

CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION MEETING

Wednesday, May 24, 2023 at 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

ORDER OF BUSINESS

Call meeting to order
Pledge of Allegiance
Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of The Planning Commission, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Commission Rules and Procedures: a.) any person wishing to address the Commission is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Commissioner's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time. Note: If you are here for a Public Hearing, please hold your comments until that Public Hearing time.

2. Review and Approval of the Agenda – Conflict of Interest

3. Minutes – May 10, 2023

4. Correspondence

5. Reports

- a. Township Board
- b. Planning Commissioners
 - i. Zoning Board of Appeals
 - ii. Parks and Recreation Commission
 - iii. Joint Planning Commission
- c. Staff Report

6. Unfinished Business

- a. PD 2023-59 – Master Plan Update – Transportation and Infrastructure
- b. PD 2023-60 – Master Plan Update – Community Engagement and Outreach

7. New Business

8. Public Comment

9. Other Business

10. Items for Next Agenda – June 14, 2023

- a. Birmley Meadows Site Condominium – Public Hearing
- b. Ridge 45 Phase I-III & Phase IV Special Use Permit Amendments – Public Hearing
- c. Oleson PUD Major Amendment – Findings of Fact
- d. 716 Boon Street Special Use Permit – Introduction
- e. Village at Garfield Special Use Permit – Introduction
- f. 1202 N US 31 South – Conceptual Review

11. Adjournment

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

The Garfield Township Board 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 the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620.

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
May 10, 2023**

Call Meeting to Order: Chair Racine called the May 10, 2023 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, Pat Cline, Joe McManus, Joe Robertson, John Racine and Robert Fudge

Absent and Excused: Chris DeGood

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

1. Public Comment (7:01)

None

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

Cline moved and Agostinelli seconded to approve the agenda as presented

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

Nays: None

3. Minutes (7:02)

a. April 26, 2023 Regular Meeting

Fudge moved and Robertson seconded to approve the April 26, 2023 Regular Meeting minutes as presented.

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

Nays: None

4. Correspondence (7:02)

Sych noted a memo from the Township attorney regarding the Ridge 45 agenda item.

5. Reports (7:03)

Township Board Report

Agostinelli had no report.

Planning Commissioners

i. Zoning Board of Appeals

Fudge had no report.

ii. **Parks and Recreation Commission**

Hannon stated that the next Parks and Recreation Commission meeting will be in June and the mountain bike group did a work bee last Sunday in the mountain bike trail area of the Commons Natural Area.

iii. **Joint Planning Commission**

McManus had no report.

Staff Report

Sych stated that the staff report was submitted in writing. He added that he attended the BATA groundbreaking ceremony. He also stated that there were some challenges with sewer in the area of the BATA project and the Kensington development has sidewalks installed now.

6. **Unfinished Business**

a. **PD 2023-50 – Oleson PUD Major Amendment – Public Hearing (7:07)**

Approved in 1997, the Oleson Planned Unit Development (PUD) is a commercial development, including a grocery store, offices, restaurant, service establishments, and a car wash. The PUD is located at the corner of North Long Lake and Cedar Run Roads and comprises 21.15 acres of land. A request to amend the PUD is being considered according to Section 423.G of the Zoning Ordinance. By incorporating a residential use, Staff has determined that this amendment constitutes a major amendment which requires a public hearing, Planning Commission review and recommendation, and Township Board approval. The applicant proposes converting 6,960 square feet of second-floor office space into six apartments. There are to be 5 three-bedroom units and 1 two-bedroom unit.

Racine opened the public hearing at 7:08pm and seeing no one wishing to speak, closed the public hearing.

Commissioners asked questions about the proposed PUD amendment.

Agostinelli moved and McManus seconded TO direct Staff to prepare Findings of Fact for application SUP-1997-06-F for consideration at the June 14, 2023 Regular Meeting of the Planning Commission subject to the alteration of the proposed trail near the northwest corner of the parking lot.

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

Nays: None

b. **PD 2023-51 – Hickory Forest and Hickory Meadows Rezoning – Findings of Fact (7:10)**

The Joint Recreation Authority is requesting the rezoning the “Hickory Forest” parcel (#05-005-050-10) from the A-Agricultural district to the P-R Park and Recreation district via the Zoning Map Amendment process, without restriction.

Upon review by Staff, it was suggested to include the three “Hickory Meadows” parcels to create consistent zoning of parkland in this area. These four parcels total 179.03 acres. Three of the subject parcels constitute the Hickory Meadows parkland, and one is the site of Hickory Forest, which is in the process of becoming parkland. All these parcels either are or will be managed by the City of Traverse City & Charter Township of Garfield Recreational Authority. The most compatible zoning districts for the “Agricultural / Rural Land” future land use designation are the A-Agricultural and R-R Rural Residential districts, with R-1 One-Family Residential also being potentially compatible.

McManus moved and Agostinelli seconded THAT the Findings of Fact for application Z-2023-01, as presented in Planning Department Report 2023-51 and being made a part of this motion, BE ADOPTED.

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

McManus moved and Agostinelli seconded TO RECOMMEND TO the Township Board THAT application Z-2023-01 BE APPROVED.

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

c. PD 2023-52 – Pine Grove Homes Special Use Permit – Findings of Fact (7:13)

This application is requesting to use an existing vacant site at 4030 Meadow Lane Drive for mobile home sales. This use is described in the Zoning Ordinance as “Sale of Prefabricated Structures” and this use is permitted via Special Use Permit in the C-G General Commercial district. Commissioners asked questions regarding the application.

Robertson moved and Cline seconded THAT the Findings of Fact for application SUP-2023-01, as presented in Planning Department Report 2023-52 and being made a part of this motion, BE ADOPTED.

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

Robertson moved and Agostinelli seconded THAT application SUP-2023-01, submitted by Rick Newman for a Special Use Permit for the sale of prefabricated structures at Parcel 05-032-001-20, BE APPROVED, subject to the following conditions:

- 1. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.*
- 2. All proposed site improvements shall be installed prior to the issuance of a Certificate of Occupancy.*

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 Director of Planning within thirty (30) days of final approval by the Township or approval shall be considered to have expired.

