

CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING

Wednesday, July 10, 2019 - 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 –June 26, 2019
3. Correspondence
4. Reports
  - a. Township Board
  - b. Planning Commissioners
  - c. Staff Report
5. Business to Come Before the Commission
  - a. Public Hearing
    - PD 2019-82 Car Wash Decibel Limit (Section 712) Text Amendment
    - PD 2019-81 Golf Course Setbacks (Section 749) Text Amendment
    - PD 2019-83 Side Yard Setbacks in R-3 District (Section 315) Text Amendment
  - b. PD 2019- 75 Living Hope Church Special Use Permit - Finding of Fact
  - c. PD 2019- 74 Munson Child Care Center Special Use Permit – Finding of Fact
  - d. PD 2019- 76 Ashland Park PUD Phases 2 & 3 Major Amendment – Findings of Fact
  - e. PD 2019- 77 French Manor/Terra Energy PUD Major Amendment – Findings of Fact
  - f. PD 2019-80 Grand Traverse Leisure – Proposed Outdoor Display SPR Application
  - g. PD 2019- 79 Chelsea Park West PUD Major Amendment Introduction
  - h. PD 2019-78 Alpers Excavating Sand and Gravel Pit-Special Use Permit Renewal-Introduction
6. Public Comment
7. Items for Next Agenda – July 24, 2019
  - a. Barlow Garfield Neighborhood Plan update
  - b. Signs – continued discussion

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, (231) 941-1620, or TDD 922



**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
June 26, 2019**

**Call Meeting to Order:** Chair Racine called the meeting to order at 7:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

**Roll Call of Commission Members:**

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

Absent and Excused: Steve Duell

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

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

*Cline moved and Robertson seconded to approve the agenda as presented.*

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

*Nays: None*

**2. Minutes (7:02)**

**a. June 12, 2019**

*Fudge moved and DeGood seconded to adopt the minutes of June 12, 2019 as amended noting that in item 6B, the last sentence shall read, "This plan would result in an overall reduction of 29 residential dwelling units from the original 2001 plan and bring more open space to the area."*

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

*Nays: None*

**4. Correspondence (7:02)**

None

**5. Reports (7:03)**

**Township Board Report**

No report

**Planning Commissioners**

No reports

**Staff Report**

Staff said that they are very busy and that the Planning Commission would be very busy for the next couple months. Commissioners asked questions about the mall outlot and the trees at Kohls.

**6. Business to Come Before the Commission****a. PD 2019-71 Period of Effect – Special Use Permits Text Amendment – Follow-Up (7:05)**

Deputy Planning Director Steve Hannon said that at the last study session, Commissioners asked staff to research the performance guarantees as they related to some Special Use Permits in the township. He reviewed conditions and criteria of an SUP as stated in Section 774 of the Garfield Township Ordinance and gave commissioners three options to discuss. Commissioners discussed the SUP's and the performance guarantees. The only SUP's in the township with this type of performance guarantee are mining related operations of which there are three in the township. Commissioners discussed violations of the permitted use vs. changes and renewals for the use and shared their concerns with mining plans which make use of too much land ahead of schedule. Commissioners took no action, but did want staff to seek advice from the township attorney to make sure that certain conditions such as this are legal.

**b. PD 2019-70 Sign Ordinance Update Overview (7:33)**

Deputy Planning Director Hannon gave an overview of sign regulations and reviewed the decision made by the Supreme Court recently in *Reed vs. Town of Gilbert* which affected signage in many municipalities. Hannon suggests that the Zoning Ordinance be updated to comply with the Supreme Court decision as non-compliance would be a violation of the first amendment. He cautioned about defining any signs or types of signage and said that there was no discrimination based on content allowed. He reviewed the different types of signage and how to possibly regulate them as it pertains to the Supreme Court decision. Commissioners asked for an attorney opinion on how *Reed vs. Town of Gilbert* affects the existing ordinance and asked staff to investigate what other neighboring municipalities were doing to comply with the law.

*Fudge moved THAT the Township Planning Department prepare an informal introduction of the sign ordinance amendment project for the July 24, 2019 Planning Commission meeting. McManus seconded the motion.*

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

**c. PD 2019-72 Barlow Garfield Neighborhood Plan Update (8:07)**

Planning Director Sych updated Commissioners on the proposed change to the Master Plan. He has refined the process and the timeline for the plan and hopes to have a Draft Plan by January 2020 and a preliminary plan by the end of August, 2019.

**7. Public Comment (8:10)**

Dennis Lord from Lamar Advertising commented on the signage ordinance. He also offered some help with the signage ordinance as it relates to the law.

**8. Items For Next Agenda – June 26, 2019 (8:12)**


- a. Living Hope SUP – Finding of Facts
- b. Munson Childcare SUP – Finding of Facts
- c. Ashland Park PUD Amendment – Finding of Facts
- d. French Manor PUD Amendment – Finding of Facts
- e. Chelsea Park West PUD Amendment – Introduction
- f. Grand Traverse Leisure SPR
- g. Zoning Ordinance – Auto Laundries, Golf Course, R-3 Side Yard – Text Amendment – Public Hearing
- h. Alpers SUP Removal - Introduction

**9. Adjournment**

*Cline moved to adjourn the meeting at 8:20pm.*

---

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

 <b>Charter Township of Garfield</b> <b>Planning Department Report No. 2019-82</b>		
Prepared:	July 1, 2019	Pages: Page 1 of 1
Meeting:	July 10, 2019 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Car Wash Decibel Limit (Section 712) Text Amendment – Public Hearing	

**STAFF COMMENT:**

This proposed text amendment was previously discussed in detail within Planning Report PD-2019-49. Section 712 of the Zoning Ordinance currently reads as follows regarding decibel levels for car washes:

- (4) Noise generated on site from any source shall not exceed 40 decibels measured at any property line.

The Planning Commission discussed a potential amendment to this Section of the Zoning Ordinance at the May 22, 2019 meeting. The proposed amendment as first presented would simply remove this requirement. Based on discussion and input from the Planning Commissioners, subsection A. (3) of this Section was also proposed to be amended to clarify its language, and would read as follows:

- (3) No equipment shall be located closer than one hundred (100) feet to any property zoned or used for residential purposes.

**ACTION REQUESTED:**

Following discussion and the public hearing, if Commissioners feel that the proposed amendment to the Zoning Ordinance is appropriate, the following motions are offered for your consideration:

MOTION THAT the proposed Amendment 19 to Ordinance No. 68, Garfield Township Zoning Ordinance, as attached, BE ADOPTED, and

MOTION THAT the proposed Amendment 19 to Ordinance No. 68, Garfield Township Zoning Ordinance, as attached, BE RECOMMENDED FOR ADOPTION by the Township Board.

**Attachments:**

1. Proposed Amendment to Section 712 of the Zoning Ordinance, with all changes shown.

**SECTION 712                    AUTOMOBILE LAUNDRIES**

**A.   REGULATIONS AND CONDITIONS**

- (1) All such facilities shall be connected to a public water and sewer system.
- (2) All washing activities shall be carried out within a building.
- (3) No equipment shall be located closer than one hundred (100) feet to any property zoned or used for residential purposes.





**Charter Township of Garfield**  
**Planning Department Report No. 2019-81**

Prepared:	July 1, 2019	Pages:	Page 1 of 1
Meeting:	July 10, 2019 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Golf Course Setbacks (Section 749) Text Amendment – Public Hearing		

**STAFF COMMENT:**

This proposed text amendment was previously discussed in detail within Planning Report PD-2019-48. Section 749 of the Zoning Ordinance currently reads as follows regarding setbacks for golf courses:

- (3) Development features shall be so located as to minimize any potential adverse affects upon adjacent property. All principal and accessory buildings, structures, and parking areas shall not be less than two hundred (200) feet from any property line of abutting residentially zoned land.

The Planning Commission discussed a potential amendment to this Section of the Zoning Ordinance at the May 22, 2019 meeting. The proposed amendment as first presented would reduce the required separation distance from 200 feet to 80 feet and add a provision that the Zoning Administrator may require landscaping as appropriate to minimize any potential adverse impacts on neighboring properties. After discussion and input from the Planning Commissioners, the proposed amendment wording was slightly changed to finally read as follows:

- (3) All principal and accessory buildings, structures, and parking areas shall not be less than eighty (80) feet from any property line of abutting residentially zoned land
- (4) Development features shall be so located as to minimize any possible adverse effects upon adjacent property. The Zoning Administrator may require that any principal and accessory buildings and structures be buffered by landscaping determined by the Zoning Administrator to be appropriate for minimizing potential adverse impacts on any neighboring property.

**ACTION REQUESTED:**

Following discussion and the public hearing, if Commissioners feel that the proposed amendment to the Zoning Ordinance is appropriate, the following motions are offered for your consideration:

MOTION THAT the proposed Amendment 20 to Ordinance No. 68, Garfield Township Zoning Ordinance, as attached, BE ADOPTED, and

MOTION THAT the proposed Amendment 20 to Ordinance No. 68, Garfield Township Zoning Ordinance, as attached, BE RECOMMENDED FOR ADOPTION by the Township Board.

**Attachments:**


1. Proposed Amendment to Section 749 of the Zoning Ordinance, with all changes shown.

**SECTION 749**

**GOLF COURSES AND COUNTRY CLUBS**

**A. REGULATIONS AND CONDITIONS**

- (1) These regulations shall not include stand-alone golf-driving ranges and miniature golf courses.
- (2) The site area shall be a minimum of fifty (50) acres and have its main ingress and egress from a major thoroughfare, as classified on the Master Plan of Garfield Township.
- (3) All principal and accessory buildings, structures, and parking areas shall not be less than eighty (80) feet from any property line of abutting residentially zoned land
- (4) Development features shall be so located as to minimize any possible adverse effects upon adjacent property. The Zoning Administrator may require that any principal and accessory buildings and structures be buffered by landscaping determined by the Zoning Administrator to be appropriate for minimizing potential adverse impacts on any neighboring property.
- (5) Whenever a swimming pool is to be provided, said pool shall be located at least one hundred (100) feet from abutting residentially zoned property lines and shall be enclosed with a protective fence six (6) feet in height, with entry limited by means of a controlled gate.

 <b>Charter Township of Garfield</b> <b>Planning Department Report No. 2019-83</b>		
Prepared:	July 1, 2019	Pages: Page 1 of 1
Meeting:	July 10, 2019 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Side Yard Setbacks in R-3 District (Section 315) Text Amendment – Public Hearing	

**STAFF COMMENT:**

This proposed text amendment was previously discussed in detail within Planning Report PD-2019-55. Section 315 of the Zoning Ordinance provides areas for medium to high density one and two family residential dwelling units mixed with a variety of multiple family residential dwelling types, including apartments and group housing, where adequate public facilities and services exist with capacity to serve such development.

Previous discussion of this section revolved around the side yard setback requirements and the need to accommodate different types of residential uses in the R-3 district. The recommended amendment included a “sliding scale” of the side yard setback requirements based on the type of residential dwelling, clarifying the text to read as follows:

**E. DIMENSIONAL STANDARDS (Per Dwelling Unit):**

**Minimum Lot Area:**

- One-Family: 10,000 sq. ft.
- Two-Family: 6,000 sq. ft.
- Multi-Family: 4,000 sq. ft.

**Minimum Yard Setbacks (A):**

- Front: 25 feet
- Each Side (One-Family): 10 feet
- Each Side (Two-Family): 15 feet
- Each Side (Multi-Family): 20 feet
- Rear: 20 feet

**ACTION REQUESTED:**

Following discussion and the public hearing, if Commissioners feel that the proposed amendment to the Zoning Ordinance is appropriate, the following motions are offered for your consideration:

MOTION THAT the proposed Amendment 21 to Ordinance No. 68, Garfield Township Zoning Ordinance, as attached, BE ADOPTED, and

MOTION THAT the proposed Amendment 21 to Ordinance No. 68, Garfield Township Zoning Ordinance, as attached, BE RECOMMENDED FOR ADOPTION by the Township Board.

**Attachments:**

1. Draft amended Section 315 of the Zoning Ordinance, with all changes shown.



SECTION 315 R - 3 (MULTIPLE FAMILY RESIDENTIAL)

E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area:

- One-Family: 10,000 sq. ft.
- Two-Family: 6,000 sq. ft.
- Multi-Family: 4,000 sq. ft.

Minimum Yard Setbacks (A):

- Front: 25 feet
- Each Side (One-Family): 10 feet
- Each Side (Two-Family): 15 feet
- Each Side (Multi-Family): 20 feet
- Rear: 20 feet

T. C. RECORD-EAGLE, INC.  
120 WEST FRONT STREET  
TRAVERSE CITY MI 49684  
(231) 946-2000  
Fax (231) 946-8273

ORDER CONFIRMATION (CONTINUED)

Salesperson: DENISE LINGERFELT      Printed at 06/20/19 12:37 by dling  
-----  
Acct #: 5508      Ad #: 523516      Status: New WHOLD WHOI

CHARTER TOWNSHIP OF GARFIELD  
GRAND TRAVERSE COUNTY, MICHIGAN

NOTICE OF PUBLIC HEARING

TO: THE RESIDENTS AND PROPERTY OWNERS OF GARFIELD CHARTER TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Garfield Township Planning Commission will conduct a public hearing during its regular meeting on July 10, 2019 commencing at 7:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan, 49684, as required under the provisions of the Michigan Zoning Enabling Act.

PLEASE TAKE FURTHER NOTICE that the items to be considered at the public hearing include, in brief, the following:

1. Consideration of Amendment No. 19 to Ordinance No. 68, Garfield Township Zoning Ordinance. This Ordinance Amendment is intended to amend Section 712 Automobile Laundries, to amend subsection A. (3) to read as follows:  
  
(3) No equipment shall be located closer than one hundred (100) feet to any property zoned or used for residential purposes.  
  
And to remove subsection A. (4) as follows:  
  
(4) Noise generated on site from any source shall not exceed 40 decibels measured at any property line

2. Consideration of Amendment No. 20 to Ordinance No. 68, Garfield Township Zoning Ordinance. This Ordinance Amendment is intended to amend Section 749 Golf Courses and Country Clubs, subsections A. (3) and A. (4) to read as follows:  
  
(3) All principal and accessory buildings, structures, and parking areas shall not be less than eighty (80) feet from any property line of abutting residentially zoned land  
(4) Development features shall be so located as to minimize any possible adverse effects upon adjacent property. The Zoning Administrator may require that any principal and accessory buildings and structures be buffered by landscaping determined by the Zoning Administrator to be appropriate for minimizing potential adverse impacts on any neighboring property.

3. Consideration of Amendment No. 21 to Ordinance No. 68, Garfield Township Zoning Ordinance. This Ordinance Amendment is intended to amend Section 315 R-3 (Multiple Family Residential), subsection E. Dimensional Standards (Per Dwelling Unit) to read as follows:  
  
SECTION 315 R - 3 (MULTIPLE FAMILY RESIDENTIAL)  
E. DIMENSIONAL STANDARDS (Per Dwelling Unit):  

Minimum Lot Area:	Minimum Yard Setbacks (A):
• One-Family: 10,000 sq. ft.	• Front: 25 feet
• Two-Family: 6,000 sq. ft.	• Each Side (One-Family): 10 feet
• Multi-Family: 4,000 sq. ft.	• Each Side (Two-Family): 15 feet
	• Each Side (Multi-Family): 20 feet
	• Rear: 20 feet

4. Such other and further matters as may properly come before the Planning Commission at the public hearing.

The complete text of the proposed ordinance amendment as introduced may be viewed at the Township Clerk's office or on the Township website at [www.garfield-twp.com](http://www.garfield-twp.com) under "Public Notices." Copies may be obtained without charge at the Township Hall at the above address during the Township's regular hours of 7:30am to 6:00pm Monday through Thursday.

You are invited to attend this hearing. If you are unable to attend, written comment may be submitted to the Garfield Township Planning Commission at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan, 49684, up to the date of the hearing and may be further received by the Planning Commission at said hearing. In addition, all materials relating to these requests may be examined at the Garfield Township Planning Department office at the above address during the Township's regular hours of 7:30am to 6:00pm, Monday through Thursday.

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 #922-4412

GARFIELD CHARTER TOWNSHIP PLANNING COMMISSION  
(231) 941 - 1620

June 23, 2019-1T523516



**Charter Township of Garfield  
Planning Department Report No. 2019-75**

Prepared:	July 1, 2019	Pages:	7
Meeting:	July 10, 2019 Planning Commission	Attachments:	<input type="checkbox"/>
Subject:	Living Hope Church Special Use Permit-Findings of Fact		
File No.	SUP-2019-02	Parcel No.	28-05-105-001-00
Applicant/Owner:	Living Hope Church		
Agent:	Peninsula Construction & Design		

**BRIEF OVERVIEW:**

- 3050 W. South Airport Road (between Day Dr and Marmac Ave)
- 3.20 acres in area
- Existing Living Hope Church and parking area
- R-1 One-Family Residential District

**PURPOSE OF APPLICATION:**

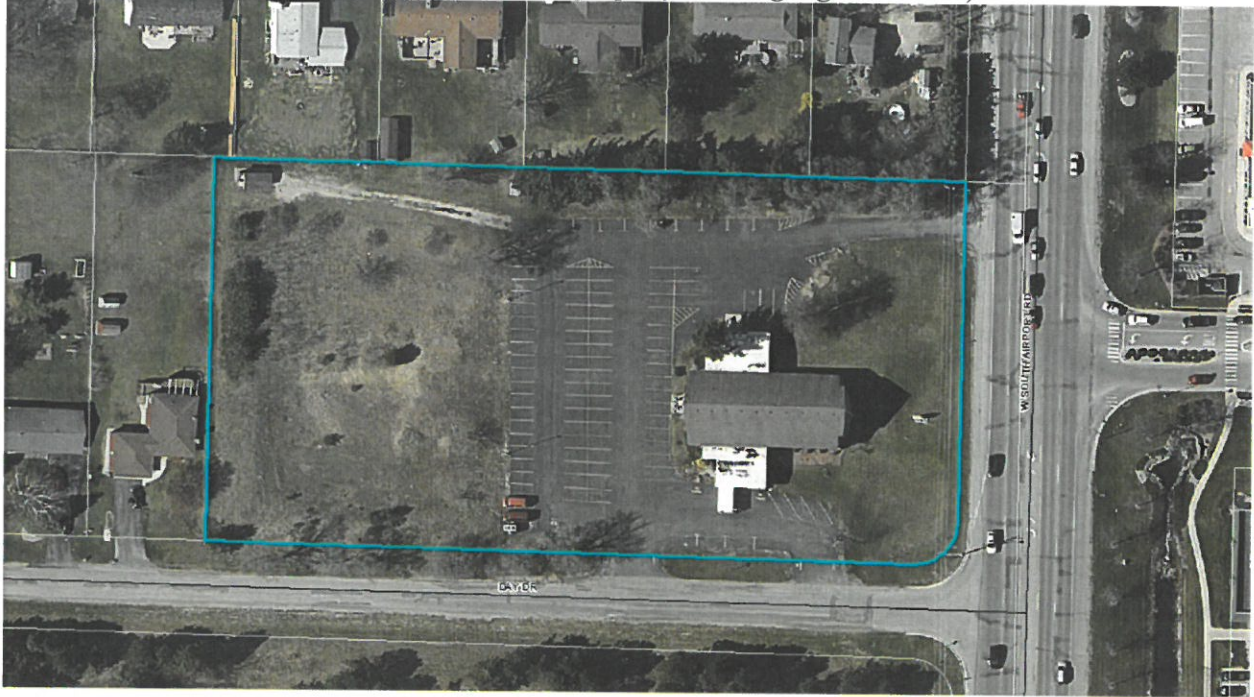
This application requests approval of a Special Use Permit for a proposed 13,500-square foot addition to an existing 7,296-square foot church, with an associated 134-space parking area. Institutional uses are permitted via Special Use Permit in the R-1 One-Family Residential District. This application was conceptually reviewed by the Planning Commission at its February 13, 2019 Regular Meeting, and it appears that Commissioners generally viewed the conceptual proposal in a favorable light.

*Zoomed-out aerial image of the subject property (property lines highlighted in blue):*





*Zoomed-in aerial image of the subject property (property lines highlighted in blue):*



**SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:**

In the section that follows, Staff offers the following comments regarding site design and compliance with the Zoning Ordinance:

*Ingress and Egress:*

For access directly onto South Airport Road, the existing driveway has been reconfigured as a new 24-foot wide driveway with right in only ingress and right out only egress. On the revised Sheet C2 Site Plan – Proposed, directional signage will be provided at this location per County Road Commission specifications.

On March 20, 2019, the applicant sought a variance from 40 feet to 10 feet to allow for an existing section of asphalt parking located on the south side of the property along Day Drive. Zoning Board of Appeals approval was obtained for this variance request.

*Vehicular and Bicycle Parking:*

Parking areas for churches or temples have a minimum parking requirement of 1 for each six (6) seats and a maximum parking requirement of 1 for each three (3) seats in the main unit of worship. 400 seats are proposed for the new sanctuary. 134 parking spaces are provided onsite which meets the maximum parking requirement.

Pursuant to Section 522 of the Ordinance, bicycle parking spaces are required. Bicycle parking spaces have been provided.

*Dumpster Enclosure:*

The proposed dumpster enclosure is located on the north side of the existing church building. An updated dumpster enclosure design has been provided on Sheet C5 Site Details. The dumpster enclosure should be 11-feet wide from inside post to inside post and 10 feet deep.

*Pedestrian Circulation:*

A sidewalk six (6) feet in width is proposed along the entire frontage of the property on South Airport with a sidewalk six (6) feet in width along Day Drive. Pedestrian access is provided along the edge of the parking area from the sidewalk to the main entrance of the church. All pedestrian crossings must be striped.

*Landscaping:*

The "Type C" buffers along the north, west, and south property lines meet the quantity requirements and intent of the Ordinance. The Type "D" along the east property line also meets the quantity requirements and intent of the Ordinance. Crediting of existing trees along the north, west, and south property lines has been provided. The applicant has provided additional trees along the west property line to screen the parking area. The additional trees have been specified on Sheet C4 Landscape Plan as eight 2-inch Arborvitae evergreens to be 6-foot tall at time of planting. Mature height of the trees is expected to be 15 to 20 feet tall and 5 to 6 feet round. To ensure the neighboring home is shielded from impact of the proposed expanded parking lot, it is recommended that four additional evergreens be added for a total of 12 trees.

As a Special Use Permit, the Planning Commission does have the authority to require additional landscaping at any location if determined to be necessary to meet the intent of the Ordinance.

*Lighting:*

Pursuant to Section 517 of the Ordinance, all proposed lamps shall emit light measuring 3,500 K or warmer (between 0 K and 3,500 K) on the Kelvin scale. All lights and lighting pole heights meet zoning requirements.

*Accessory Buildings:*

There are two existing buildings located along the north setback area of the subject site. The building at the middle of the north property line will be removed. The building at the northwest corner of the subject site is an AT&T utility building and cannot be removed.

*Sewer and Water:*

Since the existing church building is located within 200 feet of an existing sanitary sewer main, a connection will be made to the sewer main located on the east side of South Airport Road. The applicant has been working with the County Public Works Department and the County Health Department regarding sanitary sewer access and will be updating the plans to reflect changes. Currently, the plan shows the sewer extending north out of the new addition then heading east along the edge of the driveway. The revision will show it extending straight east out of the northeast corner of the addition and intersect the sewer coming out to the septic system. From there, it will then go east under South Airport Road and connect with the sewer main. These changes replace the comments made in the Project Narrative and Impact Statement dated April 17, 2019 regarding septic system.

*Stormwater:*

Parking lot stormwater runoff will be managed completely onsite via two (2) retention basins located at the east side of the site and an underground retention area at the west side of the site. The underground retention area is correct. The applicant is in the process of finalizing the parking lot grades and engineering the underground retention.

*Snow Storage:*

Snow storage is provided at the east and north edges of the parking lot, which appear to be a logical place considering the proposed site layout.

**FINDINGS OF FACT:**

At its June 12, 2019 meeting, the Planning Commission unanimously passed a motion directing Staff to prepare Findings of Fact for the application which is provided below for your consideration:

A special use is permitted only if the applicant demonstrates that:

(1) The proposed use will be consistent with the purpose and intent of the master plan and this Ordinance, including all regulations of the applicable zoning district;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The application is consistent with the Master Plan as the subject property is anticipated to accommodate institutional uses on the Future Land Use Map.
- The site is located within the R-1 One-Family Residential zoning district, which allows for institutional uses, such as the one proposed, as a use permitted via Special Use Permit (SUP).
- As indicated in the Zoning Compliance Overview provided in this report, the application meets each of the requirements of the R-1 One-Family Residential zoning district.

(2) The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious, and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The proposed use meets each of the requirements of the Ordinance, which are intended to ensure compatibility.
- The use meets the requirements of the zoning district within which it is proposed, including providing required setbacks and required landscaping buffers between the subject property and surrounding properties.

(3) The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The proposed use is not anticipated to be detrimental, hazardous, or disturbing to neighboring uses.

(4) Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- 134 parking spaces are provided onsite which meets the maximum parking requirement by the Ordinance.
- The building is located at the southeast corner of the property, farthest away from adjacent residences.



- The landscape buffers required by the Ordinance will be provided along each property line to minimize the potential for any adverse impacts on neighboring properties.
- All structures, parking areas, and maneuvering lanes meet the setback requirements of Ordinance.

(5) The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The development will retain foliage within the setback areas along with the addition of the landscape buffers required by the Ordinance, which will provide a visual buffer between this development and the adjoining properties.
- There are no significant hillsides, watercourses, or wetlands located on the site.

(6) Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The installation and maintenance of all required site improvements including water and sewer, stormwater, sidewalks, and landscaping will be the responsibility of the developer.
- Municipal water exists along South Airport Road and Day Drive while sewer exists along South Airport Road.
- The proposed use is not anticipated to create significant additional demand for schools and police and fire protection.

(7) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The design of the proposed development will require approval of the appropriate agencies.
- The site has been designed to incorporate sidewalks, bicycle racks, and landscaping within the parking area.

(8) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- Comments were made at the June 12, 2019 Planning Commission public hearing on the application regarding sufficient landscape buffer and winter maintenance. The developer will be required to provide sufficient buffering along the west property line and adjust times of winter maintenance to reduce impact on neighbors.

