TENANT - PRIMARY WALL. SECONDARY TANANT  
54 SF INCL. LOGO





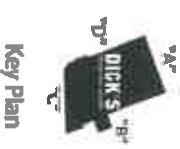
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EXHIBIT 2-3: EXISTING WALL SIGN  
LEVEL 1 TENANT - SECONDARY WALL  
186 SF INCL. LOGO



**ELEVATION D** All information contained on this exhibit is representative of the architectural materials and finishes proposed to be used. This exhibit is NOT intended to be a Construction Document. All final adjustments will be incorporated into the Construction Documents and will be mutually agreed upon by the Landlord and Dick's Sporting Goods.

**EXHIBIT 24: APPROVED FUTURE WALL SIGN  
LEVEL 1 TENANT - PRIMARY WALL  
224 SF**



Key Plan

REV 1	3.26.15
REV 2	
REV 3	
REV 4	
REV 5	
DATE	
DATE	
DATE	
DATE	
DATE	



5

EXHIBIT 2-5: EXISTING WALL SIGN  
LEVEL 3 - PRIMARY WALL  
12-SF



6

EXHIBIT 2-6: EXISTING WALL SIGN  
LEVEL 2 - SECONDARY WALL  
138 SF

7

EXHIBIT 2-7: EXISTING WALL SIGN  
LEVEL 1 - PRIMARY WALL  
175 SF INCL. LOGO



8  
EXHIBIT 2-8: EXISTING WALL SIGN  
LEVEL 1 - SECONDARY WALL  
132 SF INCL. LOGO





13 ft 4 ft

14 ft

9

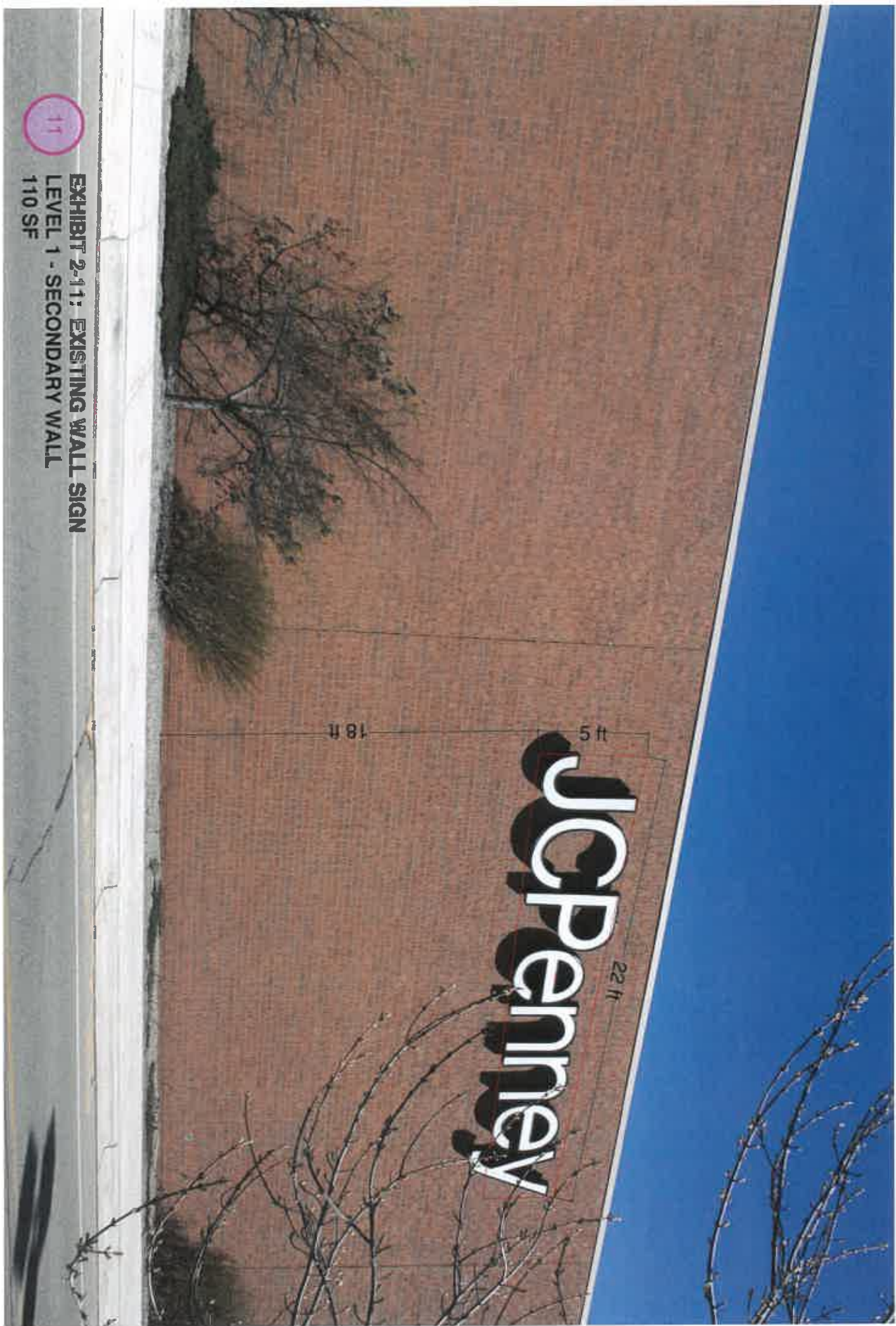
**EXHIBIT 2-9: EXISTING WALL SIGN  
LEVEL 3 TENANT  