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

d. PD 2023-53 – Ligon Bed and Breakfast SUP Major Amendment – Findings of Fact (7:17)

This application requests an amendment to a Special Use Permit (SUP) for use of an existing single-family residence at 5885 Hainey Lane as a Bed & Breakfast Establishment by adding a room for four additional guests for a total of eight (8) guests. The SUP was originally approved by the Planning Commission on February 10, 2021 to permit no more than four (4) guests at any one time. Bed & Breakfast Establishments are permitted via SUP in the A-Agricultural zoning district.

Cline moved and Fudge seconded THAT the Findings of Fact for application SUP-2020-03-A, as presented in Planning Department Report 2023-53 and being made a part of this motion, BE ADOPTED.

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

Cline moved and Fudge seconded THAT application SUP-2020-03-A, for a Major Amendment to a Special Use Permit for a bed and breakfast establishment at 5885 Hainey Lane, submitted by Matthew and Rebecca Ligon, BE APPROVED, subject to the following conditions:

- 1. Access to the site for the bed and breakfast establishment shall be limited to the Hainey Lane access, and no access shall be permitted for the bed and breakfast establishment directly from Cedar Run Road.*
- 2. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.*
- 3. The applicant shall record promptly the amended 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 thirty (30) days of final approval by the Township or approval shall be considered to have expired*

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

e. PD 2023-54 – TC Christian School ELC Special Use Permit – Expiration of Application (7:20)

Staff followed up with the applicant regarding their intentions to continue with the application or to let it expire. The applicant has communicated to Staff in an email that they will not continue with the application.

Agostinelli moved and Fudge seconded THAT application SUP-2022-03, submitted by Traverse City Christian School for a Special Use Permit for a child care center at Parcel 05-026-014-10, is considered EXPIRED as of May 11, 2023.

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

7. New Business

a. PD 2023-55 – Birmley Meadows Site Condominium – Introduction (7:23)

Birmley Meadows is a proposed 26-lot residential site condominium development immediately adjacent to the north of the existing Birmley Hills Estates subdivision. The site is directly accessed from Birmley Estates Drive and Farmington Drive, which both provide access from Birmley Road. The site is about 16 acres and zoned R-1 One-Family Residential. This application is for a site condominium development of 26 single-family residential lots. According to the application, the lots will be between 15,000 and 40,000 square feet, the development will be served by municipal water and sewer, and all utilities will be underground. Commissioners asked questions pertaining to stub roads and connections.

McManus moved and Robertson seconded THAT application SPR-2023-04, submitted by T&R Investments, for a proposed site condominium development to be known as Birmley Meadows at Parcel No. 05-026-020-33, BE ACCEPTED, and BE SCHEDULED for a public hearing for the June 14, 2023 regular Planning Commission meeting, subject to the following additional information being provided by the applicant:

- 1. Include, with the site plan set, a sheet showing all lot widths, including those for lots along the curve of a road, to determine if minimum lot width requirements are met.*
- 2. The site plan is subject to review by others, including but not limited to the Township Engineer, Metro Fire, and Grand Traverse County Equalization*

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

b. PD 2023-56 – Ridge 45 Phase I-III and Phase IV (south 22) SUP Amendments – Intro (7:36)

In 2021, the South22 Special Use Permit (now Phase IV) was approved by the Planning Commission for a 216-unit multi-family housing development. In 2022, an administrative amendment to the Special Use Permit was approved. As part of the amendment, the number of multi-family units was reduced to 204 based on internal reconfiguration of the floor plans for the three proposed apartment buildings. After initial review of the Zoning Ordinance, it was unclear if combining the two Special Use Permits was permitted. A review by Township Attorney, Scott Howard, determined that combining the two Special Use Permits into one Special Use Permit is permissible. The new application for Ridge45 Phase IV proposes seven apartment buildings containing 28 units each for a total of 196 dwelling units. This new application has 20 fewer units than the South22 plan approved in 2021. Sych stated that by combining the SUP's Ridge 45 Phases I-III and Phase IV will be one single development with one owner. The proposed development exceeds 5 acres and is a development expected to generate more than 500 trips per day. While a new driveway will be proposed on Lloyd Lane, no new driveways are proposed for Hammond or LaFranier Roads. Considering this driveway configuration and design, Staff recommends waiving the requirement for a traffic impact report. Commissioners discussed a traffic impact study and bike racks.

McManus moved and Robertson seconded THAT applications SUP-2021-02-B and SUP-2015-01-E, submitted by Jozwiak Consulting, Inc., for a Major Amendment to two Special Use Permits for a multi-family housing complex at Parcel 05-023-026-50, 05-023-025-60, and 05-023-026-45 BE ACCEPTED, and BE SCHEDULED for a public hearing for the June 14, 2023 Regular Planning Commission meeting, subject to the following additional information being provided by the applicant:

- 1. A complete landscaping plan shall be provided in accordance with the Zoning Ordinance.*
- 2. A complete lighting plan shall be provided in accordance with the Zoning Ordinance.*
- 3. Amendment to Ridge45 Phases I-III shall require that the correction to the Ridge Boulevard entry be completed.*
- 4. The Ridge45 Phase IV site plan shall be subject to agency reviews, including but not limited to the Township Engineer, Grand Traverse County Road Commission, and Metro Fire.*

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

Nays: None

c. PD 2023-57 – Nicolet Bank Landscaping – Site Plan Review (7:52)

This application requests site plan review of a proposed updated landscaping plan for the Nicolet Bank at 3530 North Country Drive, on the

west side of US 31 near the intersection with Hartman Road. The site is 5.11 acres and is zoned C-H Highway Commercial. In August 2022, the property owners received a Letter of Information regarding a violation on this site for the removal of landscape buffer required by the Township as a condition of site plan approval. The site plan was originally approved in 1997, and the site plan noted that “existing vegetation in this area must be preserved to meet the buffer requirements as described in the Zoning Ordinance.” To remedy this situation, the applicants submitted a landscaping plan to replant the area of the site where the previous vegetation was removed. No other changes to the site plan are proposed. Commissioners discussed the recording of site plans such as this for future property owners. Staff will review ways to get this type of information on a search site such as BS&A or the GIS system. Commissioners also discussed adding a condition which will maintain the natural buffer.

Robertson moved and McManus seconded THAT application SPR-2023-05, submitted by Nicolet National Bank for an updated landscaping plan on Parcel #05-021-053-00 located at 3530 North Country Drive, BE APPROVED and with the condition that the area between North Country Drive and US 31 shall remain in a natural vegetative buffer.