(9) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The curb cut on South Airport Road will be restricted to a right-in, right-out driveway in accordance with requirements of the Grand Traverse County Road Commission.
- Additional access will be provided from Day Drive which has access to and from South Airport Road.

(10) Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The development will allow for safe vehicular circulation patterns with maneuvering aisles and appropriate radii at the access drive.
- Pedestrian traffic will be accommodated via a paved public pathway along the entire frontage of the property on South Airport Road and a proposed connector path into the site, where there is a sidewalk bordering the proposed structure.

(11) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

*The Planning Commission may find this standard to be **met** for the following reasons:*

- As a special use permitted in the R-1 One-Family Residential zoning district surrounded by other uses permitted within the same district, it is not foreseeable that this development will impede the orderly development and improvement of surrounding property provided the provisions of the site plan are met.
- The application is consistent with the Master Plan as the subject property is anticipated to accommodate institutional uses on the Future Land Use Map.

**ACTION REQUESTED:**

The purpose of this agenda item is to consider Findings of Fact for the application. Following consideration and Commissioner discussion, the following motion is offered for consideration:

MOTION THAT the Findings of Fact for application SUP-2019-02, as presented in Planning Department Report 2019-75 and being made a part of this motion, BE ADOPTED.

The following motion is recommended to approve the project, subject to the conditions as noted below, and subject to conditions which are routinely added to all approvals:


MOTION THAT application SUP-2019-02 BE APPROVED, subject to the following conditions:

1. Final engineering review and approval by the Township Engineer including all infrastructure and stormwater.
2. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.
3. All proposed sidewalks, landscaping, and amenities shall be installed prior to the issuance of a Certificate of Occupancy.



4. The applicant shall provide two (2) full-size plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.
5. 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 ninety (90) days of final approval by the Township or approval shall be considered to have expired.

Any additional information that the Planning Commission determines to be necessary should be added to this motion.

 <b>Charter Township of Garfield</b> <b>Planning Department Report No. 2019-74</b>		
Prepared:	July 1, 2019	Pages: 7
Meeting:	July 10, 2019 Planning Commission	Attachments: <input type="checkbox"/>
Subject:	Munson Child Care Center Special Use Permit-Findings of Fact	
File No.	SUP-2019-03	Parcel No. 05-347-008-00
Applicant/Owner:	Munson Healthcare Children's Center/North Royal 5222 LLC	
Agent:	Mansfield Land Use Consultants, Petra Kuehnis, LLA	

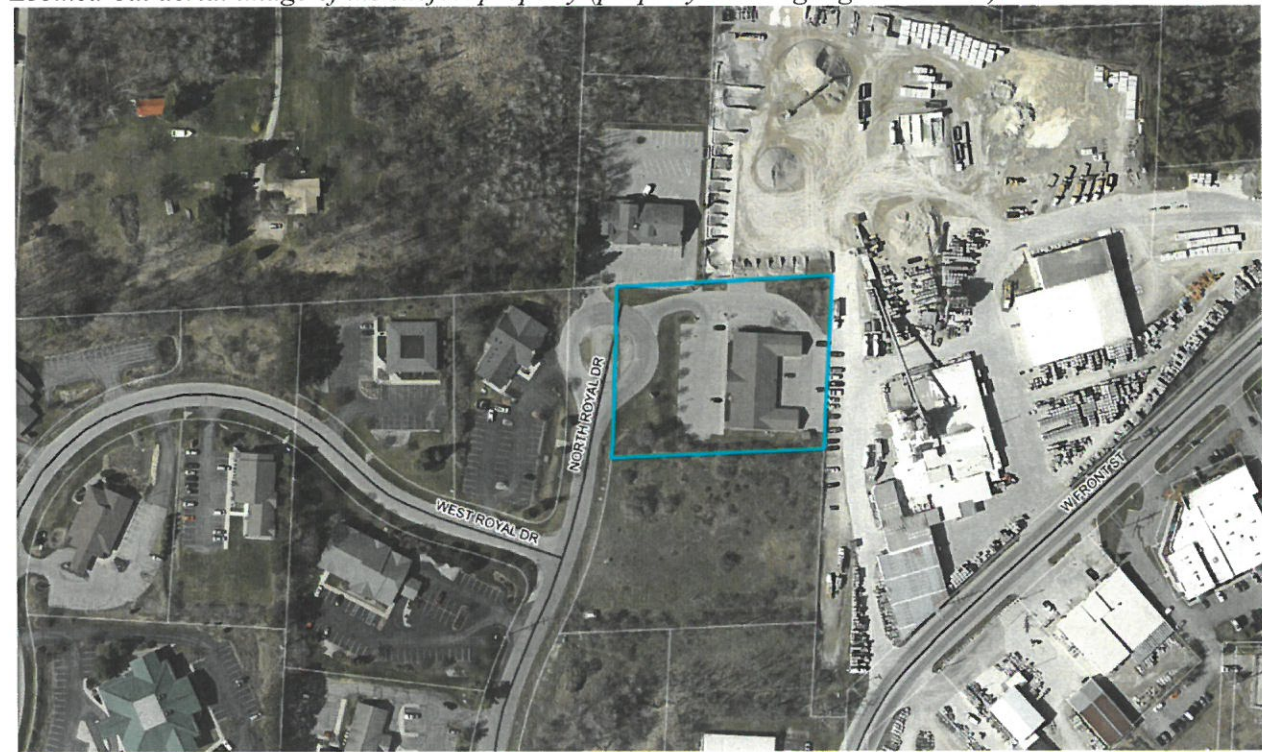
**BRIEF OVERVIEW:**

- 5222 North Royal Drive
- 1.65 acres in area
- Existing vacant building and site improvements
- C-O Office Commercial zoning district

**PURPOSE OF APPLICATION:**

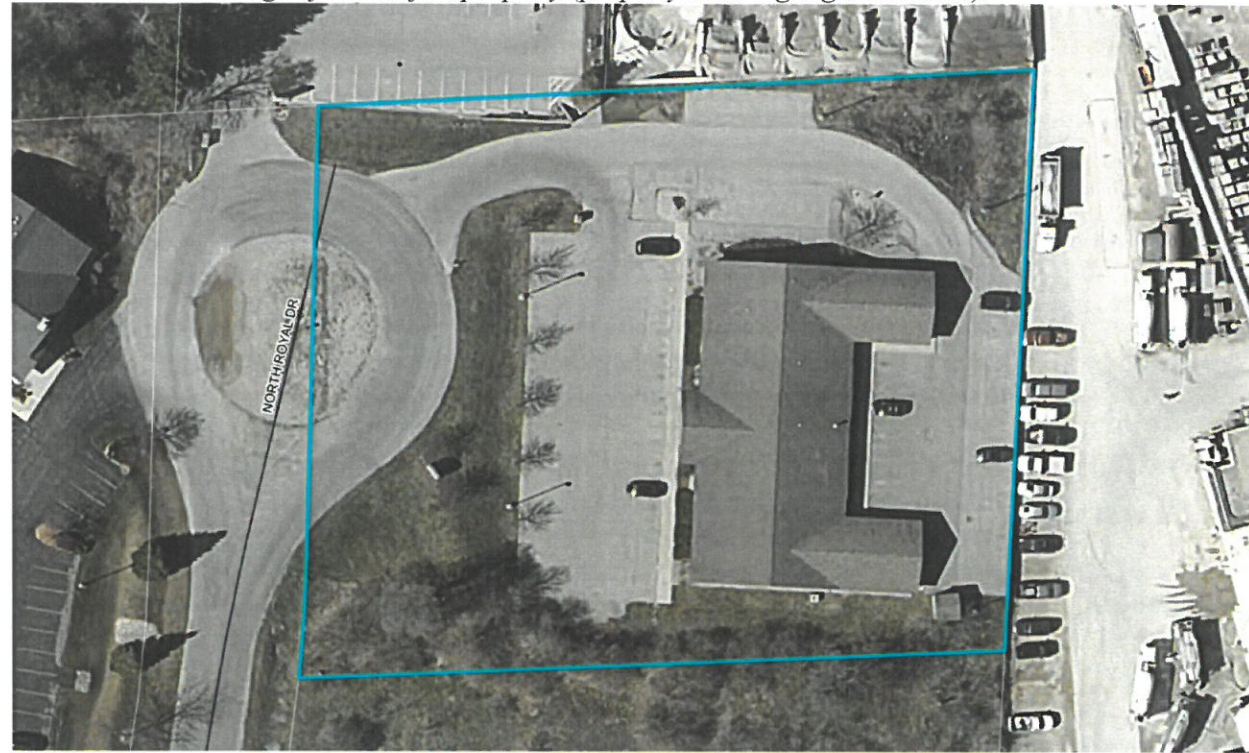
This application requests approval of a Special Use Permit ("SUP") to use an existing 9,256-square foot building as a Child Care Center. Child Care Centers are permitted via SUP in the C-O Commercial Office district.

*Zoomed-out aerial image of the subject property (property lines highlighted in blue):*





*Zoomed-in aerial image of the subject property (property lines highlighted in blue):*



**SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:**

This application presents a proposed change of use for an existing site and building, with relatively little in the way of exterior changes or improvements aside from the proposed installation of the playground behind the building. The center is for use by Munson employees only and will have a capacity of 110 children. There will be 20 staff members and the center will be open from 6:00AM until 6:00PM, Monday through Friday.

In approving any special use permit pursuant to Section 423, the Planning Commission may impose such reasonable standards, conditions, or requirements, in addition to or that supersede any standard specified in this ordinance, as it may deem necessary to protect the public interest and welfare. Such additional standards may include, but need not be limited to:

- a) Financing;
- b) Availability of adequate public facilities or services;
- c) Dedication of land;
- d) Reservation of land;
- e) Creation of special assessment districts;
- f) Creation of restrictive covenants or easements;
- g) Special setbacks;
- h) Yard requirements;
- i) Increased screening or landscaping requirements;
- j) Area requirements;
- k) Development phasing; or
- l) Standards pertaining to traffic, circulation, noise, lighting, hours of operation, protection of environmentally sensitive areas, and similar characteristics.

Issues that Staff considers to be of potential concern are highlighted below:

*Bicycle Parking:*

Section 522.C(1) of the Zoning Ordinance requires that two (2) bicycle parking spaces be provided for every 25 off-street parking spaces. With 43 off-street spaces proposed, at least two (2) bicycle parking spaces are required in this case and have been provided on the site plan.

*Circulation:*

At first glance, Staff's initial question to the applicant's agent was how circulation would flow on the site with the dropping off and picking up of children. Staff was informed that, at a childcare center of this type, parents must park their vehicle and physically accompany their child to the front door when dropping off, and from the front door to their vehicle when picking up.

*Dumpster Enclosure:*

The location of the proposed enclosure appears logical and is located away from the parking area in which parents will be dropping their children off. The enclosure should be 11-foot wide inside post to post and 10-feet deep.

*Fencing:*

Sec. 720 of the Ordinance requires that a 4-foot high privacy fence be constructed around the playground. Details of the proposed fence have been provided.

*Landscaping/Buffer:*

The concrete supply company located at the east and north edge of the subject parcel is active, including stock piles of materials, active moving equipment and exposed mixing operations. The proposed playground is 100 feet from an active concrete batching plant. Besides a grade differential of roughly three or four feet, there is no buffer or barrier between these two uses. The revised site plan provides a buffer along the east property line that will consist of a 6-foot privacy fence with landscaped area on the subject parcel consisting of six white pines, two maples and seven dogwoods. The parking area at the north side of the parcel abuts aggregate material storage bins. A third course of block was added to the storage bins and vines will be planted to cover the sides of the bins.

*Lighting:*

A lighting plan has been submitted for the site that meets current requirements.

*Non-Motorized Transportation Plan:*

The subject property is not affected by the Township's Non-Motorized Plan. However, under Sec. 522 of the Ordinance, a sidewalk is required to be constructed whenever \$20,000 in construction value is involved. Nevertheless, it does not appear that there is an appropriate location for a sidewalk along the frontage of the property in this case.

*Parking:*

Under Sec. 551, Child Care Centers require one parking space for each 300 square feet of floor space. In this case, with a 9,256-square foot building, a total of 31 parking spaces are required and 43 have been provided on the site plan.

*Pedestrian Circulation:*

There are existing 5-foot wide internal sidewalks running alongside the east and west walls of the building. New 5-foot wide sidewalk segments are proposed at the north and south exits to connect to the dumpster area and west sidewalk respectively.

*Sewer and Water:*

The site is currently served by municipal water and sewer and these connections will remain.

*Snow Storage:*

Snow storage areas are logically located at the north and south ends of the parking lot and alongside the loading area behind the building.

*Stormwater:*

Stormwater runoff will be managed onsite via the three existing retention basins. The net amount of impervious surface will be significantly less with the removal of the existing asphalt for the proposed playground area.

**FINDINGS OF FACT:**

At its June 12, 2019 meeting, the Planning Commission unanimously passed a motion directing Staff to prepare Findings of Fact for the application which are provided below for your consideration:

A special use is permitted only if the applicant demonstrates that:

(1) The proposed use will be consistent with the purpose and intent of the master plan and this Ordinance, including all regulations of the applicable zoning district;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The application is consistent with the purpose and intent of the Master Plan in encouraging uses that facilitate the support and expansion of local business, while serving as a buffer between residential areas and more intensive commercial areas. The proposed use is an ancillary use that does not have peak weeknight or weekend usage.
- The site is located within the C-O Office Commercial zoning district, which allows for child care centers as a use permitted via Special Use Permit (SUP).
- As indicated in the Zoning Compliance Overview provided in this report, the application meets each of the requirements of the C-O zoning district.

(2) The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious, and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The proposed use is in an existing office building at the end of North Royal Drive which is harmonious in its location in an existing office park. There will be no substantial changes planned for the building.

(3) The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;

*The Planning Commission may find this standard to be **met** for the following reasons:*



- The proposed use is not anticipated to be detrimental, hazardous, or disturbing to neighboring uses.

(4) Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The proposed child care center will be located in an improved existing office building with adequate parking. Features for mitigating any potential adverse effects include landscaping buffers and privacy fencing.
- A privacy fence will be installed along the east property line with additional landscaping.

(5) The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The proposed use will be occupying an existing building with existing landscaping. Additional landscaping will be provided.
- There are no significant hillsides, watercourses, or wetlands located on the site.

(6) Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- Municipal water and sewer exists along North Royal Drive and currently services the existing building. The installation of new infrastructure, including water, sewer and drainage structures will not be required. Interior and some exterior facility improvements associated with a child care center will be made.
- Significant additional demand for schools and police and fire protection is not anticipated.

(7) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The proposed use will occupy an existing office building that meets current design requirements.

(8) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The broader public interest and welfare is well served by the provision of child care services.

- No opposition to the application was heard at the June 12, 2019 Planning Commission public hearing on the application or via correspondence.

(9) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The proposed use will occupy an existing office building with an existing curb cut. No changes to the ingress and egress of the site are planned.

(10) Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The development will allow for safe vehicular circulation patterns with twenty (20)-foot wide maneuvering aisles and appropriate radii at the access drive.
- Pedestrian traffic will be accommodated via a sidewalk along the front and rear of the building.

(11) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

*The Planning Commission may find this standard to be **met** for the following reasons:*

- As a new use in an existing office building, the proposed use should not impede on surround properties. To ensure protection of children in the outdoor playground, landscape buffering and fencing is provided along the east side of the subject property.

**ACTION REQUESTED:**

The purpose of tonight's meeting is to consider Findings of Fact for the application. Following consideration and Commissioner discussion, the following motion is offered for consideration:

MOTION THAT the Findings of Fact for application SUP-2019-03, as presented in Planning Department Report 2019-74 and being made a part of this motion, BE ADOPTED.

The following motion is recommended to approve the project, subject to the conditions as noted below, and subject to conditions which are routinely added to all approvals:


MOTION THAT application SUP-2019-03 BE APPROVED, subject to the following conditions:

1. Final engineering review and approval by the Township Engineer including all infrastructure and stormwater.
2. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.
3. All proposed landscaping and site amenities shall be installed prior to the issuance of a Certificate of Occupancy.

4. The applicant shall provide two (2) full-size plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.
5. 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 ninety (90) days of final approval by the Township or approval shall be considered to have expired.

Any additional information that the Planning Commission determines to be necessary should be added to this motion.



 Charter Township of Garfield Planning Department Report No. 2019-76		
Prepared:	July 1, 2019	Pages: 4
Meeting:	July 10, 2019 Planning Commission	Attachments: <input type="checkbox"/>
Subject:	Ashland Park PUD Phases 2 & 3 Major Amendment-Findings of Fact	
Applicant:	Peachtree River Investments, LLC	
Owner:	Peachtree River Investments, LLC	
File No.	PUD-2001-01-F	
Parcel No.	05-026-018-00	

**PURPOSE OF APPLICATION:**

A request to amend a Planned Unit Development (PUD) is being considered according to Section 423.G of the Zoning Ordinance. Staff has determined that this amendment constitutes a major amendment which requires a public hearing, Planning Commission approval and Township Board approval.

The application requests an amendment to Phase 2 and Phase 3 of the Ashland Park PUD by replacing the 2001 original approved mix of 124 quadplex residential units, 42 duplex residential units, and 21 single-family residential units with a new pattern of consisting of 158 duplex residential units. This proposal results in an overall reduction of 29 residential dwelling units. The total improved space decreased from 79.8% to 59.9% which makes the new total open space to be 40.1% (20.39 acres). The most recent configuration for Phase 2 and Phase 3 of Ashland Park PUD was approved in 2017 and consists of 62 single-family residential units and 48 duplex residential units for a total of 110 residential dwelling units. A copy of the overall site plan (dated 12/05/2016) approved in 2017 is included with this report.

**SUBJECT PROPERTY:**

The subject property is the Ashland Park PUD. The PUD extends southwest from the intersection of Birmley Road and Garfield Road. Phases 2 and 3 compose approximately 52 areas of land.

*Aerial image of the subject property (property lines highlighted in blue):*



**BACKGROUND:**

The Ashland Park PUD was approved in 2001, but demand for residential units within the development never really materialized. Eventually, Phase 1 of Ashland Park commenced and build out of the phase is nearing completion. In Phase 1, the sale of duplex residential units has been more successful than the sale of single-family detached residential units. For Phases 2 and 3, the owner/applicant is requesting to convert all residential units into strictly duplex residential units. Changes to the road network are also proposed. From Phase 3, a connection into the Traditions development is maintained.

The new design of the roadway appears to maintain desired connectivity. The development includes a pathway network, including sidewalks along both sides of the roads. Elsewhere, the pathway network links the proposed open areas of the site. This proposal would appear to meet the intent of the Township's pedestrian pathway requirements.

**PROJECT HISTORY:**

*2001 Ashland Park PUD*

The project, approved in 2001, was a multiphase project that incorporated single family residential lots, zero lot line units, duplex and quadplex units, and commercial/office uses.

*2005 Ashland Park PUD Amendment*

The project was changed significantly when amended in 2005. The amendment allowed additional commercial and industrial uses to replace single family lots and to increase the multifamily units.

*2017 Ashland Park PUD Amendment*

Phases 2 and 3 were amended to eliminate approved multifamily units and replace them with single family lots. Minor changes to the orientation of other previously approved building sites within Phases 2 and 3 were also proposed, including the approved storage area, office buildings, and duplexes.

**FINDINGS OF FACT:**

- 1) An application has been received to amend Phases 2 and 3 of the Ashland Park PUD.
- 2) The site development plan for this portion of the development was most recently authorized by Amendment #PUD 2001-01-D in 2017.
- 3) The most significant change between the approved plan and the proposed plan is to replace all approved single-family lots with duplex condominium units.
- 4) This proposal results in an overall reduction of 29 dwelling units from the original plan in 2001.

**Section 426.E(4) Criteria**

- (a) The uses will be compatible with the natural environment, and with adjacent and surrounding land uses and properties, and will not have an adverse economic, social or environmental impact on adjacent and surrounding land uses and properties;
  - Finding: The Planning Commission finds that this standard HAS BEEN MET because the application proposes a use which is already authorized within the PUD; the use is compatible with surrounding single-family residential uses both within and outside of the Ashland Park PUD; and, the amendment will not have an adverse impact on adjacent or surrounding properties.
- (b) The uses will be compatible with the capacity of existing public services and facilities, or of planned and feasible future public services and facilities, and such use is consistent with the public health, safety and welfare of the Township residents;

- Finding: The Planning Commission finds that this standard HAS BEEN MET. The development is already approved based upon the availability of these services and the application proposes a reduction in density, and therefore a reduction in need for these services.
- (c) The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal;
- Finding: The Planning Commission finds that this standard HAS BEEN MET. The use is already approved, and the application includes additional amenities such as sidewalks, walking paths, and pocket parks throughout the site. Pocket parks will be composed of benches, picnic tables and dog walk areas as noted.
- (d) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal;
- Finding: The Planning Commission finds that this standard HAS BEEN MET. The proposed duplexes will have no greater impact on the remaining hillside than would the presently approved single-family units. With the current approved overall site plan, single-family home owners would have the right to remove trees on their lots. The applicant has stated that there will most likely be fewer trees removed since the condominium owners will only own inside the building and not their yard. The condominium association will manage and maintain the open space, including this area of trees.
- (e) Existing important natural, historical and architectural features within the development shall be preserved;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the applicant has made reasonable efforts to protect and retain existing mature vegetation and provide open space on the property.
- (f) Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the proposed building site setbacks are compatible with what has already been approved within the Ashland Park PUD.
- (g) With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, minimizing potential motorized/non-motorized conflict points, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as is practicable, do not detract from the design of proposed structures and neighboring properties;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the proposed sidewalks and the proposed walking paths are separated from the roadways and are designed to minimize pedestrian/vehicular conflict.



(h) Landscaping is provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and, where applicable, to create a pleasant pedestrian scale outdoor environment;

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the application proposes consistent landscaping as a condominium development with common ownership of the open spaces.

(i) The development consolidates and maximizes useable open space;

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the application proposes a number of consolidated common areas between development areas which may be utilized for passive recreation and which also accommodate picnic table areas and walking paths.

(j) The benefits of the development are not achievable under any single zoning classification; and

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the application requests an amendment to an existing, mixed-use development which is not achievable under any single zoning district.

(k) The development is compatible with the intent and purpose of the adopted master plan.

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the amended development plan remains consistent with the Master Plan designation for this area as low density residential (1-3 units per acre). The planned density for Phases 2 and 3 in the Ashland Park PUD is approximately 3 units per acre.

**ACTION REQUESTED:**


The purpose of this agenda item is to consider Findings of Fact for the application. Following consideration and Commissioner discussion, the following motion is offered for consideration:

MOTION THAT the Findings of Fact for Application PUD-2001-01-F, submitted by Peach Tree River Investments for an amendment to the Ashland Park Planned Unit Development Phases 2 and 3, BE ADOPTED.

The following motion is recommended to approve the project, subject to the conditions as noted below, and subject to conditions which are routinely added to all approvals:

MOTION THAT Application PUD-2001-01-F, submitted by Peach Tree River Investments for an amendment to the Ashland Park Planned Unit Development Phases 2 and 3, BE RECOMMENDED FOR APPROVAL TO THE TOWNSHIP BOARD.

Any additional information that the Planning Commission determines to be necessary should be added to the above motions.

 Charter Township of Garfield Planning Department Report No. 2019-77		
Prepared:	July 1, 2019	Pages: 6
Meeting:	July 10, 2019 Planning Commission	Attachments: <input type="checkbox"/>
Subject:	French Manor/Terra Energy PUD Major Amendment-Findings of Fact	
Applicant:	Burdco, Inc.	
Owner:	Chartwell Properties, Inc.	
File No.	SUP-1995-03B	
Parcel No.	05-023-013-01	

**PURPOSE OF APPLICATION:**

A request to amend a Planned Unit Development (PUD) is being considered according to Section 423.G of the Zoning Ordinance. Staff has determined that this amendment constitutes a major amendment which requires a public hearing and Planning Commission approval. The application requests an amendment to the Terra Energy PUD to provide a single-story 80-unit assisted living facility. Phase I development consists of 30 units. Future phases of the development will expand to a total of 80 units for complete build-out of the facility. The majority of the future development will occur into the west half of the property with some amount of expansion to the east of the currently proposed facility.

**SUBJECT PROPERTY:**

The subject parcel is approximately 3.78 acres and located in the Terra Energy (PUD) east off LaFranier Road. Access to the parcel is from Terra Road which is east off LaFranier Road. Existing zoning of the parcel is R-3 Multiple Family Residential. The future land use designation of the parcel in accordance with the Master Plan is High Density Residential.

*Aerial image of the subject property (property lines highlighted in blue):*





Aerial image of the subject property (property lines highlighted in blue):



**BACKGROUND:**

The Terra Energy PUD was approved in 1995 and amended in 1997. The subject parcel was originally planned for “local business” use including retail establishments, restaurants, offices, etc.

*1995 Terra Energy PUD*

The project, approved in 1995, was a multiphase project that incorporated office, residential and commercial uses. The first phase only included the construction of an office building which is currently occupied by Grand Traverse County and functions as its Public Services Building.

*1997 Terra Energy PUD Amendment*

The project was amended in 1997 to accommodate 44-unit residential duplexes located at the east end of the PUD. There have been no other amendments since 1997.

*60 Percent Requirement*

With an application to amend an approved PUD, the application shall also include written consent to the application by the owner(s) of at least sixty (60) percent of approved development sites or land area within the planned development. In this case, the application has the consent of the owner of the subject site along with the consent of Grand Traverse County which owns a portion of the PUD. Together these two owners cover 65% of the PUD.

**SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:**

In the section that follows, staff offers the following comments regarding site design and compliance with the Zoning Ordinance:

*Ingress and Egress:*

Ingress and egress is provided directly onto Terra Drive by two 20-foot wide driveways. A 20-foot wide gravel fire lane is being proposed along the north property line of the property off of LaFranier Road. An emergency access gate with Knox box will be installed near the drive entrance at LaFranier Road and

another emergency access gate with Knox box at the northeast corner of the site which abuts the Village Glen apartments to the north.