44 SF**



10

EXHIBIT 2-10: EXISTING WALL SIGN  
LEVEL 1 TENANT - PRIMARY WALL  
88 SF





11

**EXHIBIT 2-11: EXISTING WALL SIGN**  
**LEVEL 1 - SECONDARY WALL**  
**110 SF**



**KEY PLAN**



**REMOTE BOX SIGN**

12

**EXHIBIT 2-12: APPROVED FUTURE WALL SIGN  
LEVEL 1 TENANT - SECONDARY WALL  
162 SF**



**GRAND TRAVERSE MALL  
TRAVERSE CITY, MI  
EXHIBIT H  
(SHEET 2 OF 2)  
STORE #1303**



**REMOTE BOX SIGN**

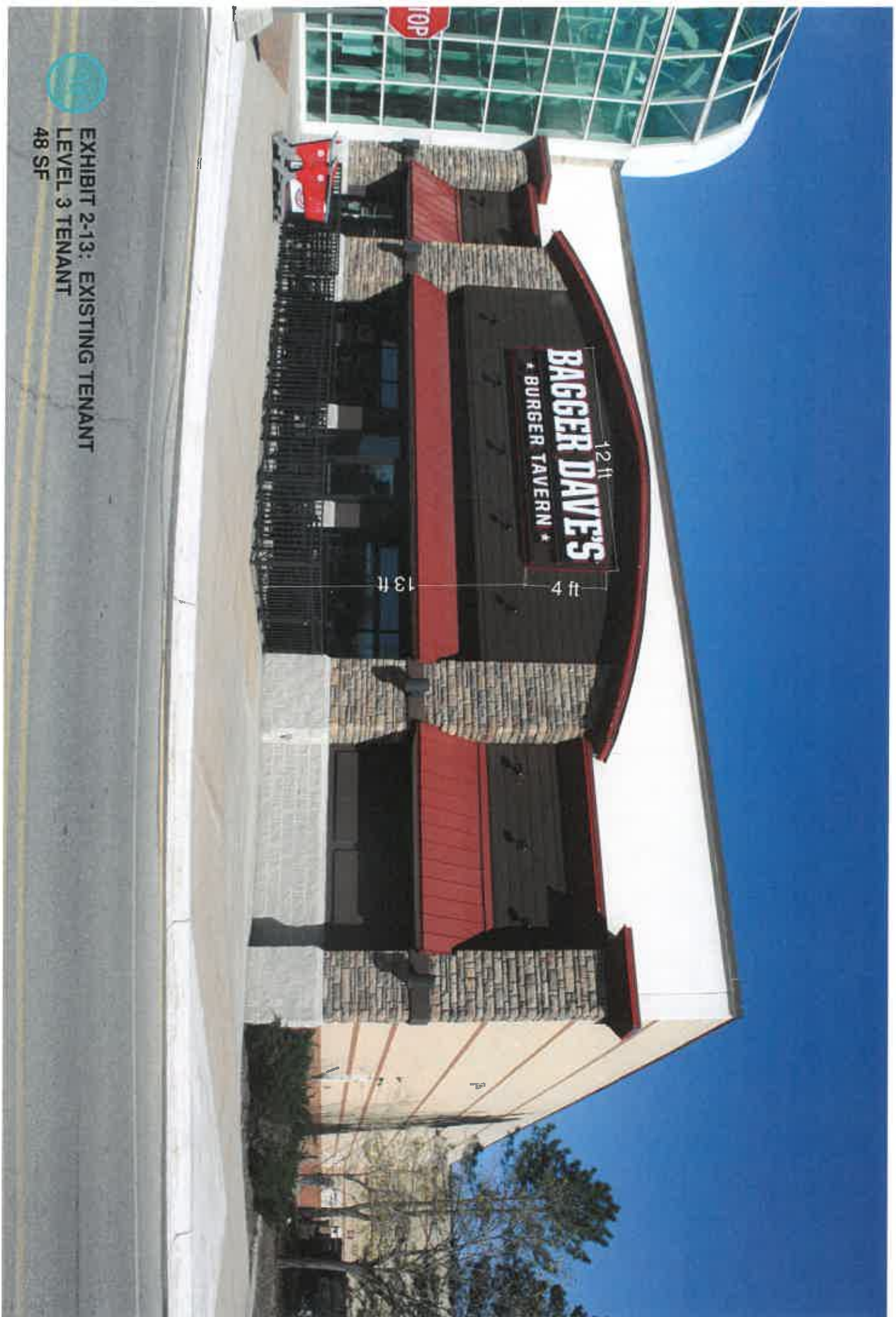
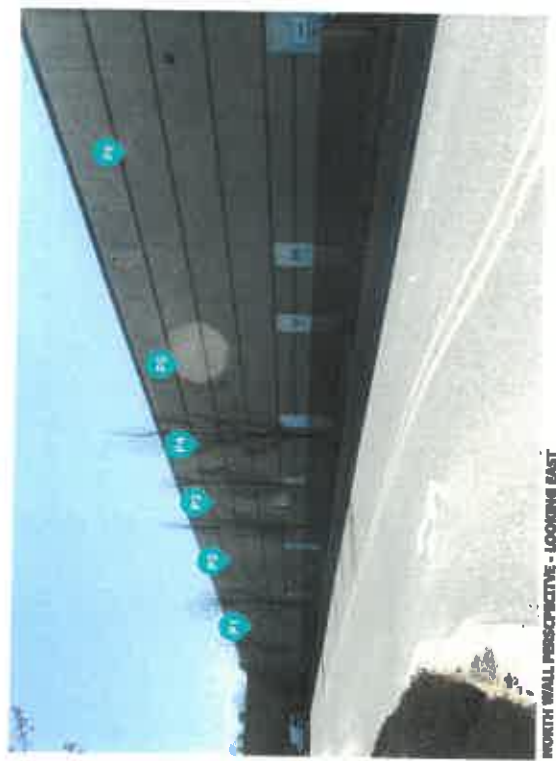
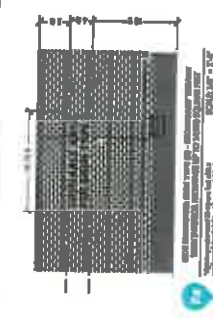
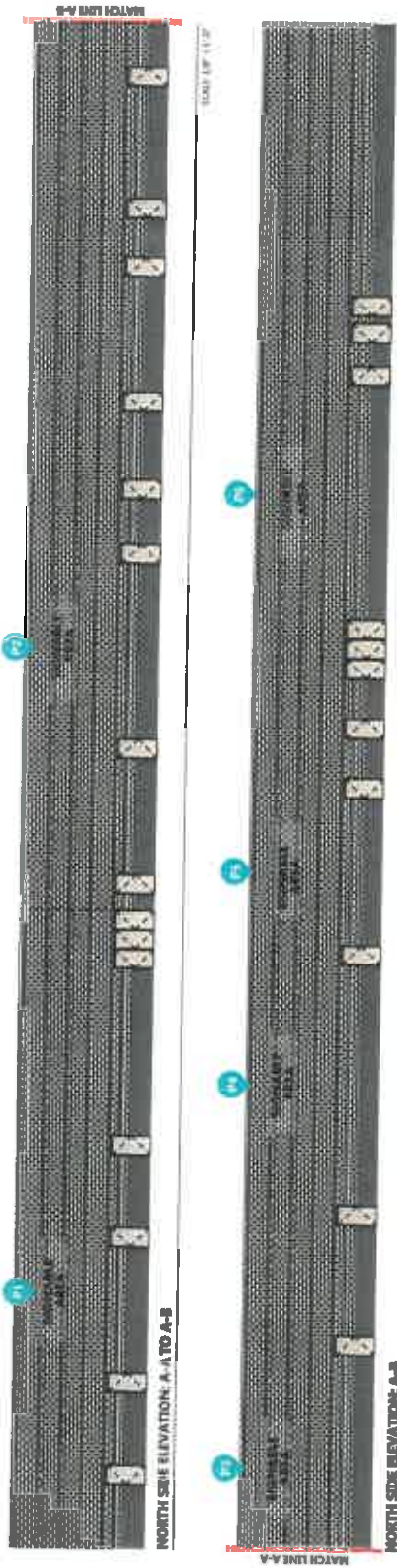