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

8. Public Comment (8:11)

None

9. Other Business (8:12)

None

10. Items for Next Agenda – May 10, 2023 (8:12)

- a. Master Plan Update – Community Engagement and Outreach
- b. Master Plan Update – Transportation and Infrastructure

11. Adjournment

Fudge moved to adjourn the meeting at 8:12pm.

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

From: John Sych
Sent: Monday, May 8, 2023 11:54 AM
To: Heather Smith
Subject: Letter Re: Garfield Township Master Plan

Hi Heather,

Your letter dated April 26 was provided to the Planning Commission at its last meeting. We will use information from the letter to supplement the Existing Conditions Report drafted as part of the Master Plan. The draft goals and objectives for the Natural Resources chapter of the Master Plan presented at the April 26 meeting of the Planning Commission are intended to be brief and targeted towards action. The Existing Conditions Report, which will be in the Appendix to the Master Plan, provides all the background information on the Township, including descriptions on the natural features.

Thank you for your comments.

John

John Sych, AICP
Planning Director
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684
jsych@garfield-twp.com
231.225.3155
Mon-Thu 7:30 AM - 6:00 PM

LEGAL NOTICE
NOTICE OF ADOPTION
GREEN LAKE TOWNSHIP, GRAND TRAVERSE COUNTY
AMENDMENTS

TO: THE RESIDENTS AND PROPERTY OWNERS OF GREEN LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN AND ANY OTHER INTERESTED PARTY: PLEASE TAKE NOTICE THAT AN AMENDMENT to the Green Lake Township Master Plan and an amendment to the Green Lake Township 2006 Zoning map, last amended March 27, 2022 were recommended for approval after a public hearing was held by the Green Lake Township Planning Commission at a meeting April 24, 2023 and approved by the Green Lake Township Board of Trustees at a meeting May 8, 2023. Pursuant to the provisions of the Michigan Zoning Enabling Act, Act 110 of 2006, the amendments will be effective eight days following publication of this notice. A description of these amendments are as follows:


An amendment to the Green Lake Township Master Plan related to one area of Open Space to become Commercial located at 11512 US Hwy 31 and owned by Scott Worden. The parcel is described as A PARCEL IN SW 1/4 OF SEC 7 T26N R12W COM AT S 1/4 COR TH S 89 DEG W 371.25' TH N 0 DEG 1333.41, TH N 89 DEG E 371.25' TH S 1333.64' TO POB EXC RD R/W. Parcel Id 28-07-007-015-00.

An amendment to the Green Lake Township Zoning Map public hearing to rezone a parcel from R-1 Residential to Commercial located at 11512 US Hwy 31 and owned by Scott Worden. The parcel is described as A PARCEL IN SW 1/4 OF SEC 7 T26N R12W COM AT S 1/4 COR TH S 89 DEG W 371.25' TH N 0 DEG 1333.41, TH N 89 DEG E 371.25' TH S 1333.64' TO POB EXC RD R/W. Parcel Id 28-07-007-015-00.

Copies of the above items may be examined at the Township Hall, Monday through Thursday 8:00a.m. to 5:30p.m by appointment.

Alycia Reiten
Green Lake Township
Planning Zoning Director
May 11, 2023 – 1T

RECEIVED
MAY 15 2023
PLANNING

 Charter Township of Garfield Planning Department Report No. 2023-59		
Prepared:	May 17, 2023	Pages: 1
Meeting:	May 24, 2023	Attachments: <input checked="" type="checkbox"/>
Subject:	Master Plan Update – Transportation and Infrastructure	

This study session is the second meeting to review subject chapters of the draft Master Plan. Each draft chapter will have a brief introduction, goal(s), and objectives. The May 24th Study Session will cover both transportation and infrastructure.

Transportation in Garfield primarily consists of the following:

<i>Transportation Mode</i>	<i>Jurisdiction</i>
State highways	Michigan Department of Transportation
County roads and streets	Grand Traverse County Road Commission
Private streets	Various condominium associations
Bike paths	Private property owners/Charter Township of Garfield
Sidewalks	Private property owners/Charter Township of Garfield
Transit	Bay Area Transportation Authority (BATA)
Railroad	Michigan Department of Transportation - Rail
Airport	Cherry Capital Airport/Northwest Regional Airport Authority

Of the various transportation modes, roads and pathways have the most symbiotic relationship with land use and land use development. Coordination of the development of roads, pathways, and land is essential for Garfield to achieve its vision. Therefore, the draft goals and objectives are focused on those modes even though Garfield may not directly or manage these systems.

Infrastructure in Garfield primarily consists of the following:

<i>Infrastructure Type</i>	<i>Jurisdiction</i>
Municipal water	Charter Township of Garfield
Municipal sanitary sewer	Charter Township of Garfield
Stormwater systems	Private property owners/Various municipal agencies
Drains	Grand Traverse County Drain Commissioner

The ability to efficiently develop Garfield requires sufficient infrastructure, particularly municipal water and sanitary sewer. Improvements to these systems support future development and increased density of buildings. Stormwater systems and County drains protect buildings, properties, and roadways from flooding.

To support the text, specific maps have been created, including the following:

- National Functional Classifications for Roads
- Future Connections
- Non-Motorized Plan Map
- Municipal Water Service Area
- Municipal Sewer Service Area

NEXT STEPS:

Forthcoming reviews are as follows:

<i>Study Session Date</i>	<i>Subject</i>
June 28, 2023	Housing, Economic Development, and Public Safety
July 26, 2023	Nodes, Corridors, and Districts
August 23, 2023	Future Land Use, Future Connections
September 27, 2023	Future Land Use, Future Connections
October 25, 2023	Implementation Strategies, including Zoning Plan

ACTION:

No action is required. This report and attachments are for review and discussion only.

