

Update on Land Use Priorities for New Master Plan

Top Priority Identified at 2022 Joint Meeting	Additional Information Since 2022 Joint Meeting	Next Steps
Promote areas for new single-family homes	<ul style="list-style-type: none"> • Community Survey – 50% of respondents said that Garfield should focus on “Housing choices and affordability” (second-highest response) • Community Survey – 52% of respondents indicated we should have more single-family subdivisions (highest of any housing type) 	<ul style="list-style-type: none"> • Identify where new single-family homes are designated in an updated future land use plan • Establish Master Plan policy that supports zoning ordinance or zoning map amendments to allow for smaller lots and smaller home sizes in some areas
Continue to support park and trail improvements	<ul style="list-style-type: none"> • Community Survey – 65% of respondents said Garfield should focus on “Protect the natural environment” (highest response) and 48% said to focus on “Quality and quantity of parks and open space” (third-highest response) • Community Survey – Respondents generally want more paved bike paths and sidewalks (63%), and support the Township funding their construction (62%) and purchasing more parkland (64%) • The Township adopted the 2023-2027 Parks and Recreation Master Plan, including the Grand Traverse Commons Natural Area Design Plan and a plan for trail connections between parks 	<ul style="list-style-type: none"> • Implement projects in the 2023-2027 Parks and Recreation Master Plan, leveraging Township funds through grants and other outside funding sources • Update the Non-Motorized Plan within the Master Plan and implement projects and policies • Identify and prioritize trail connections between homes and parks, stores and other locations • Continue to require useable open space, trails, and sidewalks as part of development approvals
Ensure sufficient resources for public safety	<ul style="list-style-type: none"> • Community Survey – 68% of respondents indicate “Feeling of safety and security” as a quality-of-life item where they feel most satisfied 	<ul style="list-style-type: none"> • Assess current public safety needs/available services • Determine if capital improvements are needed (e.g., east side fire station) and how to fund projects • Continue to support street connectivity to allow for improved emergency access
Encourage redevelopment of blighted properties (e.g., Cherryland Center)	<ul style="list-style-type: none"> • Community Survey – 87% of respondents indicate that Garfield should incentivize redevelopment of outdated commercial and industrial areas • New developments approved or recently opened at Cherryland Center include the Traverse City Curling Center, K1 Speed Indoor Kart Racing, Biggby Coffee, and 7Brew Coffee • The Township supported a Brownfield Plan for the Traverse City Curling Center 	<ul style="list-style-type: none"> • Update the Barlow Garfield Neighborhood Plan as needed as part of the Master Plan process • Include sections within the Master Plan on other neighborhoods and potential areas of focus for infill development, including residential housing

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<p>Improve the east side of the Township</p>	<ul style="list-style-type: none"> Recent improvements at River East Recreation Area include a gravel parking lot area and pavilion. The Township has budgeted for further improvements and amenities such as a dog park, bathrooms, and trails and a walking path Many recent development approvals have begun construction, which will include publicly available improvements such as sidewalks 	<ul style="list-style-type: none"> Review Barlow Street corridor and any potential improvements as a focus area in the Master Plan Work with County on plans for LaFranier campus Staff will be doing a walk of South Airport Road between Garfield and Barlow/LaFranier with the County Road Commission, to look at potential for access management, cross access, and driveway consolidation in this corridor
<p>Expand water and sewer infrastructure and extend streets where necessary to support development</p>	<ul style="list-style-type: none"> Issued resolution in support of Hartman-Hammond Applied for and received County ARPA funds for Garfield / Long Lake Township Water Service Collaboration (\$400,000) and Francisco's Sanitary Sewer Service (\$285,000) 	<ul style="list-style-type: none"> Identify potential growth areas in the Master Plan and expected water and sewer service areas Target higher-density development to the areas with water and sewer service Consider mandating water hookups as part of new development Include a Master Street Plan in the Master Plan and identify future roads such as the Zimmerman Road extension north of Long Lake Road, the proposed Hartman-Hammond connector, etc.
<p>Other topics: Master Plan process</p>	<ul style="list-style-type: none"> Staff and Planning Commission reviewed a proposed schedule of master plan topics to discuss at each study session in 2023, and reviewed an outline for the Master Plan document 	<ul style="list-style-type: none"> Hold community engagement events, including pop-up events, in 2023 to gain input on the Master Plan The proposed timeline anticipates that the Planning Commission will review the full draft of the Master Plan in January 2024, and the Planning Commission and Township Board will review the full draft of the Master Plan at a joint meeting in February 2024