EXHIBIT 2-13: EXISTING TENANT  
LEVEL 3 TENANT  
48 SF

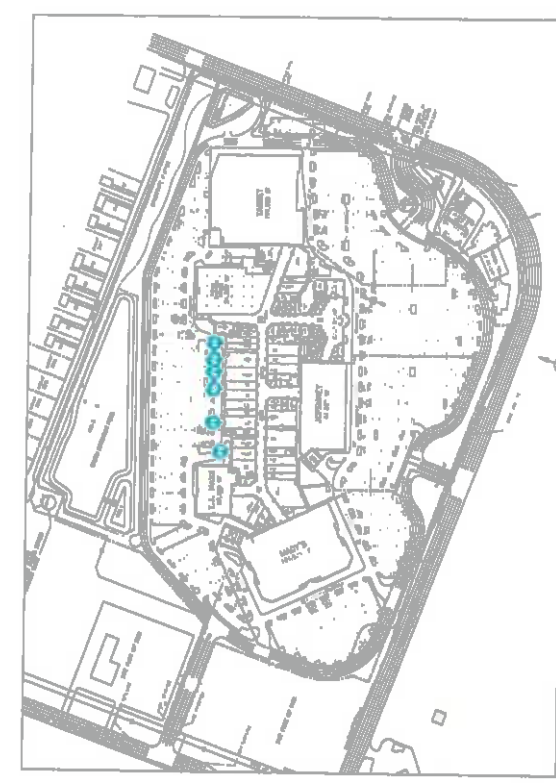
### 3- PROPOSED FUTURE SIGN LOCATIONS

DRAFT

**EXHIBIT 3 - 1**  
**proposed future tenant sign locations / Grand Traverse Mall - Rouse Properties**



**NORTH WALL PERSPECTIVE - LOOKING EAST**  
 SCALE: NOT TO SCALE



**KEY PLAN**  
 SCALE: NOT TO SCALE

**EXHIBIT 3 - 2**  
**proposed future tenant sign locations | Grand Traverse Mall - Rouse Properties**