Attachments:

1. Transportation and Infrastructure – draft dated May 17, 2023
2. Maps:
 - a. National Functional Classifications for Roads
 - b. Future Connections
 - c. Non-Motorized Plan
 - d. Municipal Water Service Area
 - e. Municipal Sewer Service Area

TRANSPORTATION AND INFRASTRUCTURE

Streets and roads in Garfield are under the jurisdiction of either the Grand Travers County Road Commission, State of Michigan, or private owners. Due to its prominence in a regional urban area, demands on the transportation system in Garfield can be considerable. This situation is complicated by the Boardman-Ottaway River with limited bridge crossings and the Grand Traverse County population that increases by 69% in the summer months due to tourism. The development of well-connected, well-designed streets and roads provides for safe vehicular and pedestrian traffic; creates livable residential and commercial environments; provides economic use of land, construction, and maintenance; ensures safe and efficient access to property; and reduces total impervious surface and associated stormwater runoff. Access management standards for roads further serve to manage higher volumes of regional traffic and preserve their functionality and safety.

The non-motorized transportation system in Garfield is available in limited development areas and parks, but most areas either lack facilities or are fragmented. A fully developed non-motorized transportation system of trails, pathways, and sidewalks connects activity nodes such as neighborhoods, schools, libraries, shopping, and recreation areas; promotes safe travel; provides recreational opportunities; and enhances community character and livability.

Garfield owns and operates an extensive municipal water and sanitary system that serves most commercial developments, industrial corridors, and formally developed residential neighborhoods. This system is expanded on an as needed basis to serve and support development needs.

Garfield does not have an extensive stormwater drain system, though some infrastructure exists on heavy arterial roads such as US-31 and Garfield Avenue. Generally, stormwater management occurs through on-site infiltration basins and is required through enforcement of a stormwater control ordinance. The implementation of best management practices is encouraged to improve filtration of accumulated debris and chemicals that could adversely affect water quality.

GOALS AND OBJECTIVES

STREETS AND ROADS

Goal: Support the improvement, maintenance, and connectivity of streets and roads.

Objectives:

- Plan for land uses within corridors by orienting buildings toward the road, keeping parking areas to the side or rear, incorporating cross-access between parcels, limiting driveways, and clustering development and including a mix of land uses.
- Require traffic impact reports as appropriate to address land use development impacts on streets and roads.
- Support street and road designs consistent with the character of the community.

- Improve road network connectivity and cross-access circulation through development and site condominium review.
- Plan for the Hartman-Hammond corridor crossing of the Boardman-Ottaway River with complimentary future land uses and preservation of open spaces.
- Continue access management requirements and coordinate their application with the Grand Traverse County Road Commission and the Michigan Department of Transportation.
- Regulate commercial and industrial driveway and alleys.
- Maintain and enforce street and road design standards.
- Work with the Grand Traverse County Road Commission to prioritize and organize improvements, including coordinating development of an asset management plan.

PARKING AND SIDEWALKS

Goal: Establish a coordinated, efficient, and attractive system of pathways, sidewalks, and parking areas.

Objectives:

- Develop and implement a non-motorized transportation plan for improved pedestrian and bicycle circulation.
- Support conversion of rail lines to non-motorized trails.
- Maintain and enforce parking area standards, including landscaping, loading, and stormwater management.

WATER AND SANITARY SEWER

Goal: Improve, expand, and maintain critical water and sewer infrastructure.

Objective:

- Support long term asset management of water and sewer infrastructure, including major equipment replacement, upgrades to infrastructure to accommodate system demands and/or deficiencies.
- Plan for new land use development areas to be served by water and sewer.
- Direct development to areas which are served by adequate facilities which can support higher density and mixed uses.

STORMWATER

Goal: Establish requirements for stormwater management to reduce flooding, protect people and property, and support healthy streams and rivers.

Objective:

- Require on-site stormwater management measures for the retention, detention, and distribution of stormwater in a manner that minimizes the possibility of adverse impacts on both water quantity and water quality during development.
- Require best practices for stormwater management through development review.
- Encourage the use of low-impact stormwater management design techniques (rain gardens, bio swales, permeable pavement, etc.), especially in areas adjacent to environmentally sensitive areas or in circumstances where water is proposed to be redirected into environmentally sensitive areas.







Garfield Roads by National Functional Classification (NFC)

