

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
May 11, 2022**

Call Meeting to Order: Chair Racine called the May 11, 2022 Planning Commission meeting to order at 7:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

Present: Molly Agostinelli, Joe McManus, Joe Robertson, Pat Cline, Chris DeGood, Robert Fudge, and John Racine

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon

1. Public Comment (7:01)

Rich Walendowski encourages all to try curling since it is a community minded sport.

Dave Waltz of Long Lake Township said that he found the curling club a couple years after moving here and the curling club has provided a great winter and fall sporting activities and it is a growing sport.

Danny Gonzalez of Traverse City said that curling has provided a sport for his children as well and the new proposed center would provide a location to teach and the club is a special thing in the area.

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

Fudge moved and Cline seconded to approve the agenda.

Yeas: Fudge, Cline, Agostinelli, Robertson, DeGood, McManus, Racine

Nays: None

4. Minutes (7:07)

a. April 27, 2022 Regular Meeting

McManus moved and Cline seconded to approve the April 27, 2022 Regular Meeting minutes as presented.

Yeas: McManus, Cline, DeGood, Fudge, Robertson, Agostinelli, Racine

Nays: None

4. Correspondence (7:08)

Sych noted eleven emails in support of the Curling Center and a staff letter to attorney Nicole Graf regarding Chick-fil-A.

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

Township Board Report

Agostinelli said that there is a licensing ordinance for transitional housing facilities being developed which came in front of the board.

Planning Commissioners

McManus asked staff for some follow up on a driveway in the Chelsea Park development.

DeGood attended the Commons Area Open House and there seemed to be great comments offered. There is also a survey online for residents to give input.

Staff Report

Hannon stated that the planning staff went down to MSU for the formal student presentation on the non-motorized trail planning.

6. **Unfinished Business**

a. **PD 2022-39 – Life Story Crematorium – Conditional Rezoning – Public Hearing (7:14)**

This application requests the conditional rezoning of Parcel #05-024-019-30, 400 West Hammond Road, totaling approximately 5.5 acres. The request is to conditionally rezone the parcel to I-G General Mixed Use Business District for use of the site as a crematorium and mortuary/ funeral home via the process described in Section 422 of the Zoning Ordinance. The Master Plan shows the subject site with a future land use designation of Agricultural/Rural. The site is currently zoned C-G General Commercial and the request is to conditionally zone the parcel as I-G General Industrial. The site is part of an existing Conditional Rezoning Agreement, which was originally approved in 2008, and which covered land that is now divided into three parcels: the subject site (05-024-019-30) and a site with a single-family home (05-024-020-00), as well as a larger parcel primarily comprised of wetlands (05-024-019-20). The subject site was separated into its own parcel in 2016 after review of a land division application and contains the Life Story Funeral Home site. The Conditional Rezoning Agreement from 2008 applied to all three parcels. In 2018, a new Conditional Rezoning was approved for just the larger parcel, to remove the site from the previous Conditional Rezoning Agreement and establish its own separate Conditional Rezoning Agreement to Agricultural. The conditions as proposed in this application would apply to only the Life Story parcel, and would limit the use of this site to a crematorium and mortuary/funeral home.

Chair Racine opened the Public Hearing at 7:17pm.

Applicant Vaughn Seavolt spoke about the application and said that Life Story wants to move forward with the crematorium to better serve his customers.

Chris Scussel of 11th Street in Traverse City has acquired the property adjacent to the Life Story Funeral Home which is mostly wetlands. He has

much of his property in a land conservancy. He shared his concerns with mercury contamination.

Chair Racine closed the Public Hearing at 7:19pm.

Seavolt stated that he is unaware of any mercury issues in the area. The crematorium on Cass Road has been open for over 40 years and there have never been any issues with mercury contamination. The State of Michigan would be the agency for any inspections and would handle any complaints. Staff will follow up with the necessary agencies on the mercury issue.

Robertson moved and McManus seconded to direct Staff to draft Findings of Fact for application Z-2022-01.