*Vehicular and Bicycle Parking:*

Parking areas for assisted living facilities are not clearly defined in the Zoning Ordinance. However, the Ordinance does provide the following similar parking requirements:

- Nursing, convalescent homes with a minimum required parking of 1 for each four (4) beds and a maximum parking of 1 for each two (2) beds
- Housing for the elderly with a required parking of 1 per dwelling unit and a maximum parking of 2.0 per dwelling unit

The Township Zoning Administrator has the ability to determine the appropriate number of spaces in the case where a use is not defined by the parking tables. In this case, the Zoning Administrator recommended a parking measure that is closer to the nursing, convalescent homes requirement. The overall plan meets the parking requirement for the facility. Twenty (20) parking spaces is sufficient for this phase with a total build-out of forty (40) parking spaces. In addition to vehicle parking, bicycle parking is provided.

*Dumpster Enclosure:*

The proposed dumpster enclosure is located on the east end of the proposed parking area.

*Pedestrian Circulation:*

A sidewalk six (6) feet in width is proposed along the entire frontage of the property on LaFranier Road and a sidewalk five (5) feet in width along Terra Road from LaFranier Road to about the middle of the lot (between the two driveways).

*Landscaping:*

The "Type C" buffers along the north, east, and west property lines meet the quantity requirements and intent of the Ordinance. The Type "B" along the south property line also meets the quantity requirements and intent of the Ordinance. Crediting of existing trees has been provided. As future phases are developed, the landscaping plan will have to be reviewed as it will be impacted by new building footprints.

At the public hearing, there was some concern about whether the existing trees along the east property line were sufficient. The applicant has provided the planting of seven (7) seven-foot white spruces in this location.

*Lighting:*

Pursuant to Section 517 of the Ordinance, all proposed lamps shall emit light measuring 3,500 K or warmer (between 0 K and 3,500 K) on the Kelvin scale. All proposed lamps are proposed at 3,000 K.

*Sewer and Water:*

Existing and proposed utilities are provided.

*Stormwater:*

Parking lot stormwater runoff will be managed completely onsite via a storm basin located at the east side of the parking lot.

*Snow Storage:*

Snow storage is provided at the east edge of the parking lot for Phase I. Additional snow storage will be provided at the west edge of the parking lot for future phases.

*Generator:*

The proposed generator originally located at the east edge of the property has been relocated near the dumpster and parking area.

**FINDINGS OF FACT:**

- 1) An application has been received to amend the Terra Energy PUD.
- 2) The PUD was last amended by Amendment #SUP 1995-03A in 1997.
- 3) The proposed amendment will develop the last parcel of developable property in the PUD as an assisted living facility.

**Section 426.E(4) Criteria**

- (a) The uses will be compatible with the natural environment, and with adjacent and surrounding land uses and properties, and will not have an adverse economic, social or environmental impact on adjacent and surrounding land uses and properties;
  - Finding: The Planning Commission finds that this standard HAS BEEN MET because the application proposes a use, an assisted living facility, which is compatible within and outside of the PUD and the amendment will not have an adverse impact on adjacent or surrounding properties.
- (b) The uses will be compatible with the capacity of existing public services and facilities, or of planned and feasible future public services and facilities, and such use is consistent with the public health, safety and welfare of the Township residents;
  - Finding: The Planning Commission finds that this standard HAS BEEN MET. The proposed development is the last phase of the previously approved PUD. The initial intent of the PUD was to use the subject parcel for commercial or “business” uses. The proposed use does not create any additional demand than what was previously approved for this location.
- (c) The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal;
  - Finding: The Planning Commission finds that this standard HAS BEEN MET. The use is part of a mostly developed PUD. Additional sidewalks will be installed to compliment the full build out of the PUD.
- (d) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal;
  - Finding: The Planning Commission finds that this standard HAS BEEN MET. The proposed use will utilize the existing landscaping, particularly along the east and north property lines. Additional plantings will be added to provide additional infill the existing trees.



- (e) Existing important natural, historical and architectural features within the development shall be preserved;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the applicant has made reasonable efforts to protect and retain existing mature vegetation on the property.
- (f) Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the proposed building site configuration and setbacks are compatible with what has already been approved within the Ashland Park PUD.
- (g) With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, minimizing potential motorized/non-motorized conflict points, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as is practicable, do not detract from the design of proposed structures and neighboring properties;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the proposed sidewalks are separated from the roadways and are designed to minimize pedestrian/vehicular conflict.
- (h) Landscaping is provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and, where applicable, to create a pleasant pedestrian scale outdoor environment;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the application proposes consistent landscaping and utilizes existing vegetation.
- (i) The development consolidates and maximizes useable open space;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the application, as part of a complete PUD, provides open space.
- (j) The benefits of the development are not achievable under any single zoning classification; and
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the application requests an amendment to an existing, mixed-use development which is not achievable under any single zoning district.
- (k) The development is compatible with the intent and purpose of the adopted master plan.
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the amended development plan remains consistent with the Master Plan designation for this area as high density residential. The proposed use is best suited for this designation.

**ACTION REQUESTED:**

The purpose of this agenda item is to consider Findings of Fact for the application. Following consideration and Commissioner discussion, the following motion is offered for consideration:

MOTION THAT the Finding of Fact for Application SUP-1995-03B, submitted by Burdco, Inc. for an amendment to the Terra Energy Planned Unit Development, BE ADOPTED.

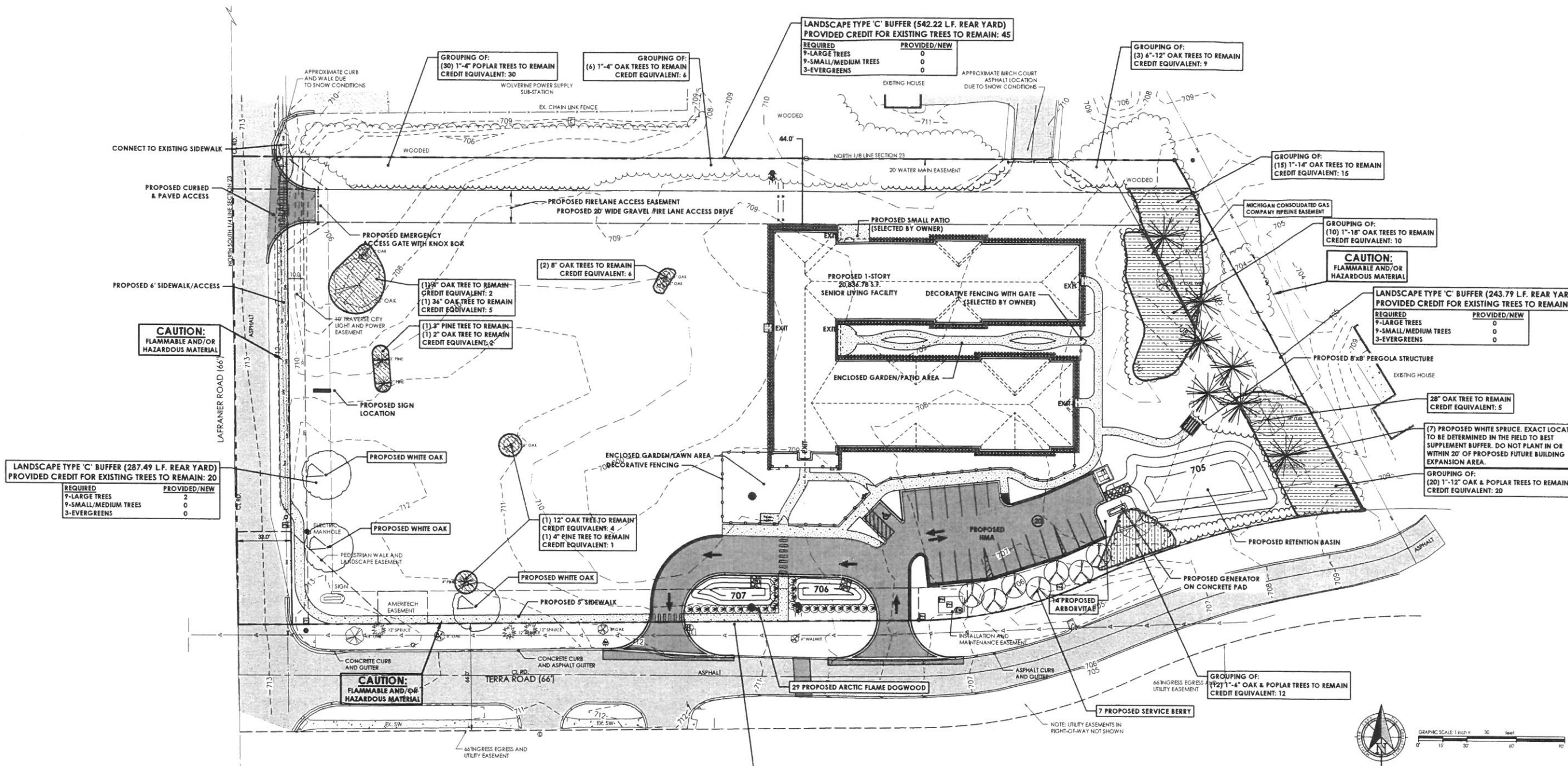
The following motion is recommended to approve the project, subject to the conditions as noted below, and subject to conditions which are routinely added to all approvals:

MOTION THAT Application SUP-1995-03B, submitted by Burdco, Inc. for an amendment to the Terra Energy Planned Unit Development, BE RECOMMENDED FOR APPROVAL TO THE TOWNSHIP BOARD.

Any additional information that the Planning Commission determines to be necessary should be added to the above motions.







LANDSCAPE TYPE 'C' BUFFER (287.49 L.F. REAR YARD)  
PROVIDED CREDIT FOR EXISTING TREES TO REMAIN: 20

REQUIRED	PROVIDED/NEW
9-LARGE TREES	2
9-SMALL/MEDIUM TREES	0
3-EVERGREENS	0

LANDSCAPE TYPE 'C' BUFFER (542.22 L.F. REAR YARD)  
PROVIDED CREDIT FOR EXISTING TREES TO REMAIN: 45

REQUIRED	PROVIDED/NEW
9-LARGE TREES	0
9-SMALL/MEDIUM TREES	0
3-EVERGREENS	0

GROUPING OF:  
(3) 4"-12" OAK TREES TO REMAIN  
CREDIT EQUIVALENT: 9

GROUPING OF:  
(15) 1"-14" OAK TREES TO REMAIN  
CREDIT EQUIVALENT: 15

GROUPING OF:  
(10) 1"-18" OAK TREES TO REMAIN  
CREDIT EQUIVALENT: 10

CAUTION:  
FLAMMABLE AND/OR  
HAZARDOUS MATERIAL

LANDSCAPE TYPE 'C' BUFFER (243.79 L.F. REAR YARD)  
PROVIDED CREDIT FOR EXISTING TREES TO REMAIN: 55

REQUIRED	PROVIDED/NEW
9-LARGE TREES	0
9-SMALL/MEDIUM TREES	0
3-EVERGREENS	0

28" OAK TREE TO REMAIN  
CREDIT EQUIVALENT: 5

(7) PROPOSED WHITE SPRUCE. EXACT LOCATIONS  
TO BE DETERMINED IN THE FIELD TO BEST  
SUPPLEMENT BUFFER. DO NOT PLANT IN OR  
WITHIN 20' OF PROPOSED FUTURE BUILDING  
EXPANSION AREA.

GROUPING OF:  
(20) 1"-12" OAK & POPLAR TREES TO REMAIN  
CREDIT EQUIVALENT: 20

GROUPING OF:  
(12) 1"-4" OAK & POPLAR TREES TO REMAIN  
CREDIT EQUIVALENT: 12

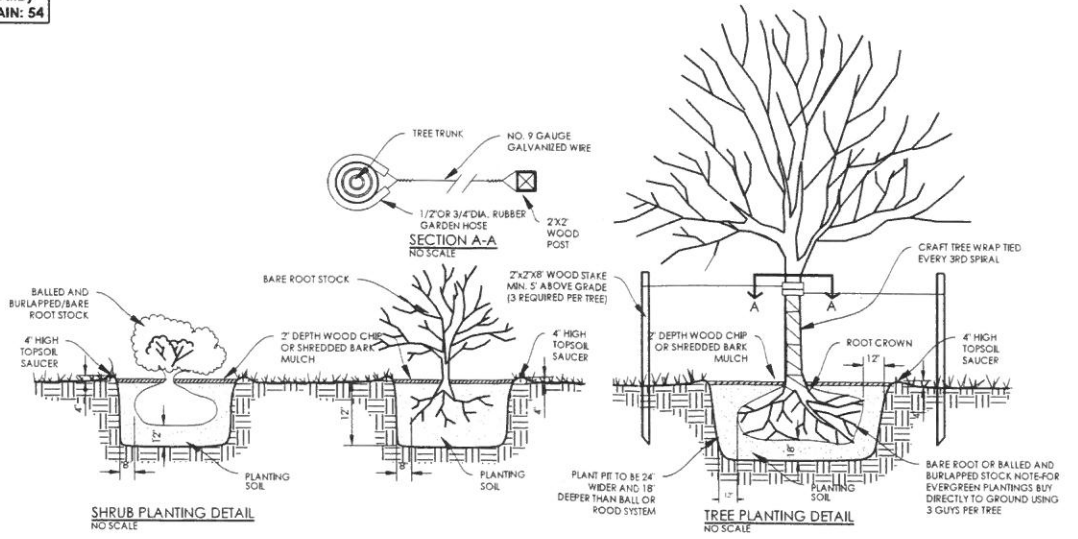
LANDSCAPE TYPE 'B' BUFFER (499.05 L.F. REAR YARD)  
PROVIDED CREDIT FOR EXISTING TREES TO REMAIN: 54

REQUIRED	PROVIDED/NEW
14-LARGE TREES	1
7-SMALL/MEDIUM TREES	7
28-EVERGREENS	29

PLANT LIST			
TREES			
common name	botanical name	size	estimated quantity
Oak, White	Quercus alba	2 1/2" DBH B&B	3
Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	7 B&B	7
Spruce, White	Picea glauca	7 B&B	7

SHRUBS			
common name	botanical name	size	estimated quantity
Arbutus, Eastern	Thuja occidentalis 'Holmstrup'	5 gallon	14
Dogwood, Arctic Fire	Cornus stolonifera	5 gallon	29

P:\Land Projects\2019\19052 - Burdco\Planning\Area Calc\19052 plan04-Calculations.xlsx



PLANTING NOTES:

- Clean up and remove from the planting areas weeds and grasses, including roots, and any minor accumulated debris and rubbish before commencing work.
- Remove and dispose of all soil in planting areas that contains any deleterious substance such as oil, plaster, concrete, gasoline, paint, solvents, etc., removing the soil to a minimum depth of six (6) inches or to the level of dryness in the affected areas. The affected soil shall be replaced with native or imported soil as required.
- Finish grading all planting areas to a smooth and even condition, making certain that no water pockets or irregularities remain. Remove and dispose of all foreign materials, clods and rocks over 1 inch in diameter within 3 inches of surface.
- All Plant Materials shall be healthy, well developed representatives of their species or varieties, free from disfigurement with well-developed branch and root systems, and shall be free from all plant diseases and insect infestation.
- All plant substitutions will be subject to the Owner's approval.
- Each plant shall be planted with it's proportionate amount of soil amendment and fertilizer. Hand smooth planting area after planting to provide an even, smooth, final finish grade. To avoid drying out, plantings shall be immediately watered after planting until the entire area is soaked to the full depth of each hole unless otherwise noted on the drawing.
- Mulch all planting beds with 3 inches of shredded bark mulch.
- Remove all tags, labels, nursery stakes and ties from all plant material only after the approval of the Owner.
- All plants shall be guaranteed for a period of one year. The guarantee period commences from the time of final acceptance by the Owner. Replace as soon as weather permits, all dead plants not in vigorous condition as noted during the maintenance period. Said plants shall be maintained for a period of 90 calendar days from the replacement date. Plants used for replacements shall be same kind and size as originally planted. They shall be furnished, planted and fertilized as specified and guaranteed.

IRRIGATION NOTE:

Landscape to be irrigated. Installation to be performed by a reputable irrigation contractor.

LANDSCAPING PREPARED BY:

Dustin M. Christensen, LLA  
Landscape Architect  
No. 3901001527

830 Cottageview Dr., Ste. 201  
P.O. Box 4015  
Traverse City, MI 49685  
Phone: 231-946-9310  
www.mansfield.com  
info@mansfield.com

**Mansfield**  
Land Use Consultants

REV#	DATE	BY	CHK	DESC
01	04.01.19	dlm	mmh	Original design
02	04.04.19	dlm	mmh	Township Submission
03	04.29.19	dlm	mmh	Township Submission
04	04.18.19	dlm	mmh	Relocate generator, add screening pines, per TWP


Burdco, Inc.  
Proposed Senior Living Facility  
LANDSCAPE PLAN  
Section 23, Town 27 North, Range 11 West  
Garfield Township, Grand Traverse County, Michigan

PRELIMINARY

19052

L1.0



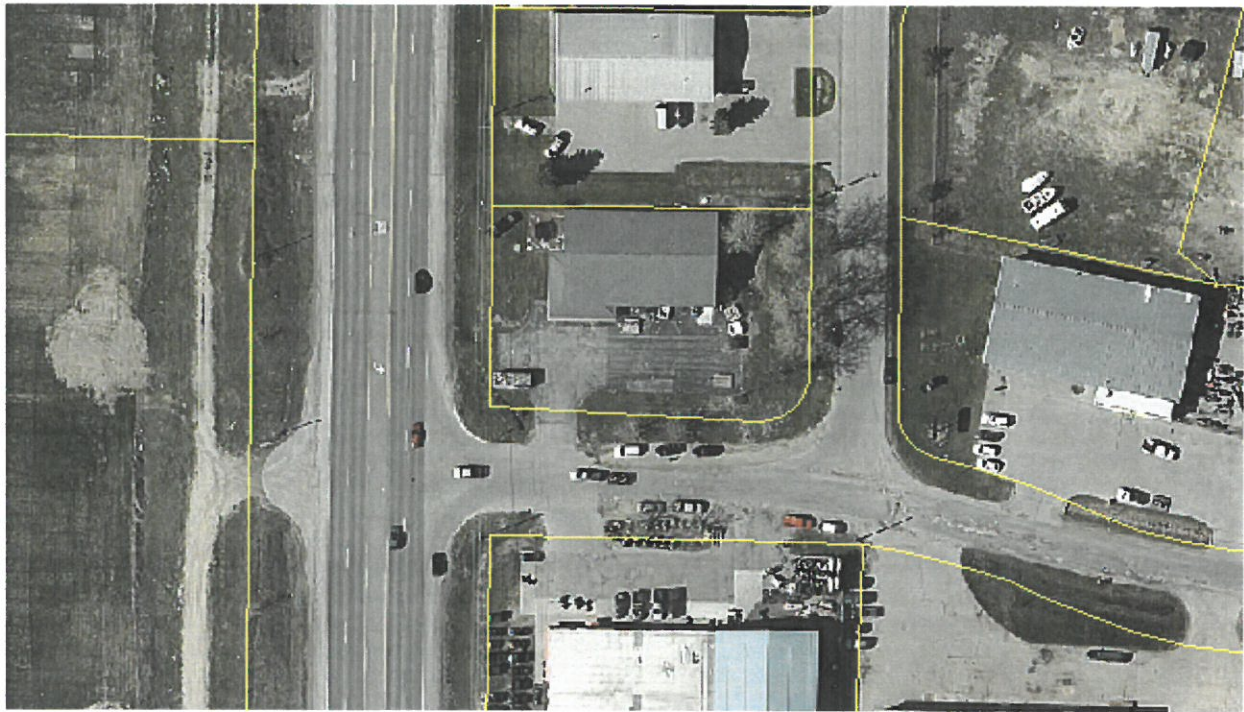
 Charter Township of Garfield Planning Department Report No. 2019-80		
Prepared:	July 1, 2019	Pages: Y
Meeting:	July 10, 2019 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Grand Traverse Leisure – Proposed Outdoor Display SPR Application	
Applicant:	Don Alford	
Owner:	Bonnie Beckman	
File No.	SPR-2019-03	
Parcel No.	05-060-002-00	

**PURPOSE OF APPLICATION:**

The application requests site plan review for a proposed outdoor display at the existing Grand Traverse Leisure site. The site is currently used for a retail store and the application describes the desire to add an outdoor display for large items such as spas, hot tubs, and outdoor furniture items. The site is currently zoned C-G General Commercial.

**SUBJECT PROPERTY:**

The site is located at 565 W. Blue Star Drive, east of US-31 and north of S. Blue Star Drive. The site is bordered by other sites zoned as C-G to the west (across US-31), north, and south, and sites zoned as I-G General Industrial to the east.



**BACKGROUND:**

Section 613 A. (1) (c) of the Zoning Ordinance allows the Planning Commission to approve designated display areas, if permitted in the district, within front and side yard setback areas. According to Section 320 B. (7), outdoor sales areas are permitted by special conditions in the C-G district subject to Section 765, which describes the use regulations and conditions for outdoor sales areas.

**SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:**

Staff offers the following comments regarding site design and compliance with the Zoning Ordinance. The regulations and conditions of Section 765 Outdoor Sales are as follows:

***(1) The property has at least one property line on a major thoroughfare.***

The site is located on a major thoroughfare, US-31.

***(2) Access is limited to one (1) driveway approach to any public street and shall comply with Grand Traverse County Road Commission or M-DOT requirements.***

The site has one access approach, located along S. Blue Star Drive.

***(3) No driveway or curb cut shall be located closer than 10 feet to an adjoining property.***

The existing driveway is located 30 feet away from US-31 and lines up with the driveway across S. Blue Star Drive. The driveway for Grand Traverse Leisure is the only one between US-31 and W. Blue Star Drive and is not located closer than 10 feet to an adjoining property.

***(4) The property has an approved commercial retail business and structure located on the property that meets the standards of the Ordinance.***

The site has an existing commercial retail business.

***(5) The sales area shall be paved and adequately maintained so as to provide a smooth dustless surface.***

The outdoor sales area is proposed to include two areas on the site totaling 1,822 square feet. One area will be next to the existing building and will be paved with concrete. One area will take over the parking spaces immediately adjacent to US-31, and will be paved with asphalt.

***(6) All development standards of Article 5 can be met.***

The proposal provides additional paved areas to an existing site, some additional landscaping along the US-31 frontage, and a 2-foot by 2-foot stone drain. No other changes to the site are proposed.

***Landscaping:***

The landscaping area is labeled as “low level plantings” and “mulch area” on the site plan. From the table of landscaping materials provided, the low level plantings will be ground cover shrubs, ground juniper and burning bush, and there will be 12 shrubs in total.

According to Section 530 C, when a building or parking lot is enlarged, then landscaping requirements apply on an incremental basis. The paved area will be increased by about 20-25%. The total landscaping requirements in Table 531.1 indicate that for a primary commercial use adjacent to a state highway, the requirement is a Type “D” buffer consisting of ground cover plus four large trees, three medium or small trees, and three evergreen or coniferous trees per 100 linear feet of total green space area. There is about 142 linear feet of frontage along US-31, which would necessitate one of each type of tree.

According to Section 530 H, the Planning Commission, as the approval authority for this site plan review, may waive or adjust the landscaping requirements based on certain criteria, including space limitations on the site or prevailing development patterns in the surrounding neighborhood.

**RECOMMENDATION:**

If the Planning Commission is comfortable with the site plan, the following motion would be appropriate:

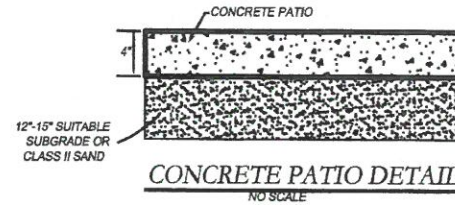
THAT application SPR-2019-03, submitted by Don Alford to construct an outdoor display area for the existing Grand Traverse Leisure site at parcel no. 05-060-002-00, BE APPROVED.

**Attachments:**

1. 11" X 17" plan set provided by applicant dated June 5, 2019.