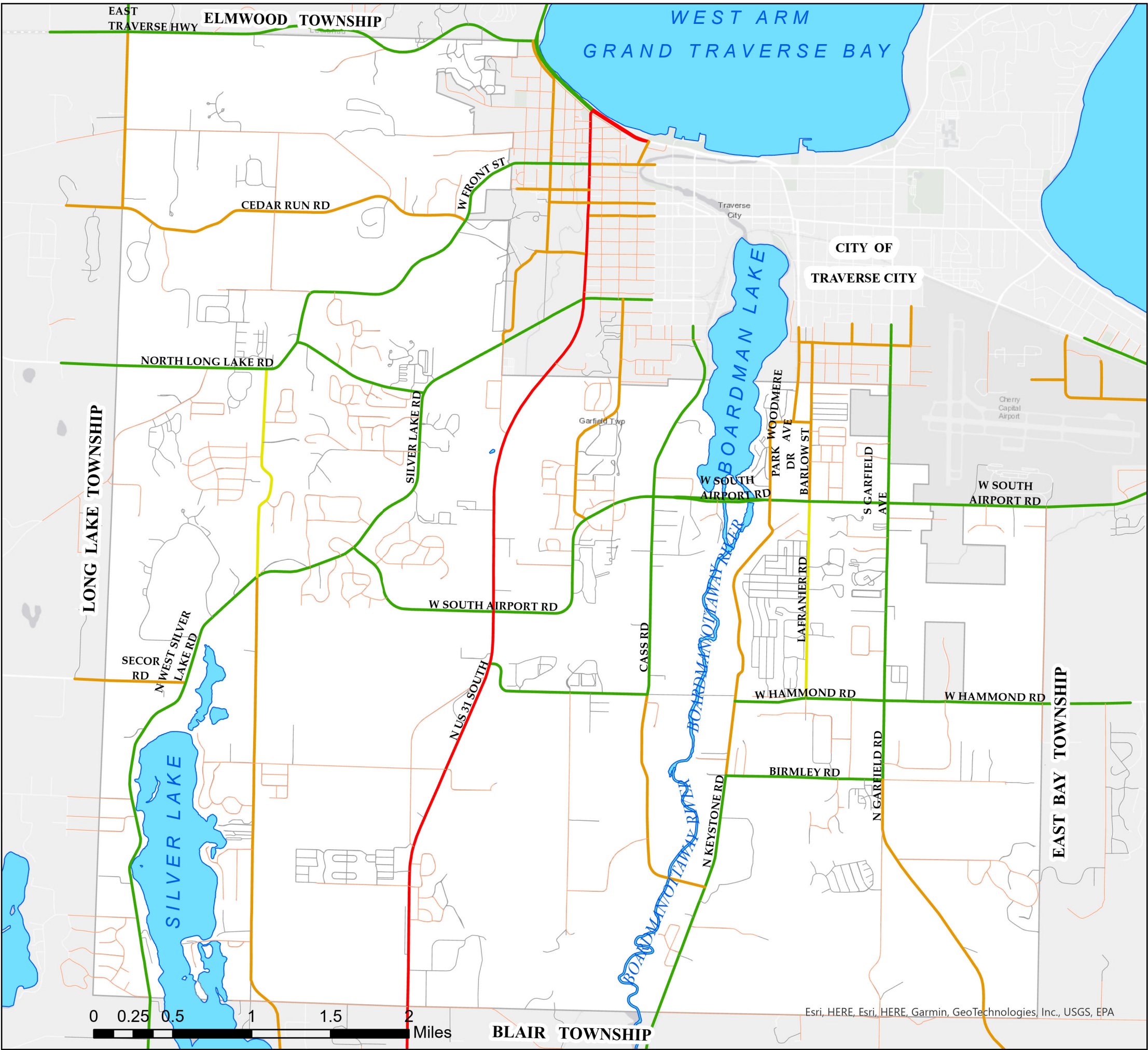
Legend

 Township Boundary

National Functional Classification

Category

-  Private Roads
-  Other Principal Arterial
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Local



Esri, HERE, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA



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



This map is based on digital databases prepared by the Charter Township of Garfield. The Township does not warrant, expressly or impliedly, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate.

Garfield Potential Road Connections

Legend

-  Township Boundary
-  Potential Road Connections

Potential Road Connections

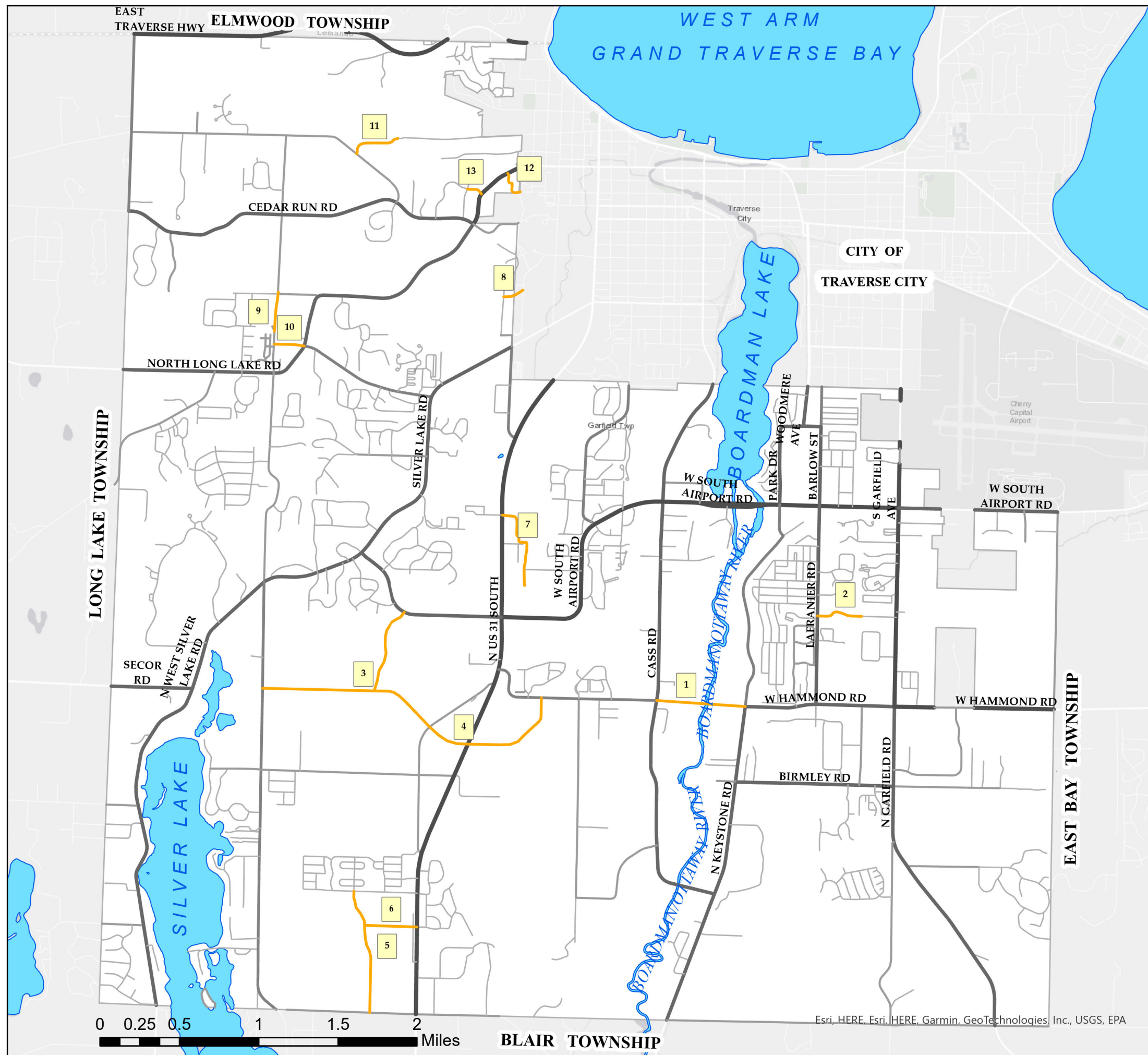
1. Hartman-Hammond Bridge
2. Manitou Drive - Grand Traverse County property (LaFranier Road - Garfield Avenue connection)
3. E Silver Lake Road - S Airport Road connection
4. E Silver Lake Road - US 31 - Hartman connection
5. Stadium Drive extension (Oleson property)
6. Blue Star Drive extension (Oleson property)
7. Lowe's - Grand Traverse Mall connection
8. Red Drive - Silver Drive connection (GT Commons)
9. Zimmerman Road extension
10. Barnes Road extension
11. Hickory Hills connection to Barney Road
12. Sixth Street connection to Munson campus
13. West Royal Drive extension