*Yeas: Robertson, McManus, Agostinelli, Fudge, Cline, DeGood, Racine
Nays: None*

7. New Business

a. **PD 2022-40 – Traverse City Curling Center – Site Plan Review**

The Traverse City Curling Club, Inc. has proposed to use the site of the former Kmart parcel and building at Cherryland Center located at 1712 South Garfield Avenue. The proposed project is to reuse 30,000 square feet of the 87,345 square foot building as the Traverse City Curling Club, an indoor recreational facility. Recreational facilities are a use by right in the C-P Planned Shopping Center district. Initial indication by the applicant is to reuse the remainder of the building for other indoor recreational uses. Planner Sych stated that this proposed use is a use by right and will most likely be a phased approach. The site is part of the Barlow Garfield Neighborhood Plan which was adopted a couple years ago to guide development in this area of the township. This proposed curling facility would be a good step in revitalizing the defunct Cherryland Center. The Site Plan needs to be reviewed using Section 424 and Article 5 development standards. Sych will ask that the Township Engineer review the stormwater plan but is asking for a deferral on the landscaping plan and sidewalk requirements until future uses are determined. Board members asked questions about the plans and discussed the proposal. Kevin Byrne, representing the applicants, stated that they are happy to have a deferral on landscaping and sidewalks at this time since the Curling club is a non-profit organization but could certainly look at the matter after a period of three years.

Agostinelli moved and Robertson seconded THAT application SPR-2022-02, submitted by The Traverse City Curling Club, Inc. for a recreational facility on parcel 05-014-049-20 located at 1712 South Garfield Avenue, BE APPROVED, subject to the following conditions:

1. A photometric plan will be provided for new lighting fixtures.

2. *Four additional bicycle racks are required.*
3. *Snow storage requirements shall be calculated and indicated in an area on the site plan.*
4. *Landscaping requirements shall be deferred until future uses and buildings are established on the site and required in an amendment to the site plan. Deferral shall be no more than three years in length. A landscaping plan shall be developed subject to staff review.*
5. *A required sidewalk along Garfield Avenue and required internal sidewalks shall be deferred until future uses and buildings are established on the site and required in an amendment to the site plan. Deferral shall be no more than three years in length. A sidewalk plan shall be developed subject to staff review.*
6. *All agency reviews, including review by the Township Engineer, shall be received, and deemed compliant prior to issuing a Land Use Permit or Building Permit.*
7. *Fencing will be adjusted as needed to fully screen the large equipment.*

Yeas: Agostinelli, Robertson, Cline, DeGood, McManus, Fudge, Racine
Nays: None

8. Public Comment (8:01)

Lowell Gruman of Wadsworth Street and Treasurer of the Curling Club thanked commissioners for their consideration. The Curling Club hopes that this development will spark some interest in the old Cherryland Center.

Andy Blank commented that it takes about 1500 gallons of water to fill a curling court.

Recess was called at 8:05pm. The meeting was reconvened at 8:07pm.

9. Other Business (8:07)

a. Chick-fil-A SUP Update

Sych said that many of the issues are fixable but need to be addressed. Attorney Nicole Graf said that Chick-fil-A is working hard behind the scenes to make the property and site plan work so that any concerns are alleviated. She is looking at the expedited process and wants to work with staff to get the problem solved. Ben Creighton is a new restaurant lead with Chick-fil-A who supports new operators and consults with them after the restaurant has been open for a time and get franchisees off to a good start. Creighton stated that the franchise owner, Chris Ramsey, is intentionally scheduling more people than necessary since he is preparing for summer and is making a large investment right now and will continue to try to be a good neighbor. Customer Through Put Consultants have been brought to the Traverse City location already and the staff and owner have both received much training and support from specialty consultants. Board members commented on the crosswalks and summer business getting out of hand and asked for a contingency plan if the system breaks

down. Nicole Graf said that they would work with staff at that point. Jason Hill with Chick-fil-A addressed the temporary parking and stated that there was supposed to be an agreement in place with the Lessor of the property, but that particular development has not occurred yet.

10. Items for Next Agenda – May 25, 2022 (8:42)

- a. Master Plan Update
- b. Zoning Ordinance Amendments Update

11. Adjournment

Fudge moved to adjourn the meeting at 8:43pm.



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