Crain Engineering, LLC  
SCALE: 1" = 20 FEET



MILLER CHARLES J.  
587 WEST BLUE STAR DR  
TRAVERSE CITY, MI 49685  
ZONING: C-G GENERAL COMMERCIAL

## LANDSCAPING

- ★ EVERGREENS & CONIFERS (6' TALL)  
BLUE SPRUCE, BALSAM FIR
- 🌳 CANOPY TREES (MIN. 2" CALIPER)  
SUGAR MAPLE  
COLUMNAR MAPLE
- 🌿 GROUND COVER SHRUBS (5-GALLON)  
GROUND JUNIPER, BURNING BUSH
- 🌳 LARGE SHRUBS (1.5" CALIPER)  
AMERICAN CRANBERRY, HONEYSUCKLE



## LOCATION MAP

Crain Engineering, LLC  
Engineering, Consulting, & Design  
7622 Bott Road  
Buckley, MI 49620

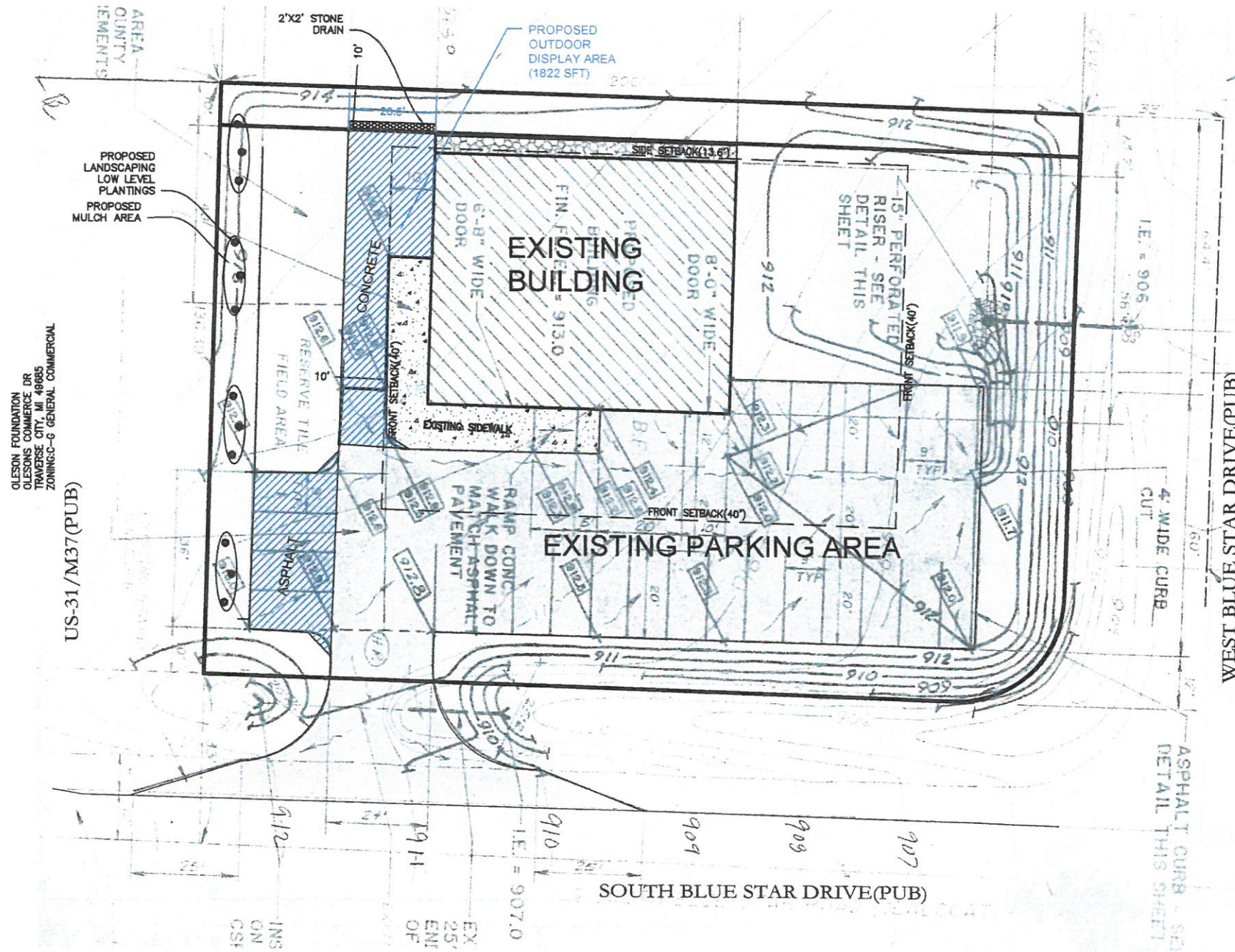
Phone: (231) 947-7255  
Cell: (231) 632-4207  
email: crainengineeringllc@gmail.com

DRWN BY: WLC  
DSGN BY: WLC  
DATE: 06-05-2019  
REV DATE:

## SITEPLAN - PATIO DISPLAY GRAND TRAVERSE LEISURE

SECTION 33 - TOWN 27 NORTH - RANGE 11 WEST  
GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:  
**140619**  
SHEET **C-1**



HIRANS PROPERTIES LLC  
3800 SOUTH BLUE STAR DR  
TRAVERSE CITY, MI 49685  
ZONING: G GENERAL INDUSTRIAL

## SITE DATA

### PROPERTY OWNER:

BONNIE BECKMAN  
4060 PENINSULA SHORE  
GAWN, MI 49637  
PH: 231-649-1865

### APPLICANT:

DON ALFORD  
GRAND TRAVERSE LEISURE  
565 WEST BLUE STAR DRIVE  
TRAVERSE CITY, MI 49685

PARCEL ADDRESS - 565 WEST BLUE STAR DRIVE  
PARCEL ZONING - C-G GENERAL COMMERCIAL  
PARCEL NUMBER - 05-060-002-000

### SETBACKS:

FRONT - 40'  
SIDE - 10% LOT WIDTH N.T.E. 25'  
REAR - 10% LOT DEPTH N.T.E. 25'

### PROPOSED:

CONCRETE PATIO AREA FOR DISPLAY OF OUTDOOR MERCHANDISE

### PARKING:

EXISTING PARKING AREA TO REMAIN WITH NO CHANGES. EXISTING PARKING AREA HAS 19 SPACES


### PROPERTY DESCRIPTION:

LOT 2 BLUE STAR ESTATES, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN



CLASSIC MOTOR SPORTS & LAWN EQUIPMENT  
3939 SOUTH BLUE STAR DR  
TRAVERSE CITY, MI 49685  
ZONING: C-G GENERAL COMMERCIAL



 Charter Township of Garfield Planning Department Report No. 2019-79			
Prepared:	July 1, 2019	Pages:	4
Meeting:	July 10, 2019 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Chelsea Park West PUD Major Amendment Introduction		
Applicant:	Bennett Donaldson/JB Donaldson Company		
Owner:	Russell Broad		
File No.	SPR 2000-09-H	Parcel No.	05-021-066-00

**PURPOSE OF APPLICATION:**

A request to amend a Planned Unit Development (PUD) is being considered according to Section 423.G of the Zoning Ordinance. Staff has determined that this amendment constitutes a major amendment which requires a public hearing and Planning Commission approval. The Chelsea Park PUD was approved in 2000. The PUD has seen several minor amendments since 2000. The application requests an amendment to the Chelsea Park West PUD to increase the number of multiple family units from 172 multiple family units to 192 multiple family units for a total of 20 additional units. The proposal includes changing the building types from one (1) 8-unit building, two (2) 16-unit buildings, three (3) 20-unit buildings, and three (3) 24-unit buildings to eight (8) 24-unit buildings. The project will be built in four (4) phases of construction.

**SUBJECT PROPERTY:**

The subject parcel is approximately 19.31 acres and located in the Chelsea Park PUD north off Hartman Road, east of US-31. Existing zoning of the parcel is A-Agricultural. The future land use designation of the parcel in accordance with the Master Plan is High Density Residential.

*Aerial image of the subject property (property lines highlighted in blue):*





Aerial image of the subject property (property lines highlighted in blue):



**SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:**

In the section that follows, staff offers the following comments regarding site design and compliance with the Zoning Ordinance:

*60 Percent Requirement*

With an application to amend an approved PUD, the application shall include written consent to the application by the owner(s) of at least sixty (60) percent of approved development sites or land area within the planned development.

*Ingress and Egress:*

Ingress and egress is provided directly onto Chelsea Lane. Chelsea Lane is the main entrance to the Chelsea Park PUD off Hartman Road. Additional access will be available to the east from Chelsea Park.

*Vehicular and Bicycle Parking:*

Parking areas for multiple family dwellings has a minimum parking requirement of 1.5 spaces per dwelling unit to a maximum of 2.0 spaces per dwelling unit. 347 parking spaces are proposed. At 192 units, the average is 1.8 spaces for dwelling unit.

Wherever off-street parking is required, a minimum of two bicycle parking spaces are required. For parking areas with greater than twenty-five (25) motor vehicle spaces, bicycle parking shall be provided on a basis of two spaces per twenty-five motor vehicle parking spaces. Bicycle parking locations and design details should be provided.

*Pedestrian Circulation:*

Public pathways shall be constructed for all new development, re-developments, and amendments to previously approved site development plans, including substantial additions or improvements to existing buildings with a construction cost of twenty thousand dollars (\$20,000.00) or more within a twelve month period.

According to Section 522, the Township Engineer and Planning Director may modify a requirement for a non-motorized pathway in Township Section 21, in whole or in part, if, in their mutual opinion, unfavorable physical conditions exist. However, the requirement of pathway construction may not be waived entirely. Only the Planning Commission shall make the determination to modify a pathway requirement.

According to the Non-Motorized Plan map, Hartman Road is identified to have a bike lane/route.

*Landscaping:*

“Type C” buffers are required along the property lines. Existing trees along the north, south and some of the west property lines will be maintained. It appears that the evergreens along the south side of the property were planted as part of the initial development phase of the Chelsea Park PUD. While the site plan shows existing trees west of Building #1, there are few if any actual plantings at this location. Staff recommends providing evergreens, similar to the evergreens along the south side of the property, at the back side of Building #1 which faces Hartman Road. Staff further recommends increasing the number of shrub plantings in the parking lot areas.

There are existing deciduous trees that stretch from the south end of the property to the north lining both sides of what is proposed to be Essex View Street. Similar to the evergreens along Hartman Road, these trees appear to have been planted as part of the initial development phase of the Chelsea Park PUD. Due to the design layout of Essex View Street, these trees may need to be relocated, but still could be used within the proposed development.

As a Special Use Permit, the Planning Commission does have the authority to require additional landscaping at any location if determined to be necessary to meet the intent of the Ordinance.

*Lighting:*

The lighting plan needs to include area of illumination illustrated by point values on a photometric plan. Pursuant to Section 517 of the Ordinance, all proposed lamps shall emit light measuring 3,500 K or warmer (between 0 K and 3,500 K) on the Kelvin scale. All proposed lamps, both pole lights and wall pack lights, are proposed at 3,000 K.

*Dumpster Enclosure:*

Four dumpster locations are provided. Dumpster enclosure details should be provided. The dumpster near the Clubhouse has parking spaces identified in front of the enclosure. Either the dumpster should be relocated or the parking spaces should be removed or relocated to provide appropriate access to the dumpster.

*Sewer and Water:*

Municipal sewer and water is proposed to service the site.

*Stormwater:*

Parking lot stormwater runoff will be managed completely onsite via four stormwater retention basins.

*Snow Storage:*

Snow storage areas need to be identified.

*Building Heights:*

Heights of the proposed buildings, clubhouse and accessory buildings should be clearly noted.

*Amenities:*

In the original approved PUD for Chelsea Park West, the Clubhouse was identified as having an outdoor pool. In this site plan, the originally proposed outdoor pool has been replaced with a covered fire pit/TV outdoor area with radiant heaters.

There are two proposed outdoor patio/grill areas. One is located between Buildings #1 and #2 and one is located between Buildings #7 and #8. A dog park is proposed west of Building #7. These locations are difficult to read and should be made legible on the plans.

A walking path has been proposed around the wetland area.

*Signage:*

A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections should be provided.

**RECOMMENDATION:**

The purpose of the introductory meeting is to accept the application and to identify any concerns that should be addressed prior to holding a public hearing on the application. As such, following an opportunity for applicant presentation and Commissioner discussion, the following motion is offered for consideration:

MOTION THAT application SPR 2000-09-H, submitted by Bennett Donaldson/JB Donaldson Company for a Special Use Permit for amendment of the Chelsea Park Planned Unit Development at Parcel No. 05-021-066-00, BE ACCEPTED, and BE SCHEDULED for a public hearing at the regular meeting of the Garfield Township Planning Commission on August 14, 2019, subject to the following additional information being provided by the applicant prior to July 25, 2019 to ensure that Staff has adequate time to review the information:

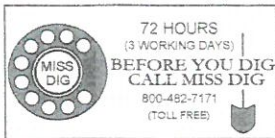
1. Written consent to the application by the owner(s) of at least sixty (60) percent of approved development sites or land area within the planned development.
2. Bicycle parking locations and design details should be provided.
3. Providing evergreens, similar to the evergreens along the south side of the property, at the back side of Building #1 which faces Hartman Road and increasing the number of shrub plantings in the parking lot areas.
4. The lighting plan needs to include area of illumination illustrated by point values on a photometric plan.
5. Dumpster enclosure details should be provided and address access to the dumpster near the Clubhouse.
6. Snow storage areas need to be identified.
7. Heights of the proposed buildings, clubhouse and accessory buildings should be noted.
8. Locations of the outdoor patio/grill areas and dog park should be made legible on the plans.
9. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections should be provided.

Any additional information that the Planning Commission determines to be necessary should be added to this motion.

**Attachments:**

1. Impact Assessment statement (no date)
2. 11" X 17" plan set provided by applicant dated June 5, 2019





## UTILITIES

### CHARTER TOWNSHIP OF GARFIELD

MR. JOHN SYCH, PLANNER  
3848 VETERANS DRIVE, TRAVERSE CITY, MI 49684  
231-941-1820

### GRAND TRAVERSE COUNTY ROAD COMMISSION

MR. BRAD KLUCZYNSKI - MANAGER  
1881 LaFRANIER ROAD, TRAVERSE CITY, MICHIGAN  
231-922-4848

### GRAND TRAVERSE COUNTY SESC OFFICE

MR. DAN THORELL, GTOO  
2650 LaFRANIER ROAD, TRAVERSE CITY, MI 49686  
231-995-6033

### GRAND TRAVERSE COUNTY DRAIN COMMISSIONER'S OFFICE

MR. STEVE LARGENT, DRAIN COMMISSIONER  
400 BOARDMAN AVENUE, TRAVERSE CITY, MI 49685  
231-922-4807

### GRAND TRAVERSE COUNTY DEPARTMENT OF PUBLIC WORKS (DPW)

MR. JOHN DIVOZZO OR MR. SAN TYSON  
2650 LaFRANIER ROAD, TRAVERSE CITY, MICHIGAN  
231-995-6039

### CONSUMERS ENERGY

MR. JOHN RADICKI - AREA REPRESENTATIVE  
821 HASTINGS, TRAVERSE CITY, MICHIGAN  
929-6243

### CHERRYLAND ELECTRIC COOPERATIVE

MR. BOB SIEKAS - AREA ENGINEER  
P.O. BOX 298, GRAWIN, MICHIGAN  
943-8377

### AMERITECH

MR. KEITH NELSON - ENGINEER  
142 EAST STATE STREET, FLOOR 2W, TRAVERSE CITY, MICHIGAN  
941-2734

### MICHIGAN CONSOLIDATED GAS CO. (M.C.G.)

MR. KEN LAKE - MANAGER  
1011 HASTINGS ST., TRAVERSE CITY, MICHIGAN  
946-5363

### TRAVERSE CITY LIGHT & POWER

MR. BOB VANDYKE - SUPERINTENDENT  
P.O. BOX 592, TRAVERSE CITY, MICHIGAN  
922-4942

### CHARTER COMMUNICATION CABLE SYSTEMS

MR. BOB NOWAK - CONST. MGR.  
701 S. AIRPORT RD. WEST, TRAVERSE CITY, MICHIGAN  
1-800-545-0964

### POLICE AGENCIES

#### EMERGENCY CALLS - 911

CITY OF TRAVERSE CITY	- 941-2300
MICHIGAN STATE POLICE	- 946-4646
GRAND TRAVERSE CO. SHERIFF	- 941-2225

### FIRE DEPARTMENTS

#### EMERGENCY CALLS - 911

CITY OF TRAVERSE CITY	- 941-2340
GRAND TRAVERSE CO.	- 941-2238

### AMBULANCE

#### EMERGENCY CALLS - 911

### MISS DIG

- 800-482-7171

## GENERAL SITE NOTES

ALL CONSTRUCTION MATERIALS SHALL CONFORM WITH GRAND TRAVERSE COUNTY CURRENT STANDARDS, SPECIFICATIONS AND DETAILS.

ALL ELEVATIONS ARE BASED ON USGS DATUM.

CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION AT ALL TIMES DURING CONSTRUCTION.

ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED.

## EXISTING UTILITIES CAUTIONS

EXISTING PUBLIC UTILITIES AND KNOWN UNDERGROUND STRUCTURES ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS OR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY "MISSDIG" AND REQUEST THE UTILITY COMPANIES TO MARK THE UTILITIES IN QUESTION.

SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PROVIDE SUPPORT FOR ANY UTILITIES WITHIN THE EXCAVATION, PROVIDE PROPER COMPACTION UNDER ANY UNDERMINED UTILITY STRUCTURE AND IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, ABOVE OR BELOW THE GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.

# PUD AMENDMENT APPLICATION

## "CHELSEA PARK WEST"

### GARFIELD TOWNSHIP, GRAND TRAVERSE CO.

### MICHIGAN

SECTION 21, TOWN 27 NORTH, RANGE 11 WEST



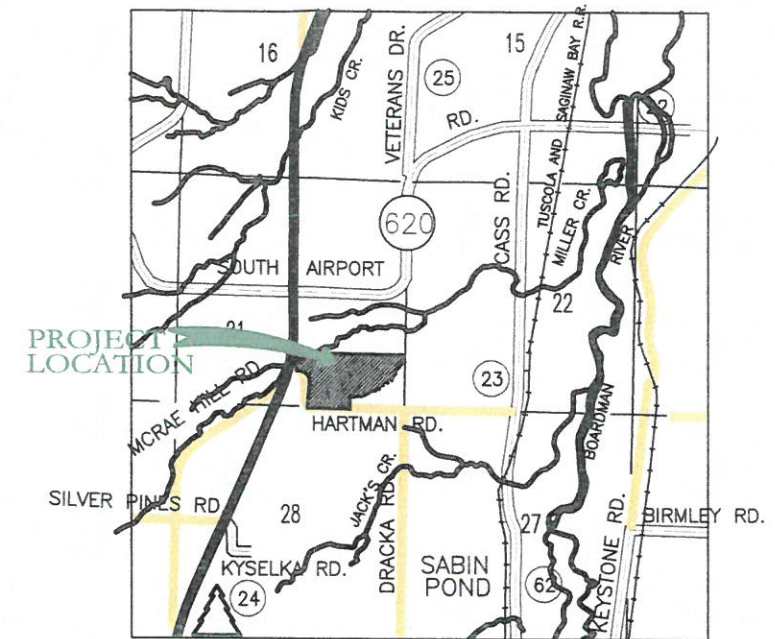
DEVELOPMENT NAME:

## "CHELSEA PARK WEST"

### DEVELOPER:

JB DONALDSON COMPANY  
BENNETT DONALDSON  
37610 HILLS TECH DRIVE  
FARMINGTON HILLS, MI 48331  
PHONE: (248) 344-9045

PARCEL ADDRESS - 3380 HARTMAN ROAD, TRAVERSE CITY  
PARCEL NUMBER - 05-021-066-00



LOCATION MAP

### SITE DATA

PROPERTY APPLICANT:  
RUSSELL L. BROAD, MEMBER  
BROAD RENTALS, LLC  
700 BROAD ROAD  
TRAVERSE CITY, MI 49685  
PH: 231-218-4965

PROPERTY OWNER:  
BENNETT DONALDSON  
JB DONALDSON  
37610 HILLS TECH DRIVE  
FARMINGTON HILLS, MI 48331  
PH: 248-344-9045

PARCEL ADDRESS - 3380 HARTMAN ROAD, TRAVERSE CITY  
PARCEL ZONING - A-AGRICULTURAL (UNDER PUD)  
PARCEL NUMBER - 05-021-066-00

## SHEET INDEX

C-0	COVER PAGE
C-1	VICINITY MAP/ ZONING
C-2	SURVEY PLAN
C-3	SOILS / WETLANDS / SLOPES
C-4	OVERALL SITEPLAN / PHASING PLAN
C-5	UTILITY PLAN / SETBACKS
C-6	OVERALL DRAINAGE PLAN
C-7	CHELSEA PARK WEST SESC/DRAINAGE PLAN
C-8	CHELSEA PARK WEST DETAILS
C-9	LAND USE TABULATIONS / RECREATION PLAN
C-10	ARCHITECTURAL PLANS
L-1	LANDSCAPE PLAN
PH-1	PHOTOMETRICS PLAN

CHELSEA PARK WEST - COVER SHEET  
JB DONALDSON COMPANY

JOB NUMBER:  
**137519**  
SHEET C-0

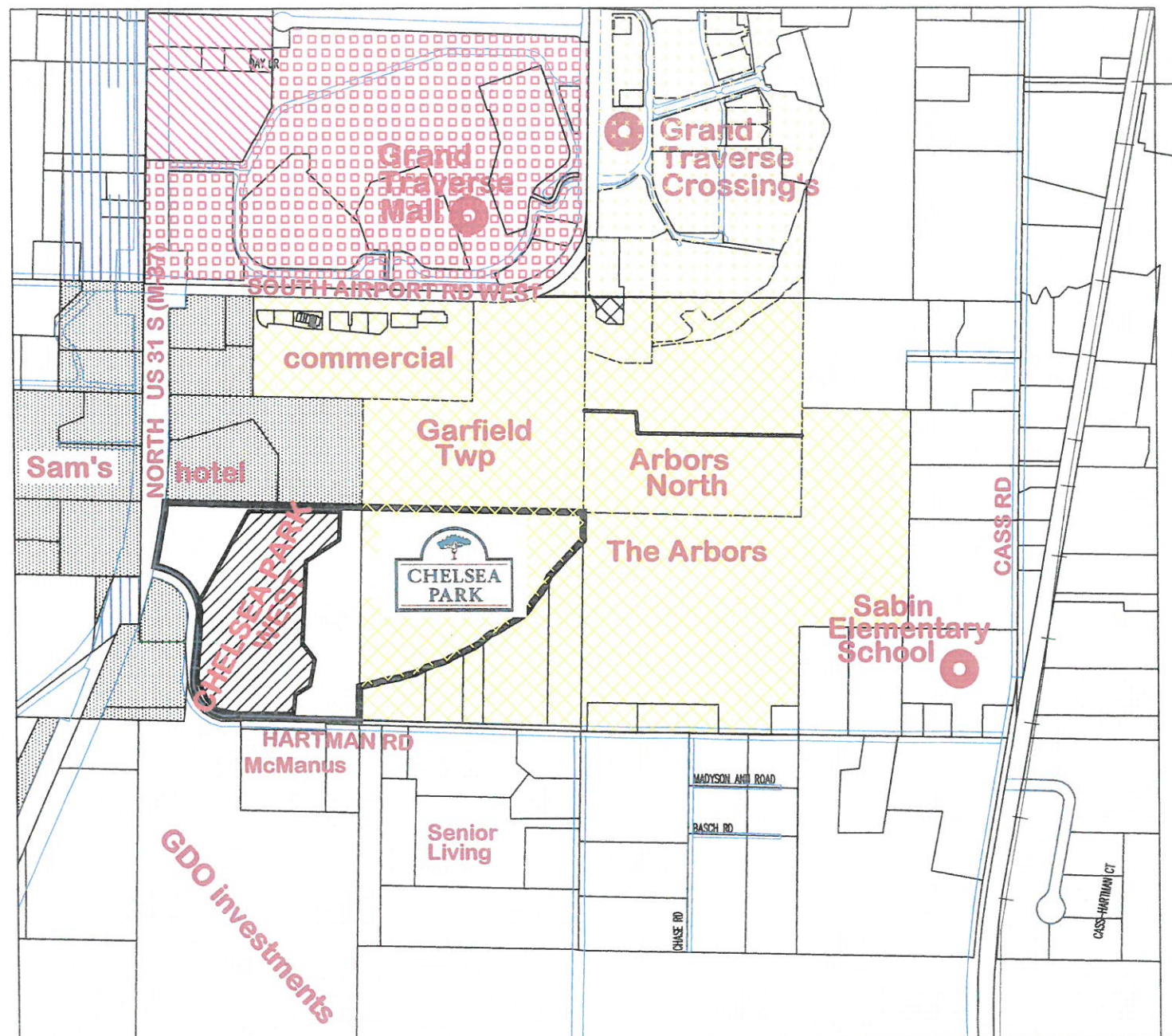
DRWN BY: WLC  
DSGN BY: WLC  
DATE: 06-05-2019  
REV DATE:

Crain Engineering, LLC  
Engineering, Consulting, & Design  
7622 Bott Road  
Buckley, MI 49620

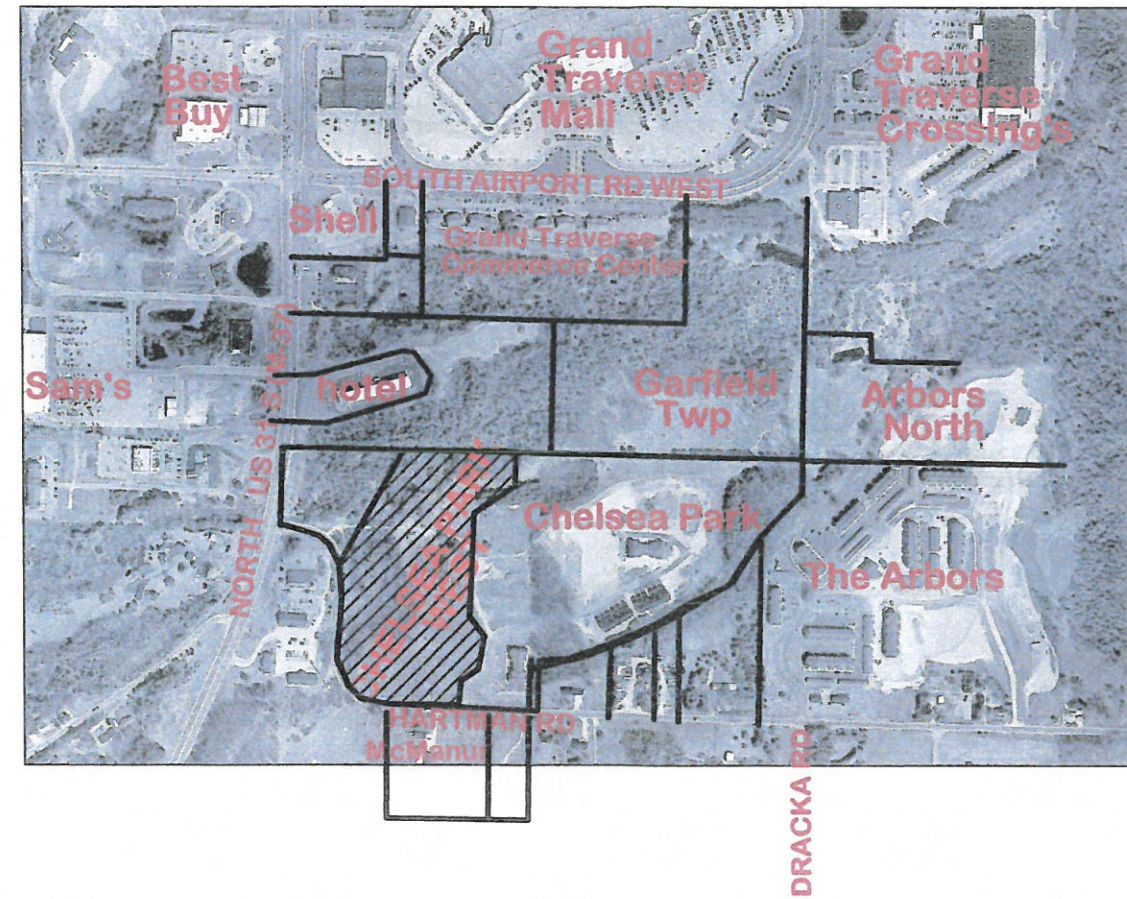


Phone: (231) 947-7255  
Cell: (231) 632-4207  
email: crainengineeringllc@gmail.com