Charter Township of Garfield

3848 Veterans Drive
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Existing Non-Motorized Transportation System

Legend

[- - -] Township Boundary

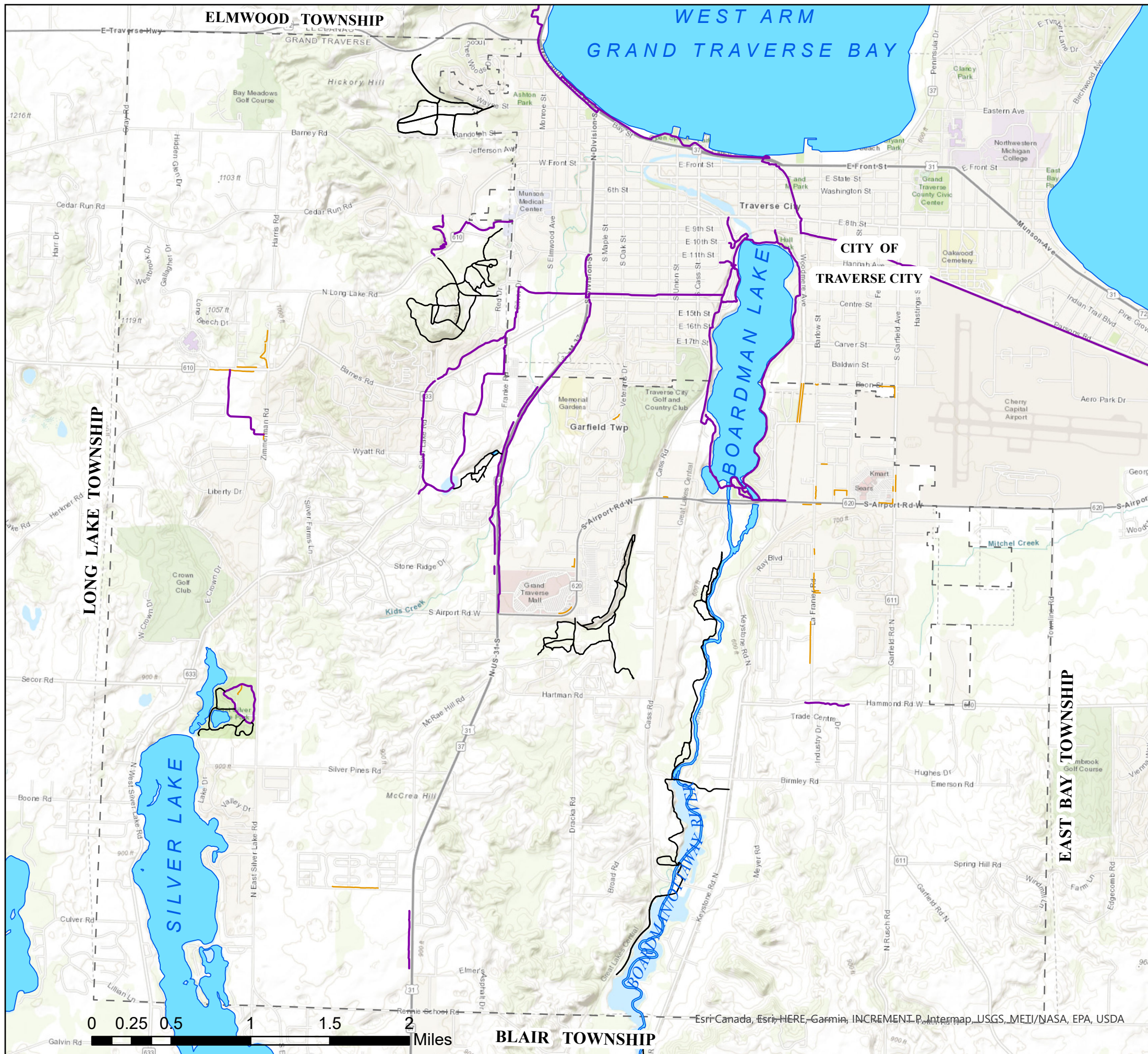
Non-Motorized Facilities

Type

— Shared-Use Pathways

— Sidewalks

— Nature Trails



Charter Township of Garfield






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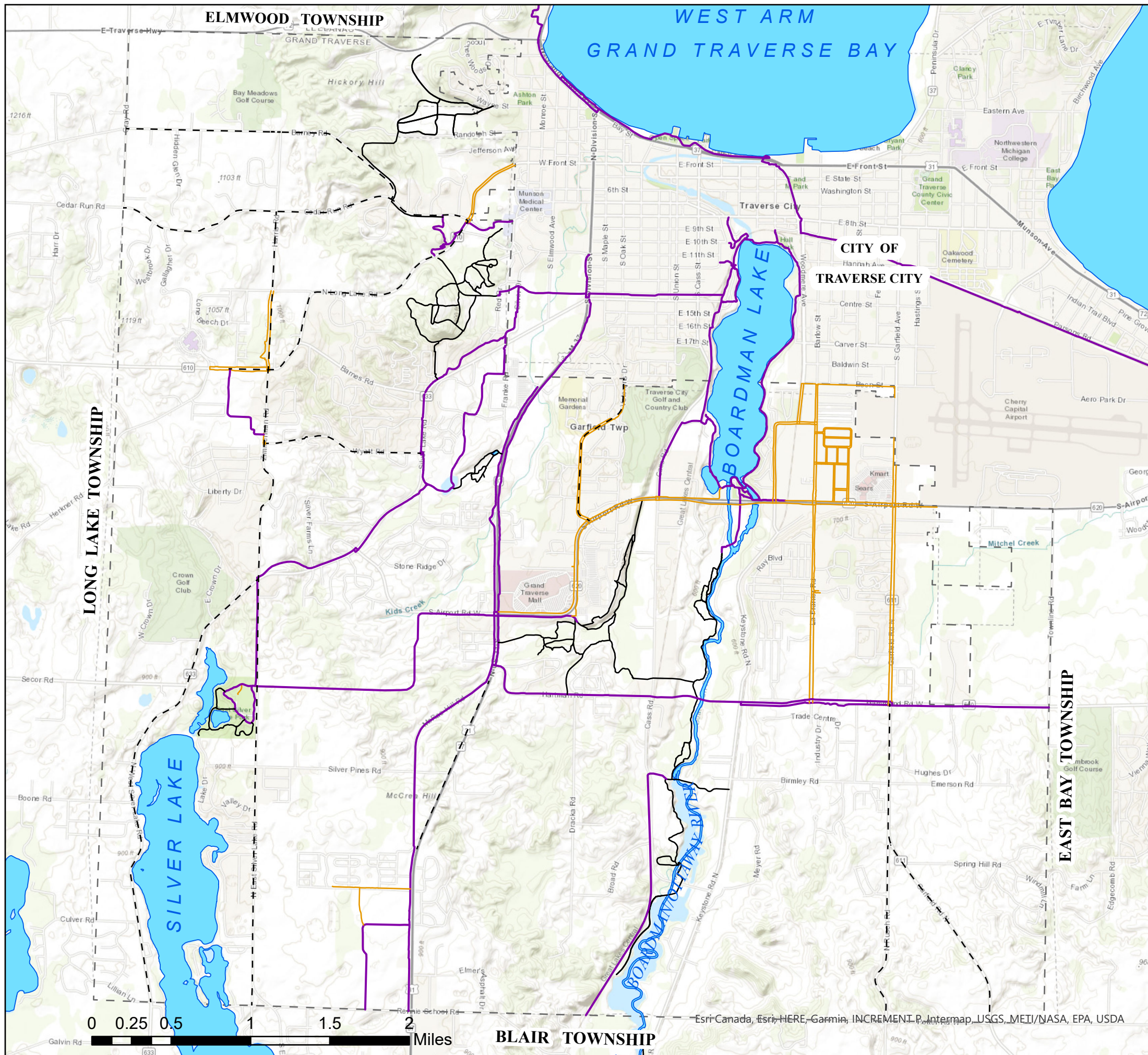