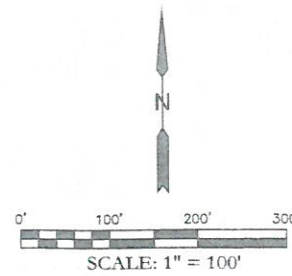


- |  |      |                        |
|--|------|------------------------|
|  | A1   | AGRICULTURAL           |
|  | R-R  | RURAL RESIDENTIAL      |
|  | R1-B | ONE FAMILY RESIDENTIAL |
|  | C-H  | HIGHWAY COMMERCIAL     |
|  | C-G  | GENERAL COMMERCIAL     |
|  | CP   | PLANNED SHOPPING       |





- LEGEND**
- ⊕ = MAJOR BOUNDARY MONUMENT  
4" X 36" CONC. MON. & CAP #30074
  - = UNIT BOUNDARY MONUMENT  
1/2" X 24" REROD & CAP #30074
  - ⊙ = BOUNDARY CONTROLLING MONUMENT FOUND
  - (R) = RECORDED
  - (M) = MEASURED
  - P.O.B. = POINT OF BEGINNING
  - △ = BENCHMARK



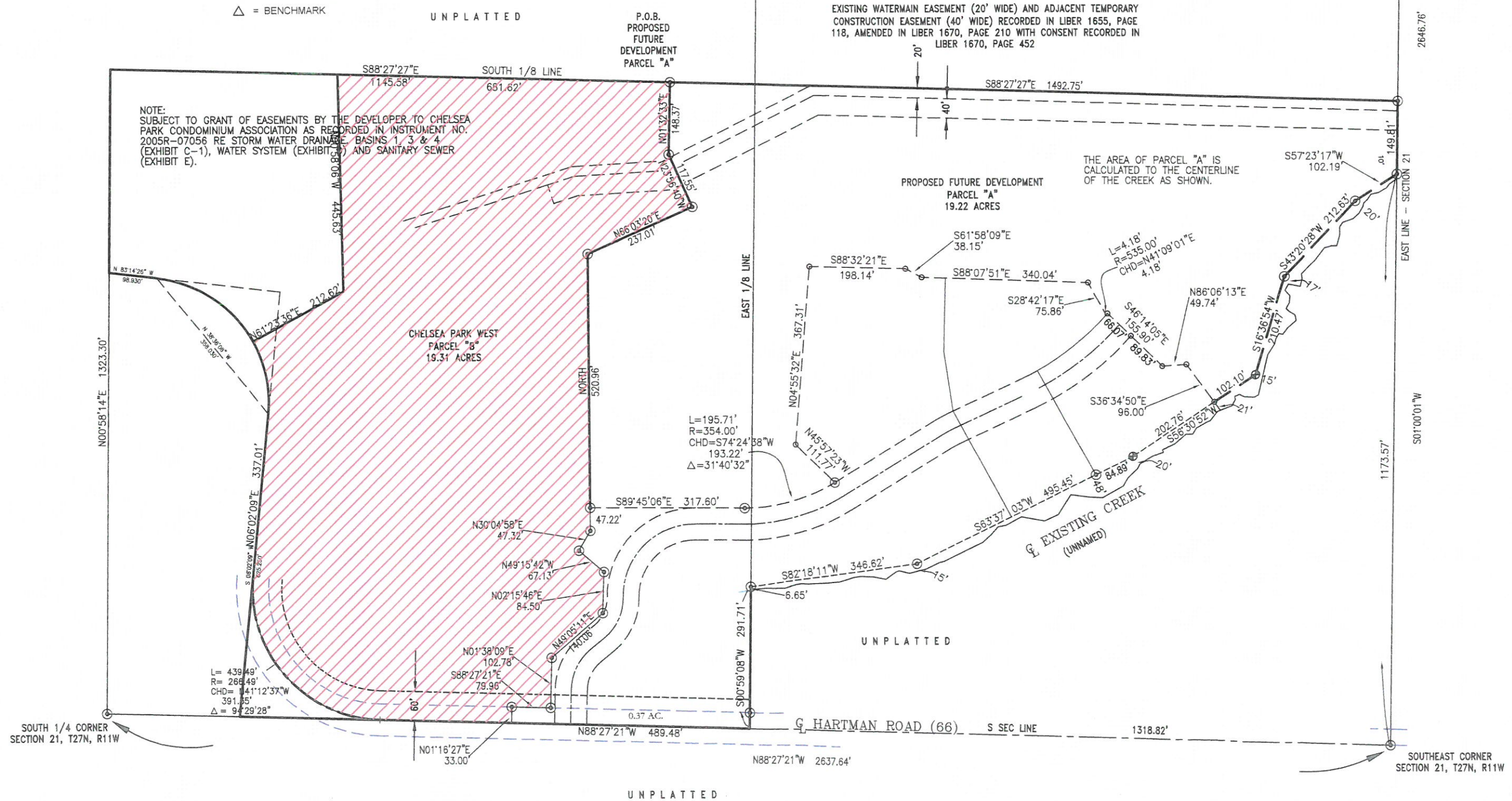
**REMAINDER PARCEL DESCRIPTION:**

PART OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE N00°58'14"E 1323.30 FEET, ALONG THE NORTH & SOUTH 1/4 LINE TO THE SOUTH 1/8 LINE OF SAID SECTION 21; THENCE S 88°27'27" E, 463.98 FEET, ALONG SAID SOUTH 1/8 LINE TO THE POINT OF BEGINNING; THENCE CONTINUING S 88°27'27" E, 681.61 FEET; THENCE S 01°32'33" W, 148.37 FEET; THENCE S 23°56'40" E, 117.55 FEET; THENCE S 66°03'20" W, 237.01 FEET; THENCE SOUTH, 568.18 FEET; THENCE S 30°04'58" W, 47.32 FEET; THENCE S 49°15'42" E, 67.13 FEET; THENCE S 02°15'46" W, 84.50 FEET; THENCE S 49°05'11" W, 140.06 FEET; THENCE S 01°38'09" W, 102.78 FEET; THENCE N 88°27'21" W, 79.96 FEET; THENCE S 01°16'27" W, 33.00 FEET, TO THE SOUTH LINE OF SAID SECTION 21 AND THE CENTERLINE OF HARTMAN ROAD; THENCE N 88°27'21" W, 269.98 FEET, ALONG SAID SOUTH SECTION LINE AND CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE THE FOLLOWING THREE COURSES: 439.49 FEET ALONG A 268.49 FOOT RADIUS CURVE TO THE RIGHT, WITH A CHORD BEARING N 41°12'37" W, 391.35 FEET, AND A DELTA ANGLE OF 94°29'28"; THENCE N 06°02'09" E, 337.01 FEET; THENCE 154.05 FEET ALONG A 254.78 FOOT RADIUS CURVE TO THE LEFT, WITH A CHORD BEARING N 11°17'07" W, 151.71 FEET, AND A DELTA ANGLE OF 34°38'33"; THENCE N 61°23'36" E, 212.62 FEET; THENCE N 00°58'06" W, 445.63 FEET TO THE POINT OF BEGINNING. CONTAINING 19.31 ACRES.

SUBJECT TO THE RIGHT OF WAY OF HARTMAN ROAD OVER THE SOUTHWESTERLY 33 FEET THEREOF.

SUBJECT TO AND TOGETHER WITH OTHER EASEMENTS OR RESTRICTIONS, OF RECORD.



**SURVEY PLAN  
CHELSEA PARK WEST**

SECTION 21 - TOWN 27 NORTH - RANGE 11 WEST  
GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC  
DSGN BY: WLC  
DATE: 06-05-2019  
REV DATE:



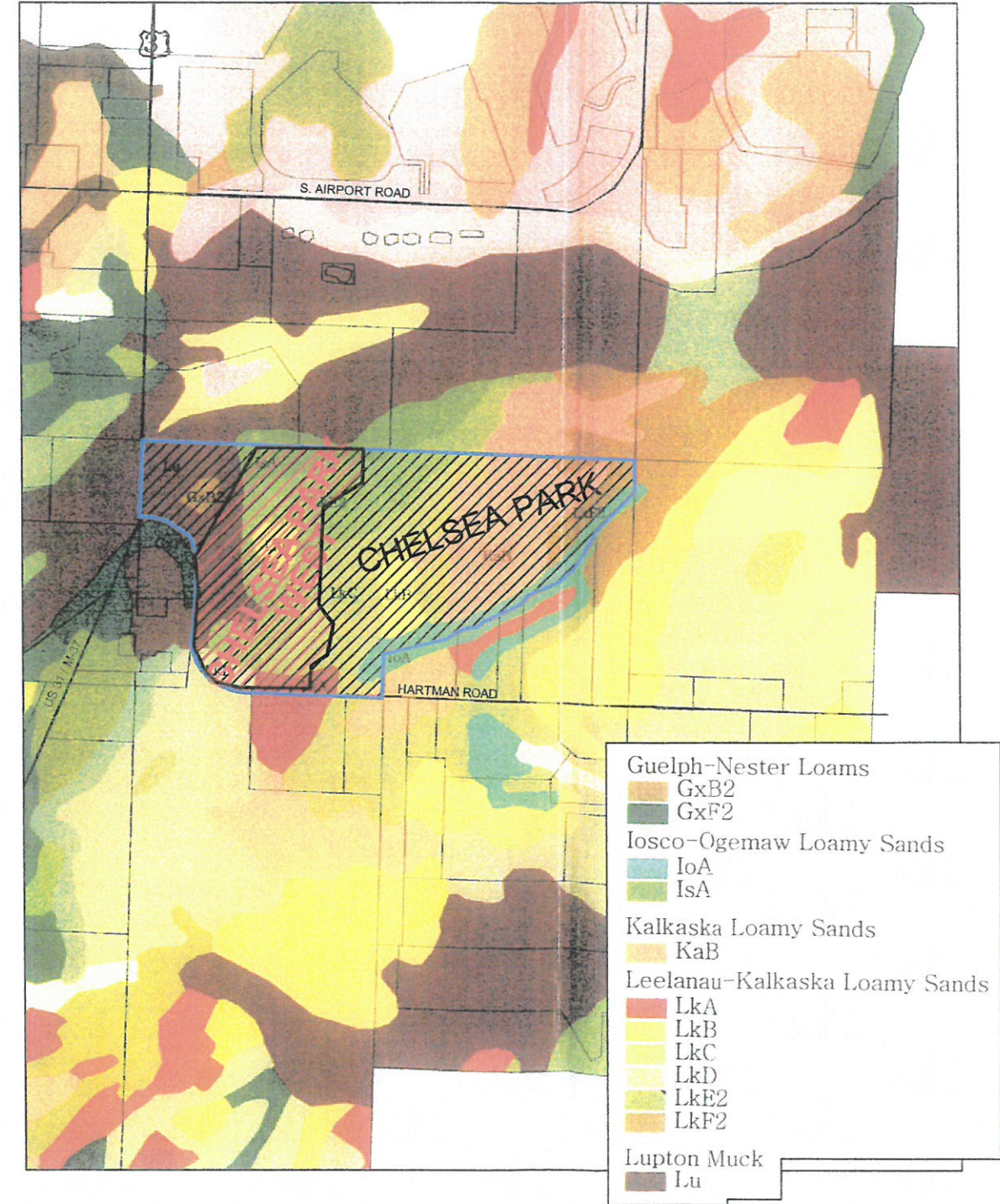
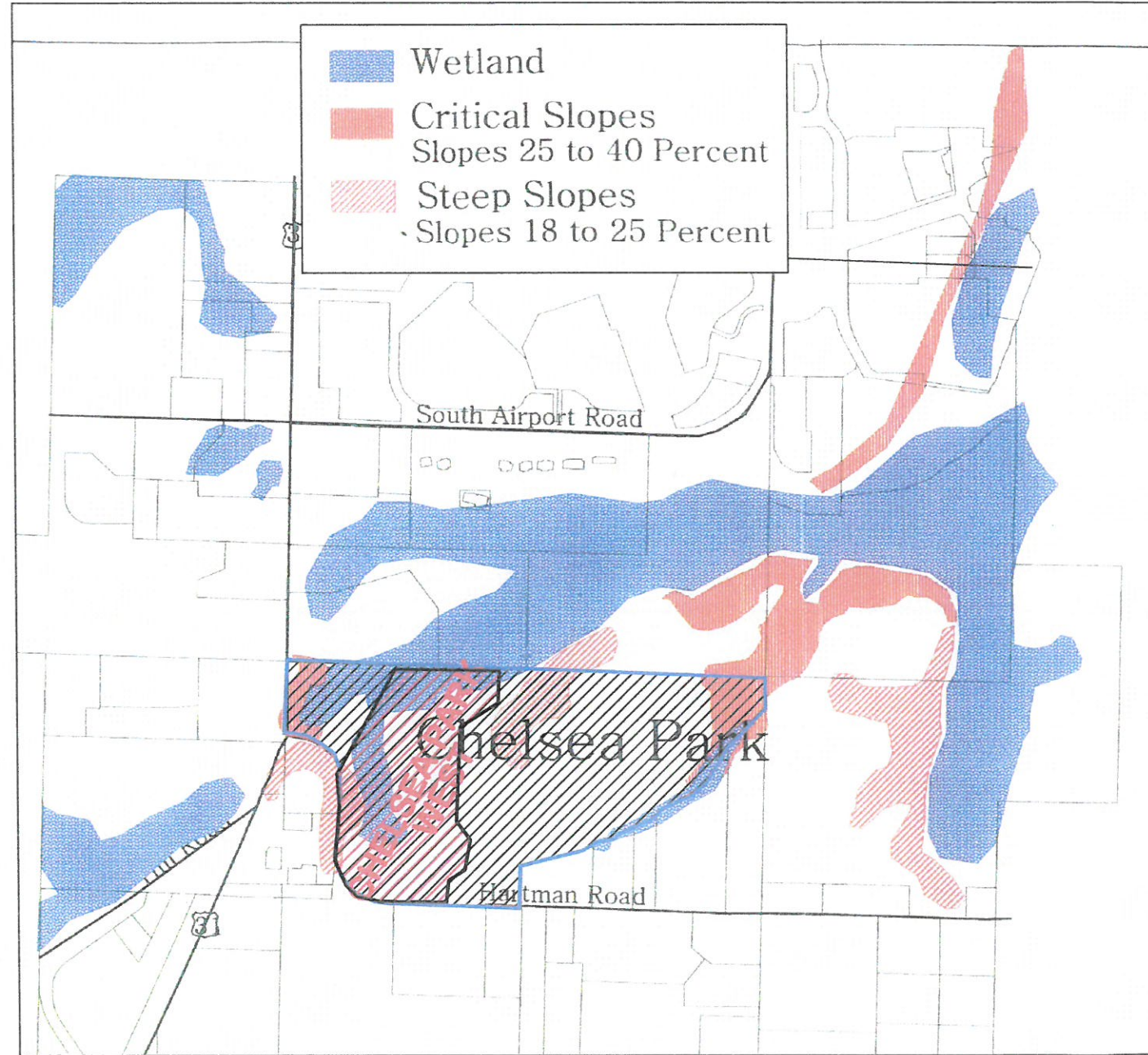
**Crain Engineering, LLC**  
Engineering, Consulting, & Design

7622 Bott Road  
Buckley, MI 49620

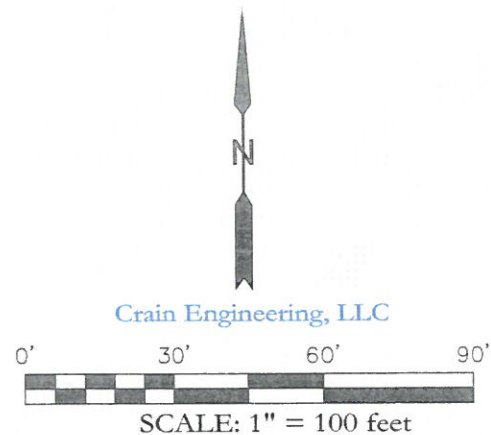
Phone: (231) 947-7255  
Cell: (231) 632-4207  
email: crainengineeringllc@gmail.com

JOB NUMBER:  
**137519**  
SHEET **C-2**

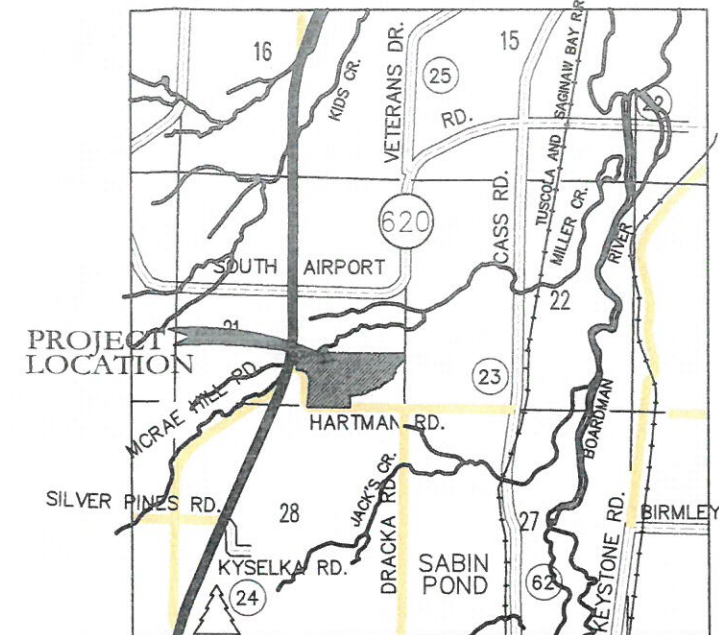




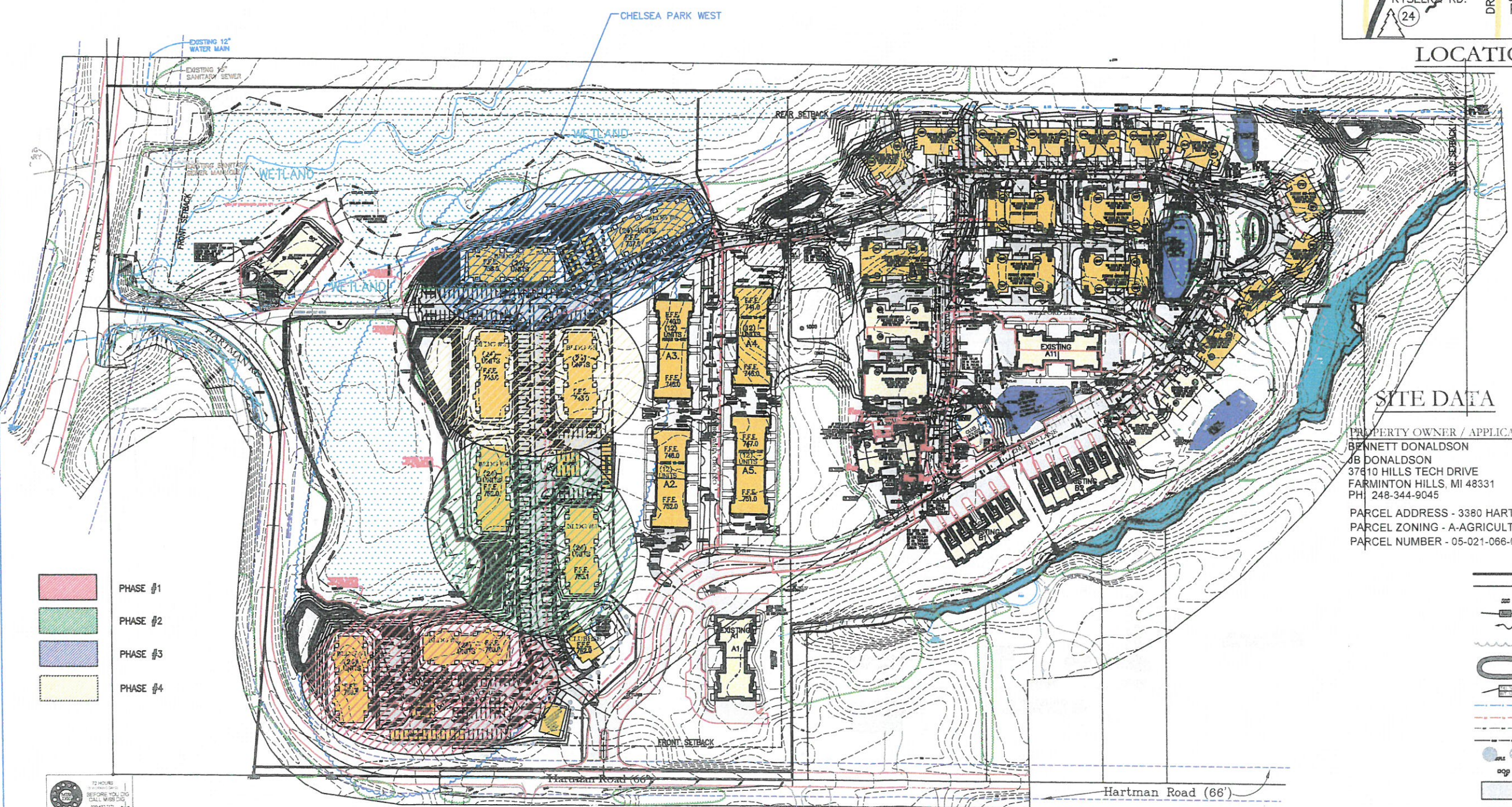




Crain Engineering, LLC



LOCATION MAP



- PHASE #1
- PHASE #2
- PHASE #3
- PHASE #4

SITE DATA

PROPERTY OWNER / APPLICANT:  
BENNETT DONALDSON  
JB DONALDSON  
37610 HILLS TECH DRIVE  
FARMINGTON HILLS, MI 48331  
PH: 248-344-9045  
  
PARCEL ADDRESS - 3380 HARTMAN ROAD, TRAVERSE CITY  
PARCEL ZONING - A-AGRICULTURAL (UNDER PUD)  
PARCEL NUMBER - 05-021-066-00

LEGEND

- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE DIRECTION ARROW
- EXISTING TREE LINE
- PROPOSED RETENTION BASIN
- PROPOSED GRADES
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED LANDSCAPING
- PROPOSED LIGHT POLE
- PROPOSED ASPHALT
- EXISTING ASPHALT



Crain Engineering, LLC  
Engineering, Consulting, & Design  
7622 Bott Road  
Buckley, MI 49620  
Phone: (231) 947-7255  
Cell: (231) 632-4207  
email: crainengineeringllc@gmail.com



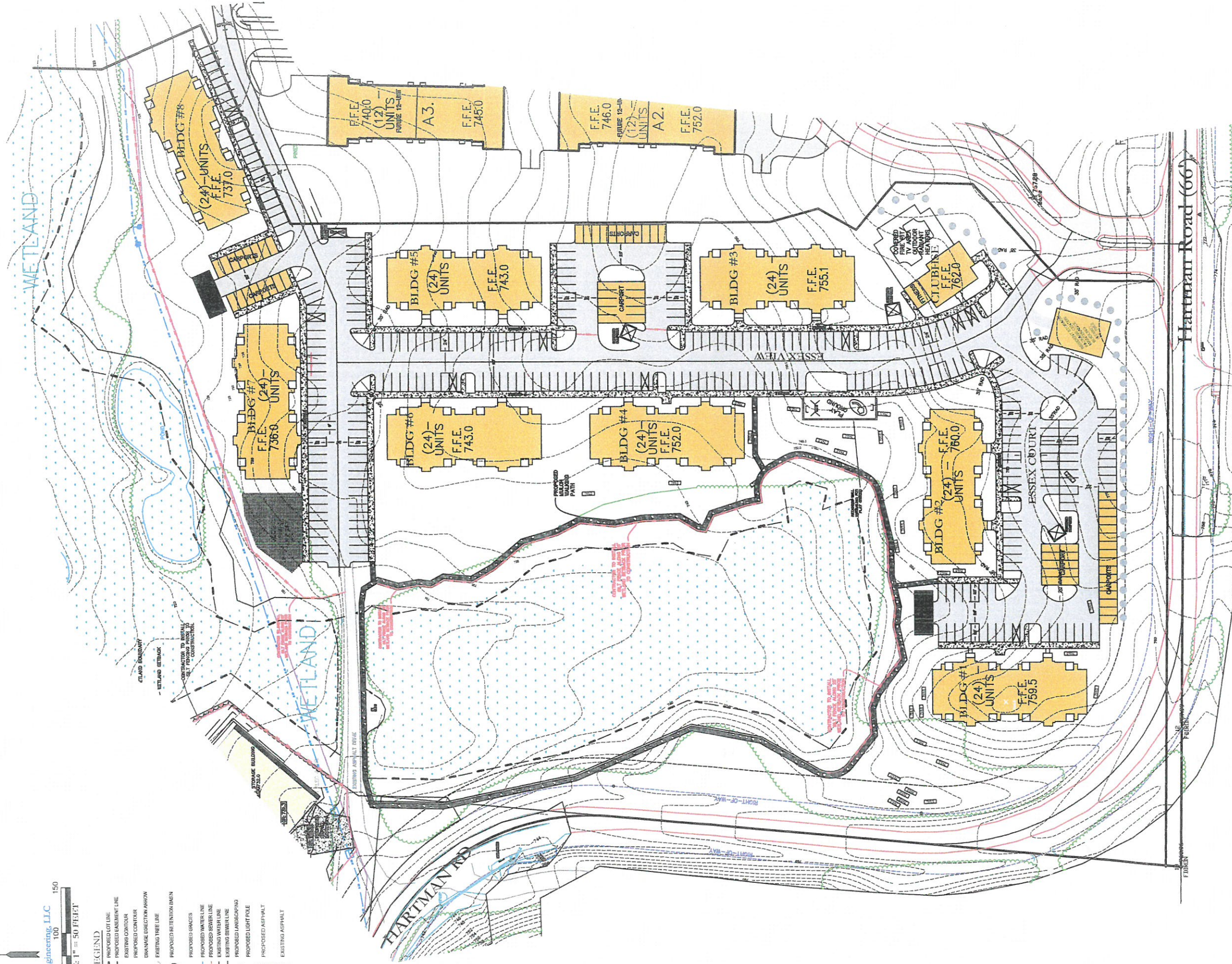
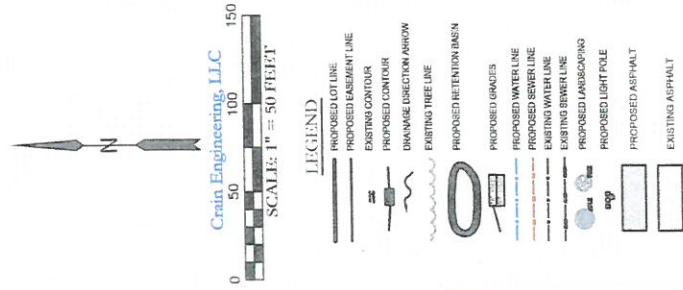
DRWN BY: WLC  
DSGN BY: WLC  
DATE: 06-05-2019  
REV DATE:

OVERALL SITE PLAN  
CHELSEA PARK WEST  
SECTION 21 - TOWN 27 NORTH - RANGE 11 WEST  
GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

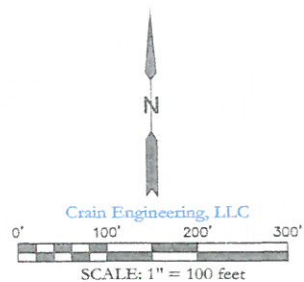
JOB NUMBER:  
137519  
SHEET C-4



SITEPLAN  
CHELSEA PARK WEST







Crain Engineering, LLC

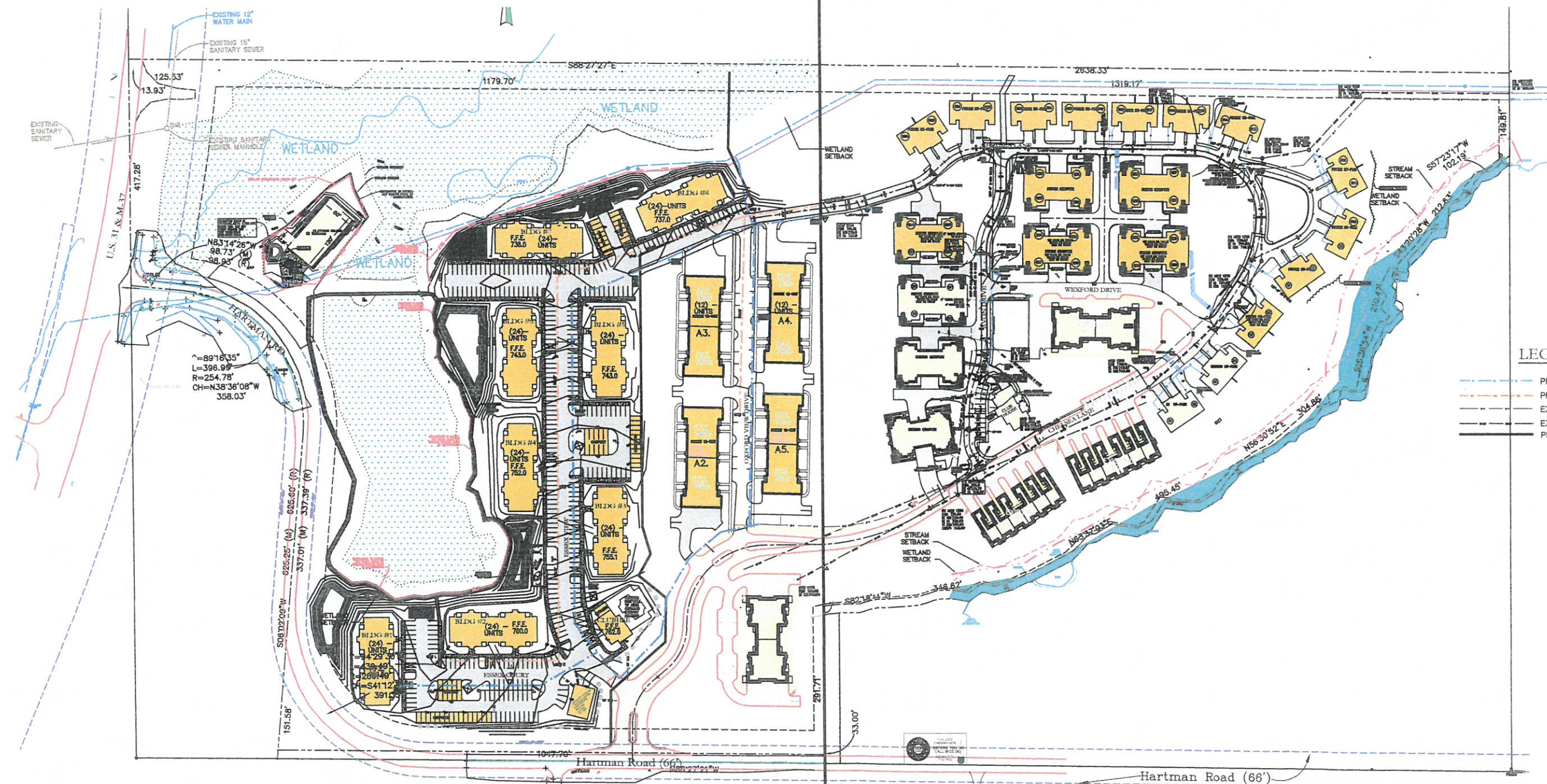
A-1 AGRICULTURAL ZONING

R-R RURAL RESIDENTIAL ZONING

# SETBACK REQUIREMENTS

<p>R-R RURAL RES</p> <p>FRONT: 30 FEET</p> <p>SIDE: 20 FEET</p> <p>REAR: 35 FEET</p>	<p>A-1 AGRICULTURAL</p> <p>FRONT: 30 FEET</p> <p>SIDE: 20 FEET</p> <p>REAR: 35 FEET</p>
<p>WETLAND SETBACK</p> <p>25 FEET FROM DESIGNATED WETLAND</p>	<p>STREAM SETBACK</p> <p>50 FEET FROM NORMAL STREAM BANK</p>

WETLANDS



## LEGEND

—	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	PROPOSED LOT LINE

## NOTES:

ALL WATER MAINS ARE 8" DIAMETER UNLESS OTHERWISE NOTED.

ALL SANITARY SEWERS ARE 8" DIAMETER UNLESS OTHERWISE NOTED.

ALL WATER MAINS AND SANITARY SEWERS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT GRAND TRAVERSE COUNTY DPW SPECIFICATIONS.

WATER MAINS AND SANITARY SEWERS WILL BE CONSTRUCTED IN PHASES AS BUILDINGS ARE CONSTRUCTED.

TWENTY FOOT WIDE EASEMENTS FOR WATER MAIN AND SANITARY SEWERS WILL BE PROVIDED.

SETBACKS / SEWER / WATER PLAN  
CHELSEA PARK WEST

SECTION 21 - TOWN 27 NORTH - RANGE 11 WEST  
GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:  
173519  
SHEET C-5

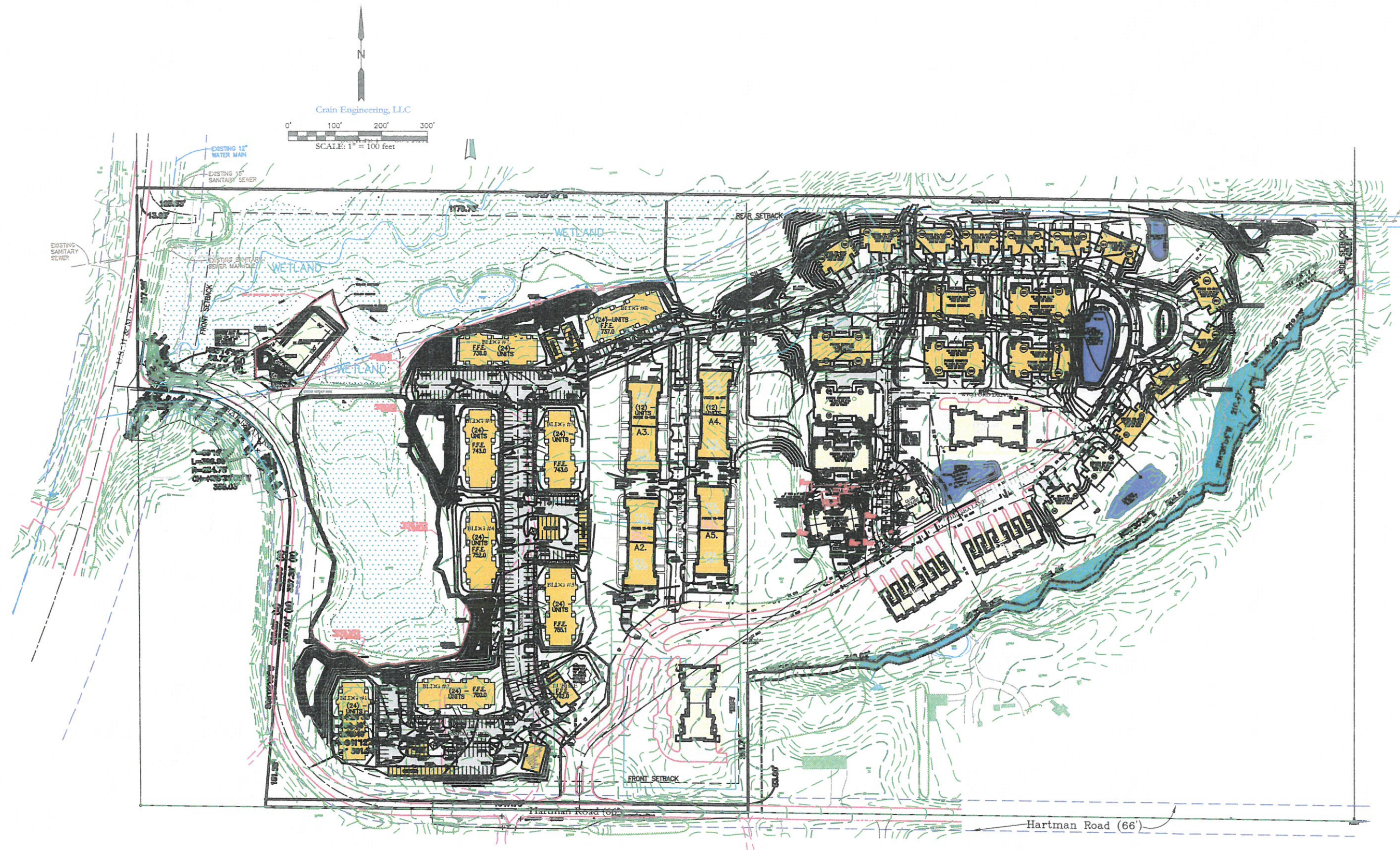
DRWN BY: WLC  
DSGN BY: WLC  
DATE: 06-05-2019  
REV DATE:

Crain Engineering, LLC  
Engineering, Consulting, & Design

7622 Bott Road  
Buckley, MI 49620

Phone: (231) 947-7255  
Cell: (231) 632-4207  
email: crainengineeringllc@gmail.com





### DRAINAGE AND GRADING NOTES

1. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
2. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED OR SODDED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.
3. CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.
4. ALL RETENTION BASINS TO HAVE 3 ON 1 SIDE SLOPES.
5. PARKING LOT GRADING IN BARRIER FREE AREAS SHALL NOT EXCEED 2% SLOPE.
6. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S AREA. IF ADDITIONAL TOPSOIL IS AVAILABLE AFTER TOPSOILING THE CONSTRUCTION AREA, IT WILL BE STOCKPILED IN A DESIGNATED AREA AS DIRECTED BY THE FIELD ENGINEER.
7. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR UPON COMPLETION OF THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

LEGEND	
	PROPOSED LOT LINE
	PROPOSED EASEMENT LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	DRAINAGE DIRECTION ARROW
	EXISTING TREE LINE
	PROPOSED RETENTION BASIN
	PROPOSED GRADES
	PROPOSED ASPHALT
	EXISTING ASPHALT
	PROPOSED STORMWATER PONDS

## OVERALL PUD DRAINAGE PLAN CHELSEA PARK WEST

SECTION 21 - TOWN 27 NORTH - RANGE 11 WEST  
GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:  
**137519**  
SHEET C-6

DRWN BY: WLC  
DSGN BY: WLC  
DATE: 08-05-2019  
REV DATE:



Crain Engineering, LLC  
Engineering, Consulting, & Design

7622 Bott Road  
Buckley, MI 49620

Phone: (231) 947-7255  
Cell: (231) 632-4207  
email: crainengineeringllc@gmail.com

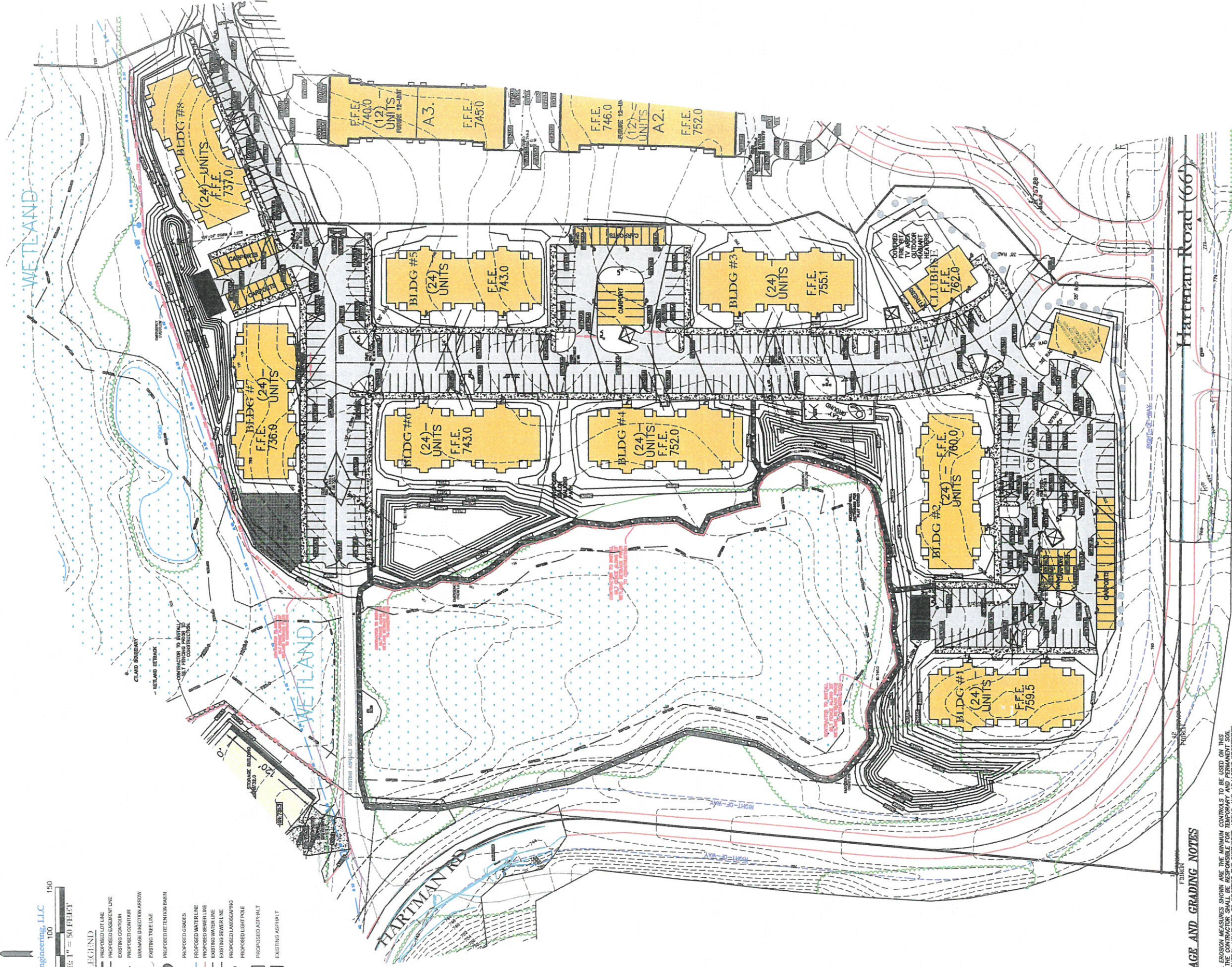


SESC PLAN  
CHELSEA PARK WEST

Crain Engineering, LLC  
0 50 100 150  
SCALE: 1" = 50 FEET

LEGEND

- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- GRADIENT DIRECTION ARROW
- EXISTING TREE LINE
- PROPOSED RETENTION BASIN
- PROPOSED GRADES
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED LANDSCAPING
- PROPOSED LIGHT POLE
- PROPOSED ASPHALT
- EXISTING ASPHALT



DRAINAGE AND GRADING NOTES

1. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
2. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEED, FERTILIZED AND MULCHED OR SOILED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.
3. CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.
4. ALL RETENTION BASINS SHALL HAVE 3 ON 1 SIDE SLOPES. (UNLESS NOTED OTHERWISE)
5. PARKING LOT GRADING IN BARRIER FREE AREAS SHALL NOT EXCEED 2% SLOPE.
6. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S SITE. IF ADDITIONAL TOPSOIL IS AVAILABLE AFTER TOPSOILING THE CONSTRUCTION AREA, IT WILL BE STOCKPILED WITHIN 1000 FEET OF THE CONSTRUCTION AREA IN A DESIGNATED AREA AS DIRECTED BY THE FIELD ENGINEER.
7. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION. REPAIR AND MAINTAIN GROUND COVER FOR A MINIMUM PERIOD OF ONE (1) YEAR AFTER GROUND COVER IS ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.
8. THE PRESENCE OF OTHER THAN GRANULAR MATERIALS IN THE SUB-GRADE SOIL WILL REQUIRE A FULL WIDTH, FIFTEEN INCH, GRANULAR SUB-BASE, MOOT CLASS II OR EQUIVALENT.

JOB NUMBER:  
137519  
SHEET C-7

CHELSEA PARK WEST APARTMENTS  
JB DONALDSON COMPANY

SECTION 21 - TOWN 27 NORTH - RANGE 11 WEST  
GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC  
DSGN BY: WLC  
DATE: 08-05-2019  
REV DATE:



Crain Engineering, LLC  
Engineering, Consulting, & Design  
7622 Bott Road  
Buckley, MI 49620

Phone: (231) 947-7255  
Cell: (231) 632-4207  
email: crainengineeringllc@gmail.com





Summary for Subcatchment 1 prop. DISTRICT 1

Runoff = 5.36 cfs @ 12.07 hrs, Volume= 15,161 cf, Depth= 1.98"  
Runoff by SCS TR-20 method, UH=SCS, Weighted CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 25-Year Rainfall= 3.93"

Area (sf)	CN	Description
44,590	61	>75% Grass cover, Good, HSGB
37,296	98	ASPHALT PARKING/SIDEWALKS
9,815	98	BLDG
91,701	80	Weighted Average
44,590	48	63% Pervious Area
47,111	51	37% Impervious Area

Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0				Direct Entry,

Summary for Subcatchment 2 prop. district 2

Runoff = 5.06 cfs @ 12.07 hrs, Volume= 14,316 cf, Depth= 2.14"  
Runoff by SCS TR-20 method, UH=SCS, Weighted CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 25-Year Rainfall= 3.93"

Area (sf)	CN	Description
7,449	98	clubhouse
15,073	98	blgd
22,886	98	paving/concrete
34,947	61	>75% Grass cover, Good, HSGB
80,154	82	Weighted Average
34,947	43	60% Pervious Area
45,207	56	40% Impervious Area

Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0				Direct Entry,

Summary for Subcatchment 3 prop. DISTRICT 3

Runoff = 14.69 cfs @ 12.06 hrs, Volume= 42,903 cf, Depth= 2.95"  
Runoff by SCS TR-20 method, UH=SCS, Weighted CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 25-Year Rainfall= 3.93"

Area (sf)	CN	Description
34,561	61	>75% Grass cover, Good, HSGB
75,621	98	ASPHALT PARKING/SIDEWALKS
64,315	98	BLDG
174,497	91	Weighted Average
34,561	19	81% Pervious Area
136,936	80	19% Impervious Area

Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0				Direct Entry,

Summary for Subcatchment 4 prop. district 4

Runoff = 2.55 cfs @ 12.07 hrs, Volume= 7,388 cf, Depth= 2.85"  
Runoff by SCS TR-20 method, UH=SCS, Weighted CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs  
Type II 24-hr 25-Year Rainfall= 3.93"

Area (sf)	CN	Description
9,770	98	blgd
14,805	98	paving/concrete
6,500	61	>75% Grass cover, Good, HSGB
31,075	90	Weighted Average
6,500	20	92% Pervious Area
24,575	79	08% Impervious Area

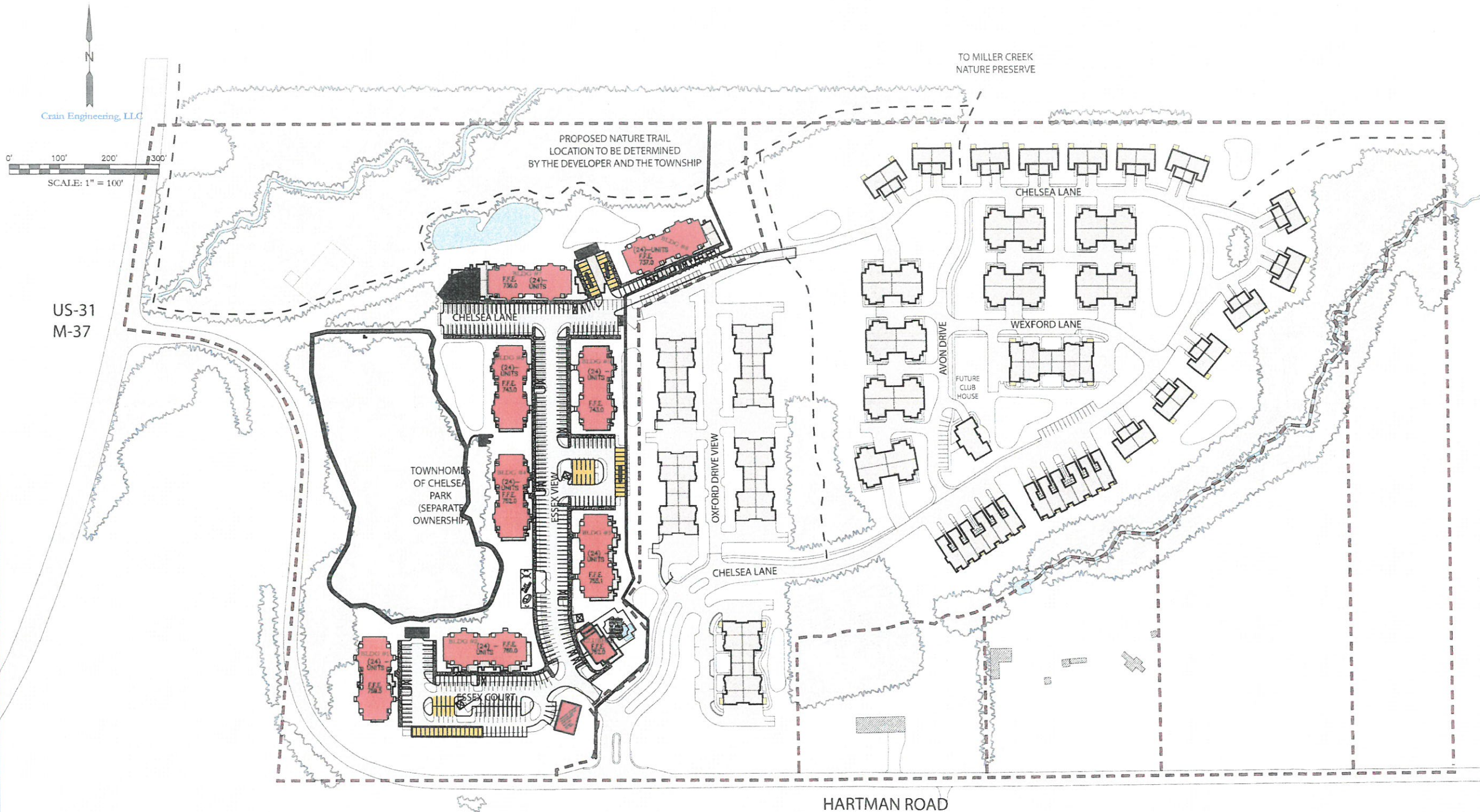
Tc Length (min)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0				Direct Entry,

Summary for Pond P1: BASIN 1

Inflow Area = 91,701 sf, 61.93% Impervious, Inflow Depth= 1.98" for 25-Year event  
Inflow = 5.36 cfs @ 12.07 hrs, Volume= 15,161 cf  
Outflow = 0.00 cfs @ 1.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min  
Primary = 0.00 cfs @ 1.00 hrs, Volume= 0 cf  
Routing by Stor-ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs  
Peak Elev= 768.30' @ 24.90 hrs, Surf Area= 6,796 sf, Storage= 15,161 cf  
Peak Flow= 768.30' @ 24.90 hrs, Surf Area= 6,796 sf, Storage= 15,161 cf  
Plug Flow detention time= (not calculated) initial storage exceeds outflow  
Center of Mass det. time= (not calculated) no outflow