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Garfield Township Non-Motorized Plan

Legend

-  Township Boundary
- Non-Motorized Plan Type**
-  On-Road Routes
-  Shared-Use Pathways
-  Sidewalks
-  Nature Trails





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



This map is based on digital databases prepared by the Charter Township of Garfield. The Township does not warrant, expressly or impliedly, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate.





Garfield Township Water Service

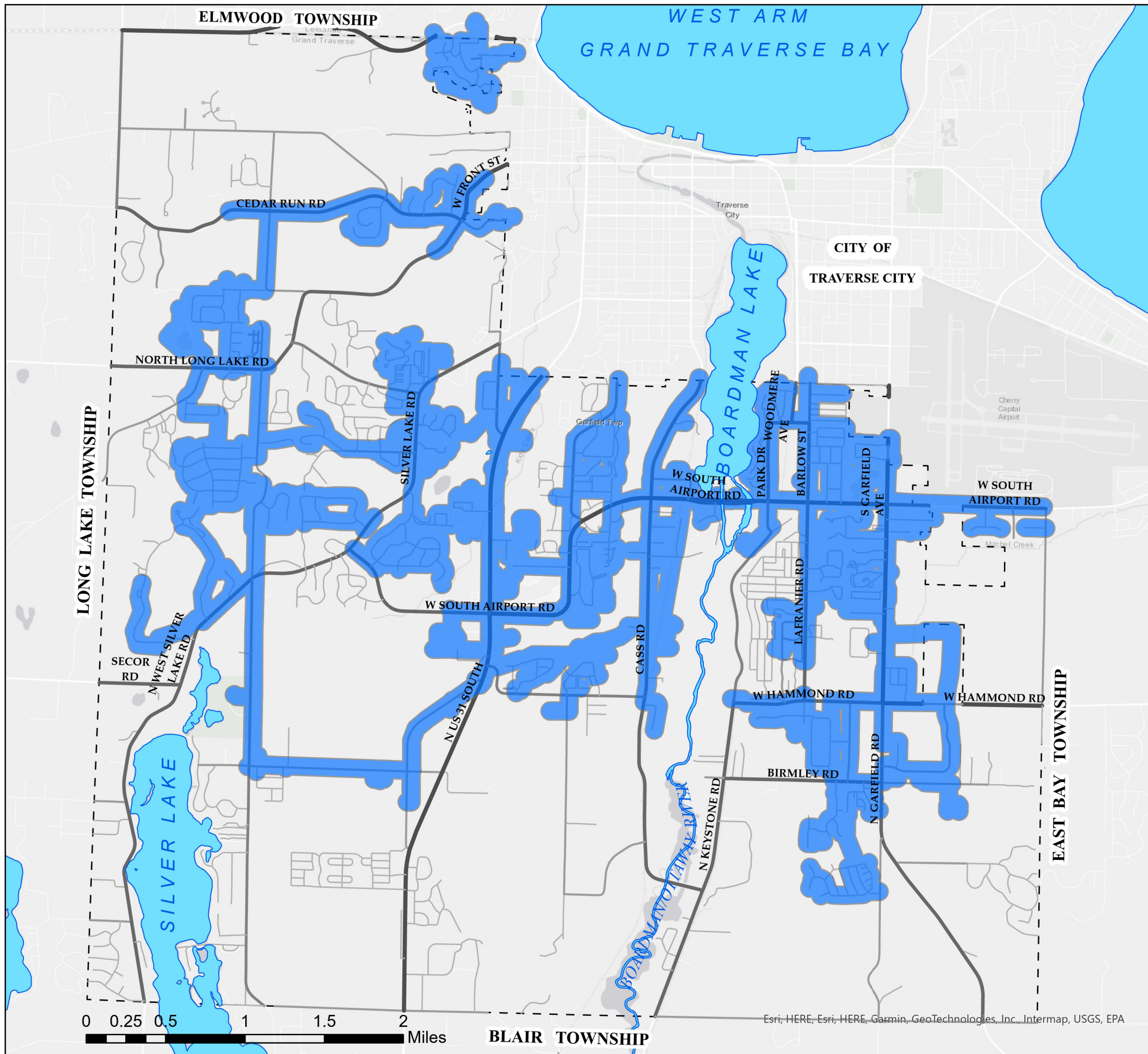
Legend

-  Township Boundary
-  Water Pipes - 300-foot buffer

All Roads

ROADCLASS

-  Major Arterial
-  Minor Arterial
-  Feeder Road
-  Local
-  Access Road





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Garfield Township Sewer Service

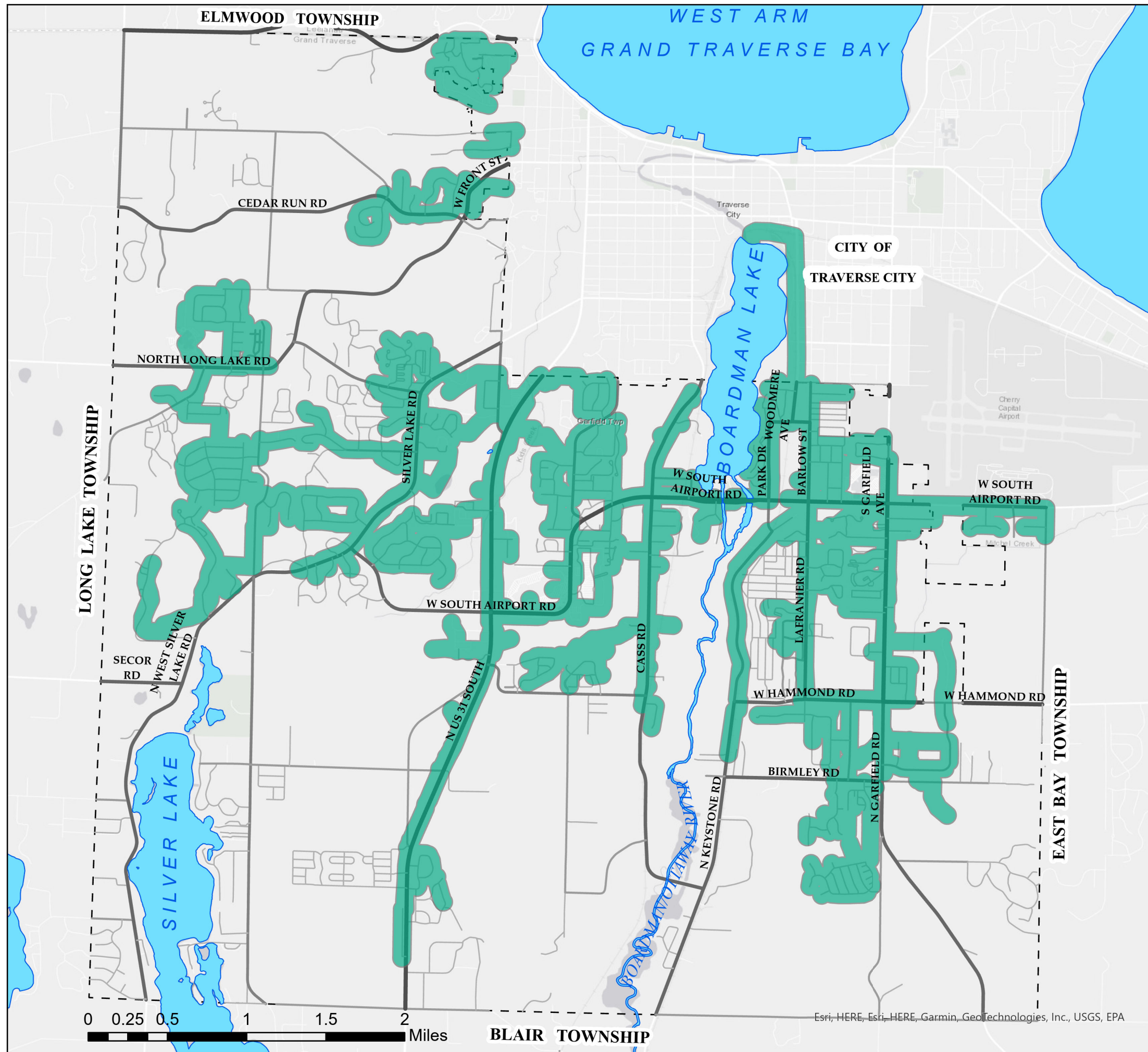
Legend

-  Township Boundary
-  Sewer Pipes - 300-foot buffer

All Roads

ROADCLASS

-  Major Arterial
-  Minor Arterial
-  Feeder Road
-  Local
-  Access Road



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 Charter Township of Garfield Planning Department Report No. 2023-60		
Prepared:	May 17, 2023	Pages: 1
Meeting:	May 24, 2023 Planning Commission Study Session	Attachments: <input type="checkbox"/>
Subject:	Master Plan Update – Community Engagement	

BACKGROUND:

In 2022, the Township conducted a random sample community survey as a part of the public input process for the Master Plan. Additional community engagement will be part of the Master Plan update process in 2023. At its study session last month, the Planning Commission provided feedback on the concept of conducting some “pop-up” style events. The purpose of the pop-up events is threefold:

- Get feedback on specific development types and locations.
- Increase awareness of the master plan.
- Obtain broader feedback from the community, including renters and visitors.

DISCUSSION:

Staff offers the following for discussion regarding the proposed pop-up events:

- **Who?** Planning Department Staff will manage the events. Township elected and appointed officials are welcome to join in.
- **What?** At least three pop-up events will be conducted by Staff. Each event will consist of a “visual preference survey” with Staff showing various images of development concepts. Images will be displayed on easels. Attendees will express their preferences to each image. Staff will mark the images with comments from attendees. The following images are suggested:
 - Small homes on small lots (“Starter homes”)
 - Accessory dwelling units
 - Various land uses (industrial, multi-family, parkland, etc.) along new Hartman Hammond corridor
 - New residential development at various locations:
 - West of Sam’s Club
 - Cedar Run/Harris area
 - South Garfield corridor
 - Mixed use development along Barlow corridor
 - Rennie School/US-31 area
- **When?** July through September. Each event is expected to be about two to three hours in length.
- **Where?** The following locations are suggested:
 - Silver Lake Recreation Area (dog park)
 - A community clubhouse at an apartment complex (to be determined)
 - A retail store (to be determined)
 - Other locations to be determined

Publicity will be through the July edition of the Township newsletter, Township website, media press release, etc. Recipients of the Township newsletter is based on the Township tax roll. Therefore, non-property owners are not included.

ACTION:

No action is required. This report is for review and discussion only.