Measure	Invert	Avail Storage	Storage Description	Custom Stage Data (Prismatic) Listed below (Recalc)
#1	746.00'	24,313 cf	Inc Store Cum Store	
Elevation (feet)	Surf Area (sq ft)	Inc Store (cubic feet)	Cum Store (cubic feet)	
746.00	2,868	0	0	
747.00	3,688	3,233	3,233	
748.00	4,508	6,466	6,466	
749.00	5,328	9,699	9,699	
750.00	6,148	12,932	12,932	
751.00	6,968	16,165	16,165	
752.00	7,788	19,398	19,398	
753.00	8,608	22,631	22,631	
754.00	9,428	25,864	25,864	
755.00	10,248	29,097	29,097	
756.00	11,068	32,330	32,330	
757.00	11,888	35,563	35,563	
758.00	12,708	38,796	38,796	
759.00	13,528	42,029	42,029	
760.00	14,348	45,262	45,262	
761.00	15,168	48,495	48,495	
762.00	15,988	51,728	51,728	
763.00	16,808	54,961	54,961	
764.00	17,628	58,194	58,194	
765.00	18,448	61,427	61,427	
766.00	19,268	64,660	64,660	
767.00	20,088	67,893	67,893	
768.00	20,908	71,126	71,126	
769.00	21,728	74,359	74,359	
770.00	22,548	77,592	77,592	
771.00	23,368	80,825	80,825	
772.00	24,188	84,058	84,058	
773.00	25,008	87,291	87,291	
774.00	25,828	90,524	90,524	
775.00	26,648	93,757	93,757	
776.00	27,468	96,990	96,990	
777.00	28,288	100,223	100,223	
778.00	29,108	103,456	103,456	
779.00	29,928	106,689	106,689	
780.00	30,748	109,922	109,922	
781.00	31,568	113,155	113,155	
782.00	32,388	116,388	116,388	
783.00	33,208	119,621	119,621	
784.00	34,028	122,854	122,854	
785.00	34,848	126,087	126,087	
786.00	35,668	129,320	129,320	
787.00	36,488	132,553	132,553	
788.00	37,308	135,786	135,786	
789.00	38,128	139,019	139,019	
790.00	38,948	142,252	142,252	
791.00	39,768	145,485	145,485	
792.00	40,588	148,718	148,718	
793.00	41,408	151,951	151,951	
794.00	42,228	155,184	155,184	
795.00	43,048	158,417	158,417	
796.00	43,868	161,650	161,650	
797.00	44,688	164,883	164,883	
798.00	45,508	168,116	168,116	
799.00	46,328	171,349	171,349	
800.00	47,148	174,582	174,582	
801.00	47,968	177,815	177,815	
802.00	48,788	181,048	181,048	
803.00	49,608	184,281	184,281	
804.00	50,428	187,514	187,514	
805.00	51,248	190,747	190,747	
806.00	52,068	193,980	193,980	
807.00	52,888	197,213	197,213	
808.00	53,708	200,446	200,446	
809.00	54,528	203,679	203,679	
810.00	55,348	206,912	206,912	
811.00	56,168	210,145	210,145	
812.00	56,988	213,378	213,378	
813.00	57,808	216,611	216,611	
814.00	58,628	219,844	219,844	
815.00	59,448	223,077	223,077	
816.00	60,268	226,310	226,310	
817.00	61,088	229,543	229,543	
818.00	61,908	232,776	232,776	
819.00	62,728	236,009	236,009	
820.00	63,548	239,242	239,242	
821.00	64,368	242,475	242,475	
822.00	65,188	245,708	245,708	
823.00	66,008	248,941	248,941	
824.00	66,828	252,174	252,174	
825.00	67,648	255,407	255,407	
826.00	68,468	258,640	258,640	
827.00	69,288	261,873	261,873	
828.00	70,108	265,106	265,106	
829.00	70,928	268,339	268,339	
830.00	71,748	271,572	271,572	
831.00	72,568	274,805	274,805	
832.00	73,388	278,038	278,038	
833.00	74,208	281,271	281,271	
834.00	75,028	284,504	284,504	
835.00	75,848	287,737	287,737	
836.00	76,668	290,970	290,970	
837.00	77,488	294,203	294,203	
838.00	78,308	297,436	297,436	
839.00	79,128	300,669	300,669	
840.00	79,948	303,902	303,902	
841.00	80,768	307,135	307,135	
842.00	81,588	310,368	310,368	
843.00	82,408	313,601	313,601	
844.00	83,228	316,834	316,834	
845.00	84,048	320,067	320,067	
846.00	84,868	323,300	323,300	
847.00	85,688	326,533	326,533	
848.00	86,508	329,766	329,766	
849.00	87,328	333,000	333,000	
850.00	88,148	336,233	336,233	
851.00	88,968	339,466	339,466	
852.00	89,788	342,699	342,699	
853.00	90,608	345,932	345,932	
854.00	91,428	349,165	349,165	
855.00	92,248	352,398	352,398	
856.00	93,068	355,631	355,631	
857.00	93,888	358,864	358,864	
858.00	94,708	362,097	362,097	
859.00	95,528	365,330	365,330	
860.00	96,348	368,563	368,563	
861.00	97,168	371,796	371,796	
862.00	97,988	375,029	375,029	
863.00	98,808	378,262	378,262	
864.00	99,628	381,495	381,495	
865.00	100,448	384,728	384,728	
866.00	101,268	387,961	387,961	
867.00	102,088	391,194	391,194	
868.00	102,908	394,427	394,427	
869.00	103,728	397,660	397,660	
870.00	104,548	400,893	400,893	
871.00	105,368	404,126	404,126	
872.00	106,188	407,359	407,359	
873.00	107,008	410,592	410,592	
874.00	107,828	413,825	413,825	
875.00	108,648	417,058	417,058	
876.00	109,468	420,291	420,291	
877.00	110,288	423,524	423,524	
878.00	111,108	426,757	426,757	
879.00	111,928	429,990	429,990	
880.00	112,748	433,223	433,223	
881.00	113,568	436,456	436,456	
882.00	114,388	439,689	439,689	
883.00	115,208	442,922	442,922	
884.00	116,028	446,155	446,155	
885.00	116,848	449,388	449,388	
886.00	117,668	452,621	452,621	
887.00	118,488	455,854	455,854	
888.00	119,308	459,087	459,087	
889.00	120,128	462,320	462,320	
890.00	120,948	465,553	465,553	
891.00	121,768	468,786	468,786	
892.00	122,588	472,019	472,019	
893.00	123,408	475,252	475,252	
894.00	124,228	478,485	478,485	
895.00	125,048	481,718	481,718	
896.00	125,868	484,951	484,951	
897.00	126,688	488,184	488,184	
898.00	127,508	491,417	491,417	
899.00	128,328	494,650	494,650	
900.00	129,148	497,883	497,883	
901.00	130,000	501,116	501,116	
902.00	130,800	504,349	504,349	
903.00	131,600	507,582	507,582	
904.00	132,400	510,815	510,815	
905.00	133,200	514,048	514,048	
906.00	134,000	517,281	517,281	
907.00	134,800	520,514	520,514	
908.00	135,600	523,747	523,747	
909.00	136,400	526,980	526,980	
910.00	137,200	530,213	530,213	
911.00	138,000	533,446	533,446	
912.00	138,800	536,679	536,679	
913.00	139,600	539,912	539,912	
914.00	140,400	543,145	543,145	
915.00	141,200	546,378	546,378	
916.00	142,000	549,611	549,611	
917.00	142,800	552,844	552,844	
918.00	143,600	556,077	556,077	
919.00	144,400	559,310	559,310	
920.00	145,200	562,543	562,543	
921.00	146,000	565,776	565,776	
922.00	146,800	569,009	569,009	
923.00	147,600	572,242	572,242	
924.00	148,400	575,475	575,475	
925.00	149,200	578,708	578,708	
926.00	150,000	581,941	581,941	
927.00	150,800	585,174	585,174	
928.00	151,600	588,407	588,407	
929.00	152,400	591,640	591,640	
930.00	153,200	594,873	594,873	
931.00	154,000	598,106	598,106	
932.00	154,800	601,339	601,339	
933.00	155,600	604,572	604,572	
934.00	156,400	607,805	607,805	
935.00	157,200	611,038	611,038	
936.00	158,000	614,271	614,271	
937.00	158,800	617,504	617,504	
938.00	159,600	620,737	620,737	
939.00	160,400	623,970	623,970	
940.00	161,200	627,203	627,203	
941.00	162,000	630,436	630,436	
942.00	162,800	633,669	633,669	
943.00	163,600	636,902	636,902	
944.00	164,400	640,135	640,135	
945.00	165,200	643,368	643,368	
946.00	166,000	646,601	646,601	
947.00	166,800	649,834	649,834	
948.00	167,600	653,067	653,067	
949.00	168,400	656,300	656,300	
950.00	169,200	659,533	659,533	
951.00	170,000	662,766	662,766	
952.00	170,800	666,000	666,000	
953.00	171,600	669,233	669,233	
954.00	172,400	672,466	672,466	
955.00	173,200	675,699	675,699	
956.00	174,000	678,932	678,932	
957.00	174,800	682,165	682,165	
958.00	175,600	685,398	685,398	
959.00	176,400	688,631	688,631	
960.00	177,200	691,864	691,864	
961.00	178,000	695,097	695,097	
962.00	178,800	698,330	698,330	
963.00	179,600	701,563	701,563	
964.00	180,400	704,796	704,796	
965.00	181,200	708,029	708,029	
966.00	182,000	711,262	711,262	
967.00	182,800	714,495	714,495	
968.00	183,600	717,728	717,728	
969.00	184,400	720,961	720,961	
970.00	185,200	724,194	724,194	
971.00	186,000	727,427	727,427	
972.00				





**CHELSEA PARK PUD**  
GARFIELD TOWNSHIP  
GRAND TRAVERSE COUNTY, MI

LEGEND	
	Water
	Detention Ponds
	Pavement / Sidewalk
	Wooded Area
	Property Boundary
	Nature Trails

CHELSEA PARK WEST  
APPROVED DENSITY = 172 UNITS  
(TOWNHOMES OF CHELSEA PARK)  
PROPOSED DENSITY = 192 UNITS  
REQUESTED AN ADDITIONAL 20 UNITS  
PROPOSED AMENITIES FOR INCREASED DENSITY:  
COMMUNITY AREAS(3), PLAYGROUND, DOG PARK,  
WALKING PATH(0.3 MILES), CLUB HOUSE

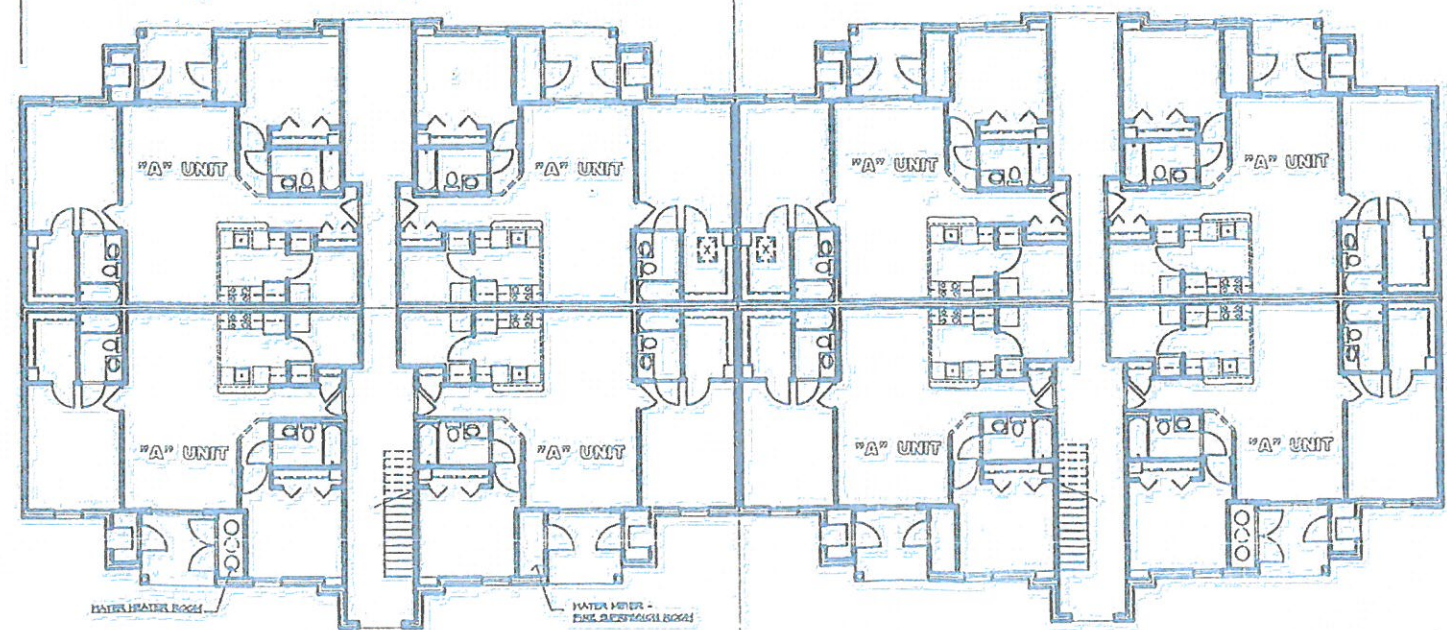
PHASING SCHEDULE						
	Total	I	II	III	V*	VI*
Chelsea Park Place	72	12	12	0	0	48
Chelsea Park Villa's	24	12	12	0	0	0
Chelsea Park Courtyards	32	0	0	12	20	0
Chelsea Park Manors	26	0	0	4	22	0
	154	24	24	16	42	48
Townhomes of Chelsea Park (separate ownership)	172					
	326					

\*Future Clubhouse will be Phase IV





Front Elevation Concept



First Floor Plan



ARCHITECTURAL PLANS  
CHELSEA PARK PUD WEST  
SECTION 21 - TOWN 27 NORTH - RANGE 11 WEST  
GARFIELD TWP. GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:  
137519  
SHEET C-10

DRWN BY: WLC  
DSGN BY: WLC  
DATE: 08-05-2019  
REV DATE

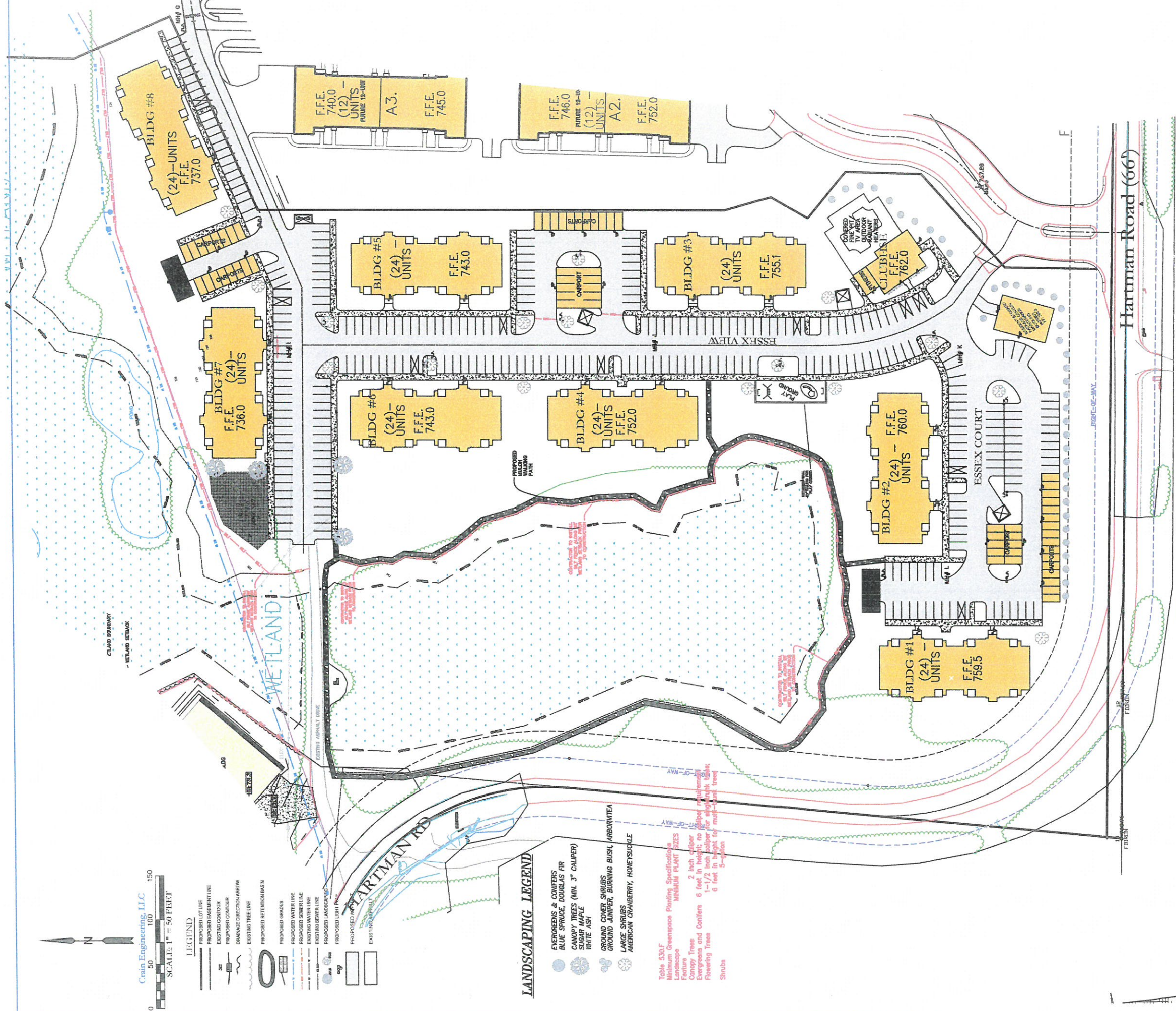


Crain Engineering, LLC  
Engineering, Consulting, & Design

7622 Bott Road  
Buckley, MI 49620

Phone: (231) 947-7255  
Cell: (231) 632-4207  
email: crainengineeringllc@gmail.com



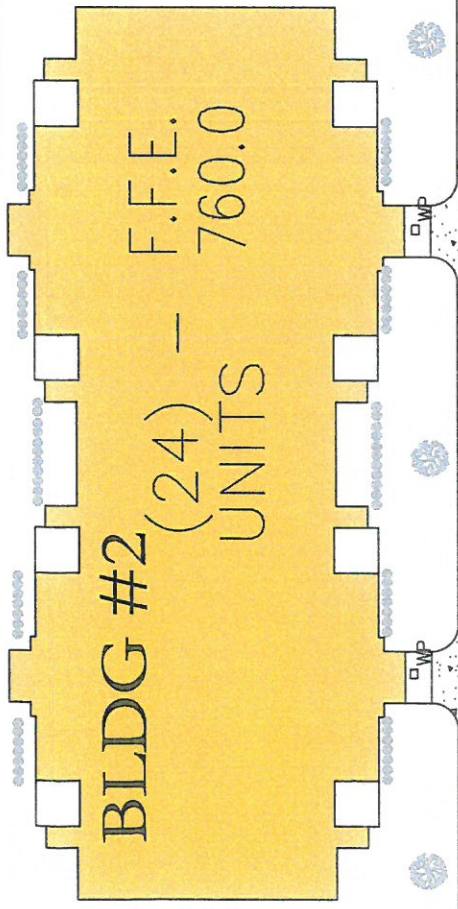


Crain Engineering, LLC  
SCALE: 1" = 50 FEET

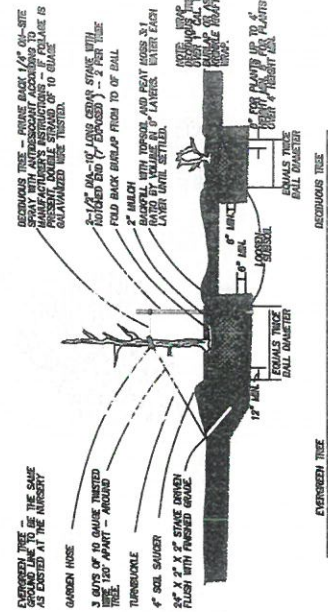
- LEGEND**
- PROPOSED LOT LINE
  - PROPOSED PARCEL LINE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - PROPOSED WATER LINE
  - EXISTING WATER LINE
  - PROPOSED LANDSCAPING
  - PROPOSED LIGHT POLE
  - PROPOSED ASPHALT DRIVE
  - EXISTING ASPHALT DRIVE
  - PROPOSED RETENTION BASIN
  - PROPOSED GRAVELS
  - PROPOSED WATER LINE
  - PROPOSED SEWER LINE
  - EXISTING WATER LINE
  - EXISTING SEWER LINE
  - PROPOSED LIGHT POLE
  - PROPOSED ASPHALT DRIVE
  - EXISTING ASPHALT DRIVE

- LANDSCAPING LEGEND**
- EVERGREENS & CONIFERS
  - BLUE SPRUCE, DOUGLAS FIR
  - CANOPY TREES (MIN. 3" CALIPER)
  - SUGAR MAPLE
  - WHITE ASH
  - GROUND COVER SHRUBS
  - GROUND JUNIPER, BURNING BUSH, ARBORVITAE
  - LARGE SHRUBS
  - AMERICAN CRANBERRY, HONEYSUCKLE

Table 430.F  
Minimum Greenspace Planting Specifications  
Landscapes  
Feature  
Canopy Trees  
Evergreens and Conifers  
Flowering Trees  
Shrubs

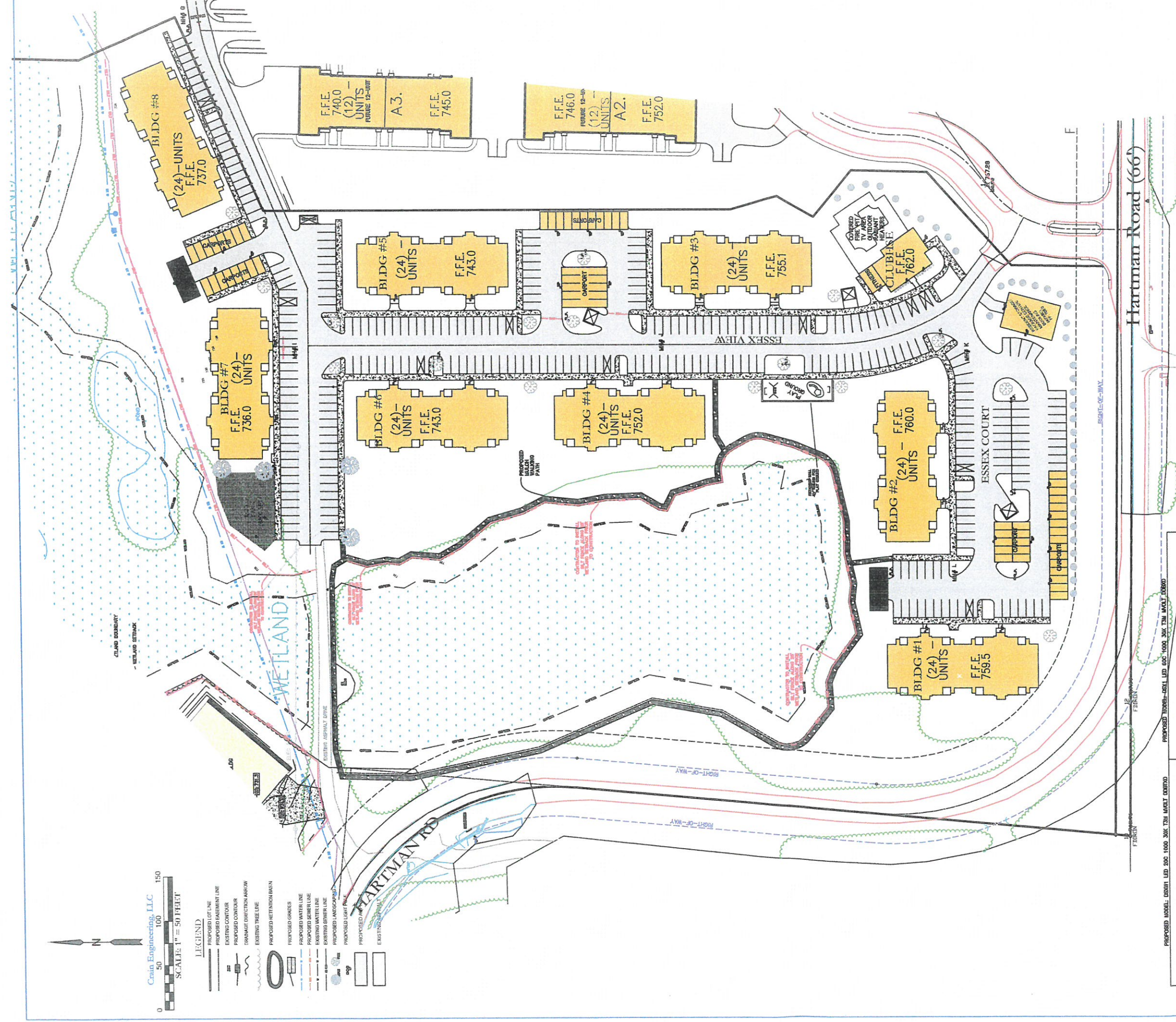


TYPICAL BUILDING LANDSCAPING DETAIL



PLANTING DETAIL - TREES AND SHRUBS  
1/8" SCALE





- LEGEND**
- PROPOSED LOT LINE
  - PROPOSED PAVEMENT LINE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - DRAINAGE DIRECTION ARROW
  - EXISTING TREE LINE
  - PROPOSED ATTENTION BASIN
  - PROPOSED GRATES
  - PROPOSED WATER LINE
  - PROPOSED SEWER LINE
  - EXISTING WATER LINE
  - PROPOSED LANDSCAPE
  - PROPOSED LIGHT POLE
  - PROPOSED ASPHALT DRIVE
  - EXISTING ASPHALT DRIVE
  - PROPOSED ASPHALT DRIVE
  - EXISTING ASPHALT DRIVE

**PROPOSED MODEL DESIGN LED 200 1000 300 TUN MOUNT OUTDOOR**

**D-Series Size 1**  
LED Wall Luminaire

**Specifications**

Specs	Value
Model	D-Series Size 1
Height	1000
Width	200
Depth	100
Weight	150 lbs
Material	Aluminum
Finish	White
Mounting	Wall Mount
Beam Angle	120°
Light Output	10000 lumens
Power	150W
Voltage	120V
Frequency	60Hz
Life Span	50,000 hours

**Example Installation**

Area	Area Sq Ft	Area Sq Yds	Area Sq M	Area Sq Km	Area Sq Miles
Area 1	1000	111	100	0.1	0.04
Area 2	2000	222	200	0.2	0.08
Area 3	3000	333	300	0.3	0.12
Area 4	4000	444	400	0.4	0.16
Area 5	5000	556	500	0.5	0.20

**PROPOSED TOWER-DESK LED 600 1000 300 TUN MOUNT OUTDOOR**

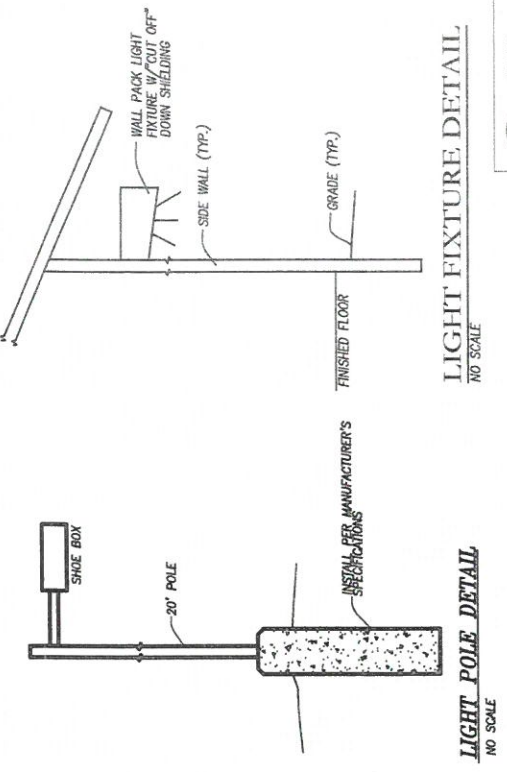
**D-Series Size 1**  
LED Wall Luminaire

**Specifications**


Specs	Value
Model	D-Series Size 1
Height	1000
Width	200
Depth	100
Weight	150 lbs
Material	Aluminum
Finish	White
Mounting	Wall Mount
Beam Angle	120°
Light Output	10000 lumens
Power	150W
Voltage	120V
Frequency	60Hz
Life Span	50,000 hours

**Example Installation**

Area	Area Sq Ft	Area Sq Yds	Area Sq M	Area Sq Km	Area Sq Miles
Area 1	1000	111	100	0.1	0.04
Area 2	2000	222	200	0.2	0.08
Area 3	3000	333	300	0.3	0.12
Area 4	4000	444	400	0.4	0.16
Area 5	5000	556	500	0.5	0.20





 Charter Township of Garfield Planning Department Report No. 2019-78		
Prepared:	July 1, 2019	Pages: 5
Meeting:	July 10, 2019 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Alpers Excavating Sand and Gravel Pit-Special Use Permit Renewal-Introduction	
File No.	SUP-2008-02-A	Parcel Nos. 28-05-019-001-00 and 28-05-018-041-00
Applicant/Owner:	Alpers Excavating, Inc.	

**BRIEF OVERVIEW:**

- 2767 Zimmerman Road (north of Silver Lake Road)
- Approximately 63 acres in area
- Existing sand and gravel mining operation
- A-Agricultural

**PURPOSE OF APPLICATION:**

This application requests approval of an extension of an existing Special Use Permit for an existing sand and gravel pit. Sand or Gravel Pits, Quarries are permitted via Special Use Permit in the A-Agricultural district. In addition to the requirements of Section 423 Special Use Permits, Sand or Gravel Pits, Quarries are subject to supplemental use regulations and conditions in Section 774 of the Zoning Ordinance.

*Zoomed-out aerial image of the subject property (property lines highlighted in blue):*





Zoomed-in aerial image of the subject property (property lines highlighted in blue):



**BACKGROUND:**

It is our understanding that this sand and gravel pit has been in operation by Alper’s since the 1960’s. The Planning Commission approved SUP #98-04 for Alper’s Excavating with conditions in 1998. The permit had a condition to expire with ten (10) years of the approval date. In 2008, the Planning Commission approved SUP#2008-02 which extended the permit for another 10 years. As a condition of the previously approved SUP, there was a requirement that the SUP may be reviewed and renewed as follows:

Upon the expiration of two (2) years from the date upon which this Special Use Permit was originally issued the Township may, to the extent deemed necessary or advisable by and through the Planning Commission, review the terms and conditions of this Special Permit, and may alter or amend such terms and conditions as may be appropriate to assure that the standards upon which the issuance of this Special Use Permit was originally based continue to be met, and to otherwise insure that the spirit and purpose of the Township Zoning Ordinance is upheld. Notwithstanding the foregoing the terms of this Special Use Permit shall expire ten (10) years from the date upon which this Special Use Permit was originally issued. Nothing herein, however, shall prevent the permit holder from applying for a new Special Use Permit at that time.

Since the renewal in 2008, it appears that there was a formal complaint in 2012 regarding operations at the subject location. It appears that any issues were resolved and there have been no formal complaints regarding the subject operations on file at the Township since that time.

**ZONING COMPLIANCE OVERVIEW:**

In addition to meeting the approval criteria in Section 423.E of the Zoning Ordinance, Section 774 states that all sand and gravel pits, quarries shall be established and maintained in accordance with all applicable Federal and State laws and regulations. Garfield Township has determined that extraction of natural resources by mining in zoning districts other than the I-L Limited Industrial and A-Agricultural will result in very serious consequences under the standards set forth in Silva v Ada Township, 416 Mich 153 (1982), and as further codified at MCL 125.3205. Therefore, the Township has only allowed mining in



these two zoning districts subject to a property owner obtaining a special use permit and also subject to the following supplemental use regulations.

However, to the extent that there is a determination under MCL 125.3205 by a court of competent jurisdiction that the Township must allow mining of natural resources to occur in a zoning district that is not I-L or A, these supplemental use regulations shall still apply to the mining activity regardless of location:

1. *The Planning Commission may require the applicant to file a performance bond of sufficient amount to assure completion of the work following excavation, as required by his Ordinance.*

As a condition of the previously approved SUP, the applicant was required to provide a bond which may be reviewed and updated by the Township every two years. The applicant recently secured an updated proposal from Team Elmer's in the amount of \$54,000 to restore the existing pit with slopes of one on three or less and apply topsoil to the existing slopes and floor of the pit. The amount of the proposal is \$54,000. An updated performance bond has not been received by the Township; however, the applicant is expected to submit an updated performance bond in the amount of \$54,000 as part of this application.

2. *No fixed machinery shall be erected or maintained within one hundred (100) feet of any property or street line.*

The only fixed machinery on site is a crusher located at the southwest corner of the property. The crusher equipment is setback approximately 300 feet from the nearest property line.

3. *All uses shall be enclosed by a fence or suitable plantings six (6) feet or more in height for the entire periphery of the property.*

As noted on the site plan, the site has extensive existing vegetation surrounding the site including evergreens and mature trees.

4. *No slope shall exceed an angle with the horizontal of forty-five degrees (45°).*

Two site profiles or cross-sections have been provided as part of the site plan but it is unclear where these profiles are located on the site. Furthermore, the two profiles appear to be the same as was submitted in 2008 and are unclear as to whether they reflect current year conditions.

5. *At all stages of operations, pits or quarries shall be completely and continually drained of water when not in use or supervised by a watchman. All slopes and banks shall be graded and treated to prevent erosion or any other potential deterioration.*

As a condition of the previously approved SUP, all slopes, excluding the active mining area, shall not exceed 45 degrees during the mining operation, and shall not exceed 3 to 1 upon completion of the mining operation.

6. *No building shall be erected on the premises except as temporary shelter for machinery or field office.*

It appears that no additional buildings have been erected. An existing house and pole barn fronting Zimmerman Road are located on the site, but appear to have been in place prior to the commencement of the mining operation.



7. *The Planning Commission shall establish routes for truck movement to and from the site in order to minimize the wear on public streets and to prevent hazards and damage to properties in the Township. That portion of access roads within the area of operation shall be provided with a dustless surface.*

As a condition of the previously approved SUP, unpaved roads and all other unpaved surfaces on which vehicles are driven with the site shall be treated with dust suppressants in the event road dust, at any time, under any circumstance, carries beyond the property boundary of the Applicant's property. As noted above, there have been no formal complaints to the Township related to dust since 2012.

As a condition of the previously approved SUP, mining operations including, but not limited to, excavation, crushing, filling and grading, shall be conducted only between the hours of 7:00 a.m. and 7:00 p.m. Truck loading and other truck activity are limited to the hours of 7:00 a.m. to sunset, but no later than 9:00 p.m. Provided, however, occasional truck loading and trucking may occur at hours beyond sunset when unusual circumstances require it.

Further conditions of the SUP stated noise from trucking operations as measured at neighboring property lines shall not exceed the noise levels generated by general truck traffic on Zimmerman Road.

8. *All installations shall be maintained in a neat, orderly condition so as to prevent injury to property, any individual, or the Township in general.*

It appears that the operations of the sand and gravel mining operation are maintained in a neat, orderly condition.

9. *Proper measures, as determined by the Planning Commission, shall be taken to minimize the nuisance of noise and flying dust or rock. Such measures may include limitations upon the practice of stockpiling excavated materials on the site.*

As a condition of the previously approved SUP, mining operations including, but not limited to, excavation, crushing, filling and grading, shall be conducted only between the hours of 7:00 a.m. and 7:00 p.m. Truck loading and other truck activity are limited to the hours of 7:00 a.m. to sunset, but no later than 9:00 p.m. Provided, however, occasional truck loading and trucking may occur at hours beyond sunset when unusual circumstances require it.

10. *When excavation and removal operations are completed, the excavated area shall be graded so that no gradients in disturbed earth shall be steeper than a slope of three (3) to one (1) in horizontal-vertical gradient. A layer of arable top soil shall be spread over the excavated area to a minimum depth of four (4) inches in accordance with an approved contour plan furnished by the applicant. The area shall be seeded with a perennial rye grass, or other similar soil-holding materials, and maintained by the applicant until the area is stabilized.*

As a condition of the previously approved SUP, the existing mined pit as depicted on the site plan may be expanded into the proposed ten (10) year projection area, but new pits which are not a continuous expansion of the existing operation are expressly prohibited.

Further conditions of the SUP stated site restoration shall take place on a continuous basis as areas are mined to their maximum extent. During site restoration a minimum of four inches of top



soil shall be applied to excavated areas. Restored areas shall be immediately re-vegetated with a suitable grass and native plant mix.

**ACTION REQUESTED:**

The purpose of the introductory meeting is to accept the application and to identify any concerns that should be addressed prior to holding a public hearing on the application. As such, following an opportunity for applicant presentation and Commissioner discussion, the following motion is offered for consideration:

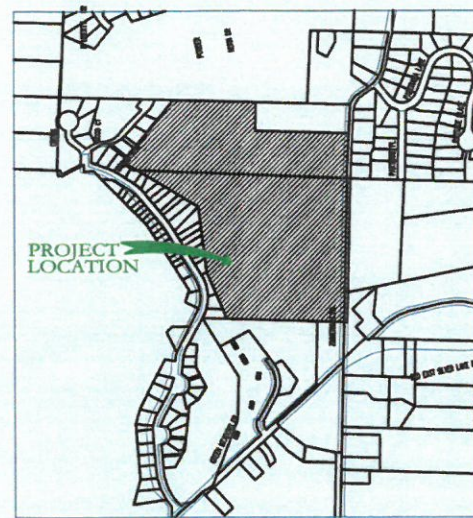
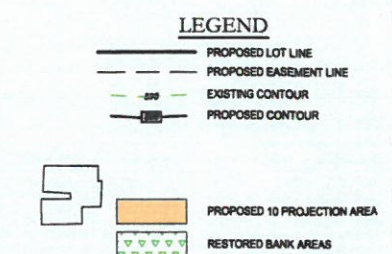
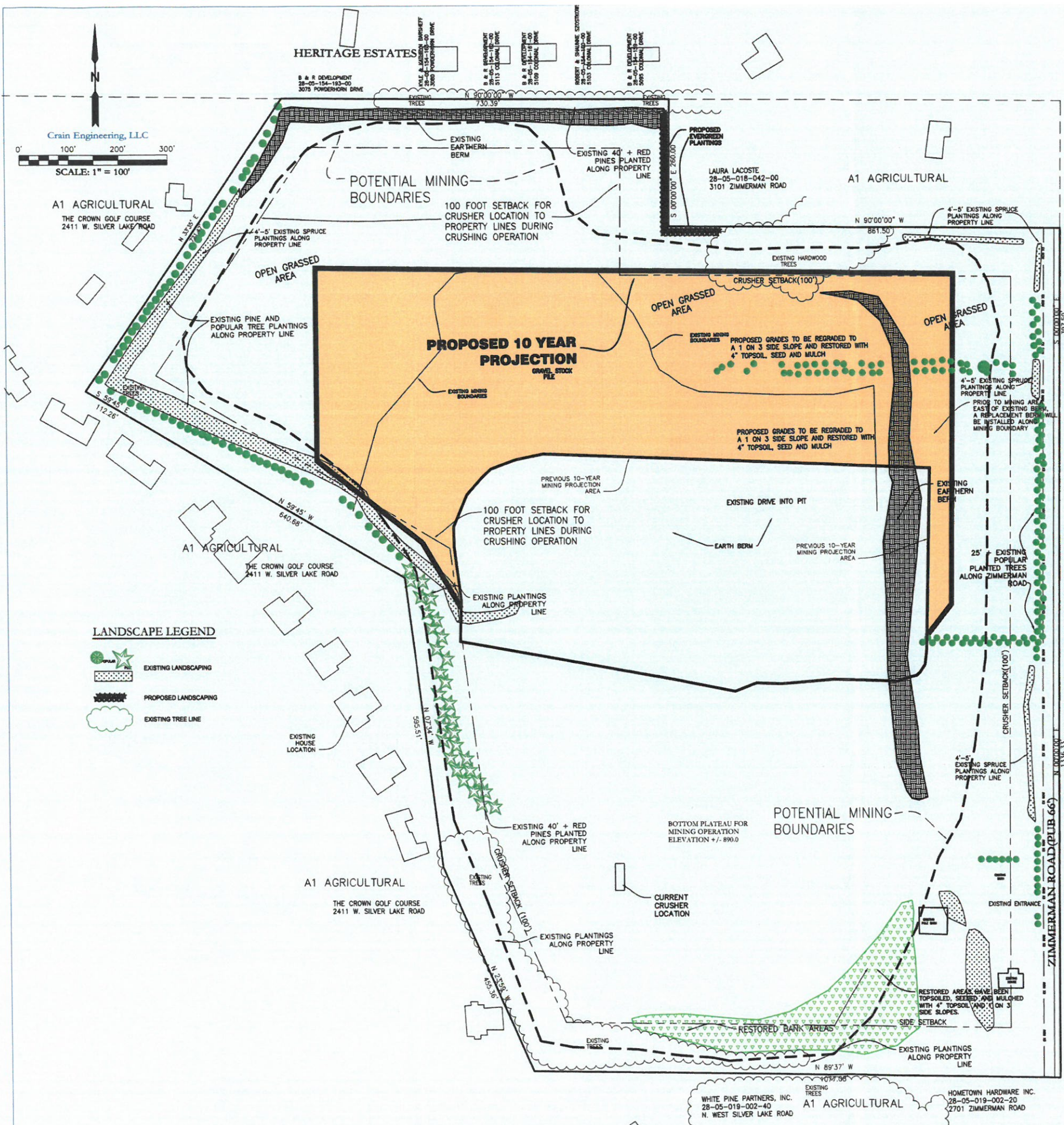
MOTION THAT application SUP-2008-02-A, submitted by Alpers Excavating, Inc. for a extension of an existing Special Use Permit for an existing sand and gravel pit at parcels 28-05-019-001-00 and 28-05-018-041-00, BE ACCEPTED, and BE SCHEDULED for a public hearing to be held at the August 14, 2019 Regular Meeting of the Planning Commission.

Any additional information that the Planning Commission determines to be necessary should be added to this motion.

**Attachments:**

1. 11" X 17" plan set provided by applicant dated June 12, 2019





### SITE DATA

#### PROPERTY OWNER & APPLICANT:

ALPERS EXCAVATING  
16 WEST SILVER LAKE ROAD  
TRAVERSE CITY, MI 49684  
PH: 231-843-4710

PARCEL ADDRESS - ZIMMERMAN ROAD  
PARCEL ZONING - A-1 AGRICULTURAL  
PARCEL NUMBER - 28-05-019-001-00

#### SETBACKS:

- FRONT - 35'
- SIDE - 25'
- REAR - 40'
- \*\*SPECIAL\*\* - 100' CRUSHING SETBACK FROM PROPERTY LINES

### GENERAL NOTES

- 6' FENCE OR SUITABLE PLANTINGS SHALL BE PLACED AROUND THE BOUNDARY OF THE MINING AREAS PRIOR TO ENTERING THAT MINING CELL.
- UPON COMPLETION OF EXCAVATION AND REMOVAL OPERATIONS, THE EXCAVATED AREAS SHALL BE GRADED SO THAT NO GRADIENTS IN DISTURBED AREAS SHALL BE GREATER THAN 1 ON 3 SIDE SLOPES.
- A MINIMUM OF 4" OF TOPSOIL SHALL BE SPREAD OVER THE EXCAVATED AREAS, THAT WILL BE RESTORED WITH SEED AND MULCH.
- MAXIMUM OF 45 DEGREE SLOPES DURING MINING OPERATION.
- THE TOP SOILED AREAS TO BE PLANTED WITH PERENNIAL RYE GRASS, OR OTHER SIMILAR SOIL-HOLDING MATERIAL.
- ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED IF REQUIRED BY THE GTCO SOIL EROSION OFFICE.
- CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.
- STORM WATER RETENTION AREA TO BE SIZED AND FIELD LOCATED AS THE MINING OPERATION PROGRESSES.
- TREES AND BERMS TO BE LOCATED ALONG NORTH AND WEST PROPERTY LINES WHEN MINING OPERATION APPROACHES CLOSER TO THAT BOUNDARY.

### ON-SITE VEHICLE TRAFFIC

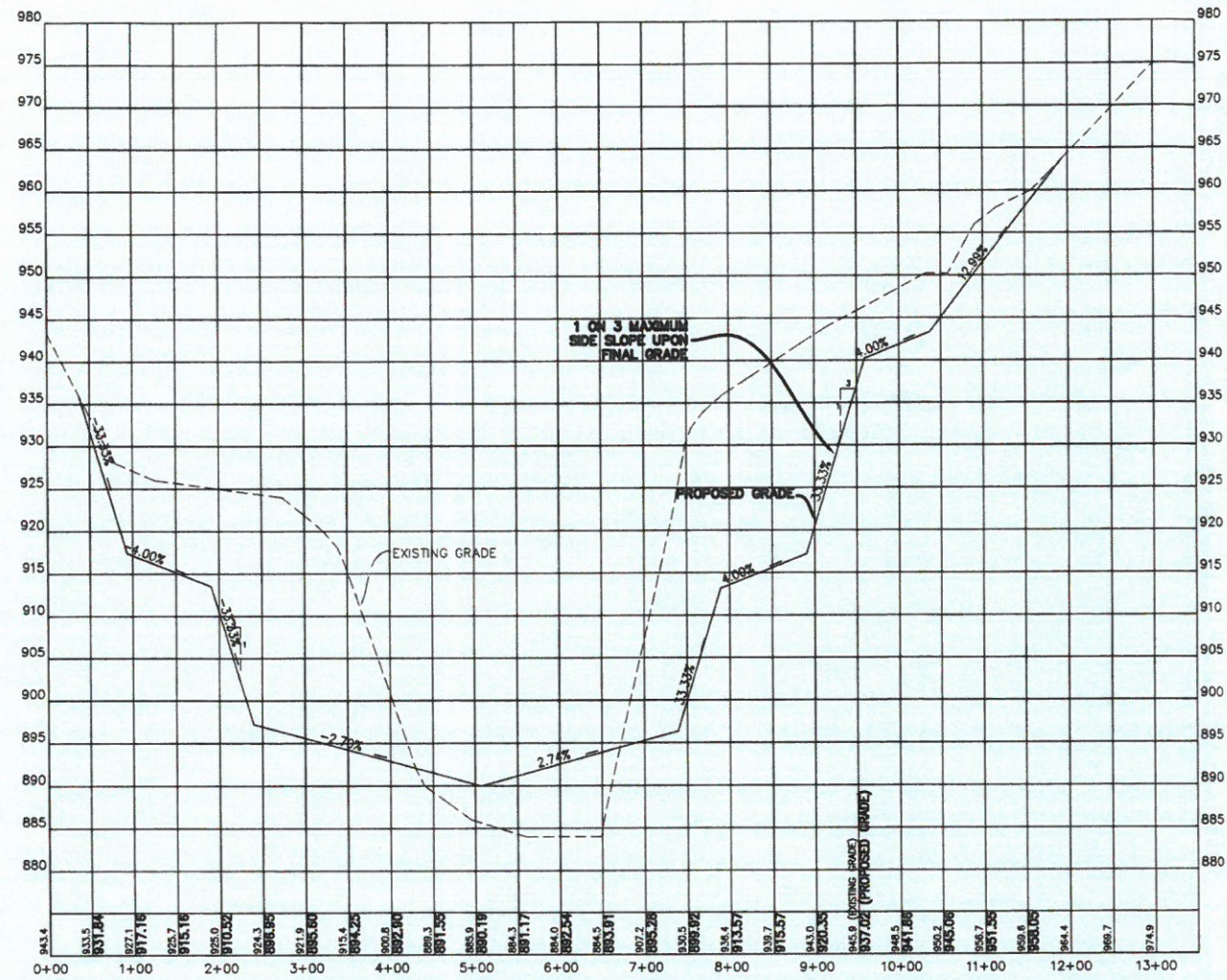
BASED ON LAST YEARS OPERATIONS:  
300 DAYS PER YEAR OPERATION SCHEDULE  
16.5 TRUCKS PER DAY (AVERAGE)  
WITH 85% OF TRAFFIC TURNING RIGHT (SILVER LAKE ROAD)  
AND 15% OF TRAFFIC TURNING LEFT (LONG LAKE ROAD)

### PARCEL DESCRIPTION

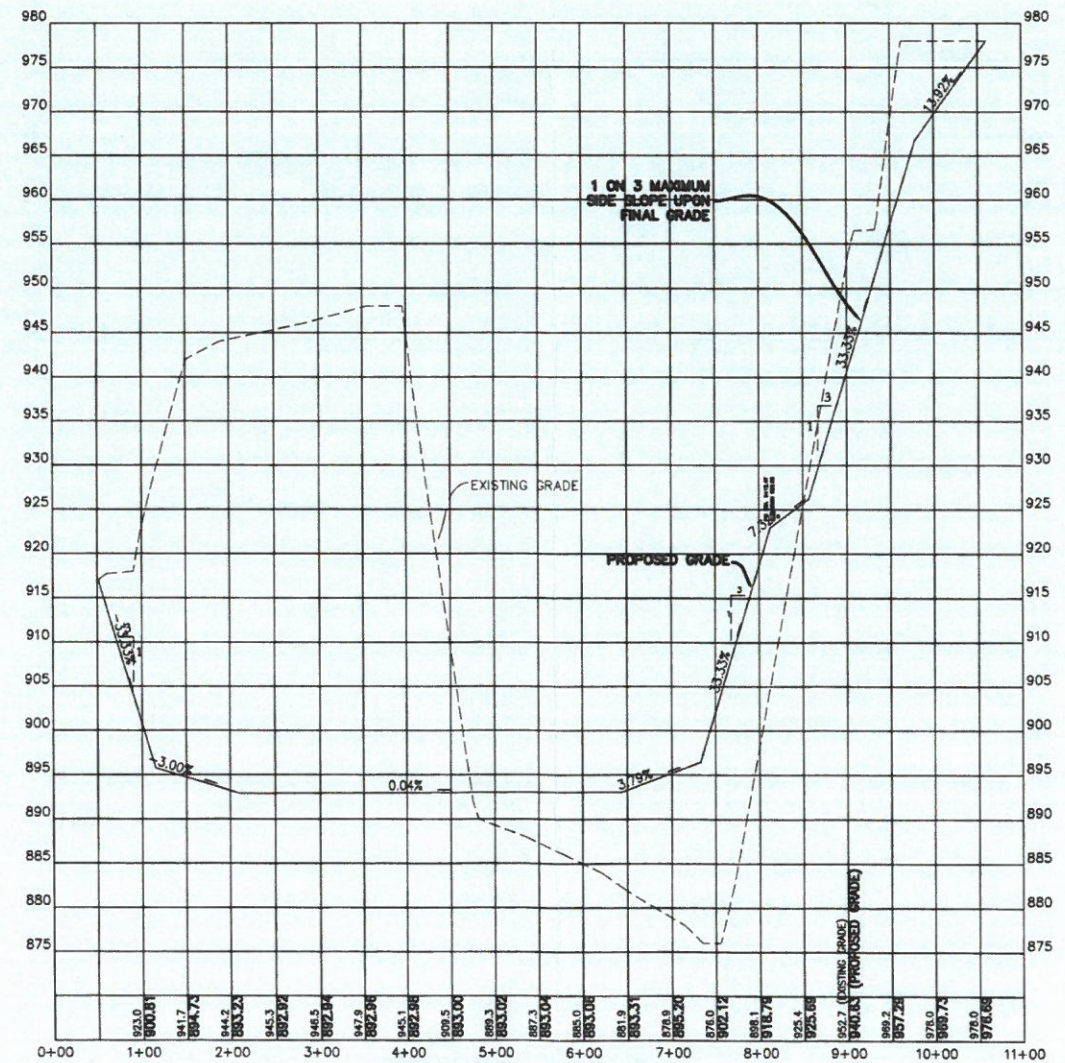
S 1/2 OF S 1/2 OF SE 1/4 SEC 18 T27N R11W. EXC N 260' OF E 861.5'. & EXC COM AT S 1/4 COR SEC 18 TH N 1 DEG 54' E 659.79' TH S 89 DEG 39' E 1025.19' TH S 33 DEG 35' W 721.47' TH S 59 DEG 45' E 112.26' TH W TO POB. & EXC RD R/W.

PRT OF N 1/2 OF NE 1/4 SEC 19 T27N R11W COM SE COR TH N 89 DEG 37' W 1077.08' TH N 23 DEG 59' W 455.36' TH N 7 DEG 34' W 595.51' TH N 59 DEG 45' W 640.68' TH E ON N SEC LN TO NE COR SEC 19 TH S TO POB. EXC RD R/W.





**PROFILE A-A**  
 SCALE: HORIZONTAL: 1" = 100 FEET  
 VERTICAL: 1" = 10 FEET



**PROFILE B-B**  
 SCALE: HORIZONTAL: 1" = 100 FEET  
 VERTICAL: 1" = 10 FEET

DRWN BY: WLC  
 DSGN BY: WLC  
 DATE: 06-12-2018  
 REV DATE:

**MINING EXTENSION PROFILES**  
**ALPERS EXCAVATING**  
 SECTION 19 - TOWN 27 NORTH - RANGE 11 WEST  
 GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:  
**141219**  
 SHEET 2 OF 2

**Crain Engineering, LLC**  
 Engineering, Consulting, & Design  
 7622 Bott Road  
 Buckley, MI 49620  
 Phone: (231) 947-7255  
 Cell: (231) 632-4207  
 email: crainengineeringllc@gmail.com