

CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION MEETING

Wednesday, August 25, 2021 at 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

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

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

3. Minutes – August 11, 2021

4. Correspondence

5. Reports

- a. Township Board
- b. Planning Commissioners
- c. Staff Report

6. Unfinished Business

- a. PD 2021-112 – Housing Discussion

7. New Business

8. Public Comment

9. Other Business

10. Items for Next Agenda – September 8, 2021

- a. South 22 – Special Use Permit – Public Hearing
- b. Serra Automotive – Zoning Ordinance Text Amendment – Update
- c. Marengo 31 – Special Use Permit – Introduction
- d. City of Traverse City Water Tower – Special Use Permit – Minor Amendment

11. Adjournment

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

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620.

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
August 11, 2021**

Call Meeting to Order: Chair Racine called the August 11, 2021 Planning Commission meeting to order at 7:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

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

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

1. Public Comment (7:01)

None

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

Fudge moved and Agostinelli seconded to approve the agenda as presented.

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

Nays: None

3. Minutes (7:01)

a. July 28, 2021 Regular Meeting

McManus moved and DeGood seconded to approve the July 28, 2021 Regular Meeting minutes as presented.

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

Nays: None

4. Correspondence (7:02)

None

5. Reports (7:02)

Township Board Report

Agostinelli reported that a trail will be named after Norm Fred in the River East Recreation Area.

Planning Commissioners

None

Staff Report

Sych said that the property thought to be a mining operation on North Long Lake Road now has a stormwater plan and escrow has been provided. The plan will be reviewed by the township engineer. Sych reviewed a handout on commissioner's desks which relate to clear corner regulations in the Zoning Ordinance. The Planning Department is working on the marijuana licensing ordinance for safety compliance facilities.

6. Unfinished Business**a. PD 2021-104 – Articles 2, 3 and 7 – Zoning Ordinance Text Amendment – Public Hearing (7:08)**

The proposed changes in Articles 2, 3 and 7 are intended to help remove inconsistencies, streamline language, and make the Zoning Ordinance function better. Over a period of time, commissioners looked at definitions, permitted uses in each zoning district and organization of the use chart. Additional language was added to the definition of Research and Design Facility to accommodate marijuana safety and compliance facilities as long as they follow all state and local regulations.

Racine opened the Public Hearing at 7:11pm

Scott Knowlton commented about federal laws in the cannabis issue and commissioners agreed to strike the word "federal" and make it only "state and local requirements."

Racine closed the Public Hearing at 7:12pm.

Robertson moved and McManus seconded THAT the proposed amendment to the Garfield Township Zoning Ordinance, as attached to Planning Department Report 2021-104, BE ADOPTED as amended striking the word "federal".

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

Robertson moved and Agostinelli seconded THAT the proposed amendment to the Garfield Township Zoning Ordinance, as attached to Planning Department Report 2021-104, and as amended BE RECOMMENDED FOR ADOPTION by the Township Board.

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

b. PD 2021-105 – Kensington Park PURD Minor Amendment –Request for Withdrawal (7:16)

Hannon said that the Kensington Park PURD Minor Amendment has officially been withdrawn in writing.

Agostinelli moved and Robertson seconded THAT the withdrawal of application SUP-2002-06-D, submitted by Lynne Moon, BE ACCEPTED.

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

7. **New Business**

a. **PD 2021-106 –South 22 – Special Use Permit – Introduction (7:17)**

The application submitted by Hammond Investment Properties, LLC, requests approval of a Special Use Permit for a proposed 216-unit multi-family housing development. Multiple family dwellings are permitted via special use permit in the R-3 Multi Family Residential District. Scott Jozwiak from Jozwiak Consulting said there will be some underground parking with additional parking outside. Jozwiak reviewed the plan and went over the road access plans and said that there will be no additional curb cuts. Lloyd Lane may be moved pending road commission action. He reviewed stormwater plans and a maintenance building plan with a garbage dumpster. Sewer connections will be discussed and may change however existing water will be serving the site. Sych commented that with the many developments going in the same area, there may be challenges to the sewer and water systems and the developments are trying to work together with the Township Engineer to make the process smooth. Commissioners discussed the proposed development and the Lloyd Lane access. Amenities for South 22 and Ridges 45 were discussed and developers will review the ordinance regarding amenities. Parking, existing vegetation and maximum density were discussed as was stormwater basins.

DeGood moved and McManus seconded THAT application SUP-2021-02, submitted by Jozwiak Consulting, Inc., for a Special Use Permit for an apartment complex at parcel 05-023-026-50, BE ACCEPTED and BE SCHEDULED for a public hearing for the September 8, 2021 Regular Planning Commission meeting, subject to the following additional information being provided by the applicant:

1. *The proposed boundary adjustment shall be altered so that both the South 22 and Ridge 45 developments meet the minimum lot area density of 4,000 square feet per multi-family unit.*
2. *Building elevations shall be provided to scale.*
3. *The building synopsis table on Sheet C100 shall be corrected to reflect the proposed square footage for Quadplexes buildings 1 through 4.*
4. *Side setbacks must be shown at 20 feet.*
5. *Approval will be subject to the review and recording of cross access easements and maintenance systems.*
6. *Provision of bicycle racks in front of the apartment buildings.*

- 7. *A detailed landscaping plan with required buffers shall be provided.*
- 8. *The lighting plan shall provide the Kelvin rating for the proposed fixtures and note that none of the proposed fixtures will create illumination levels that exceed the standards of Section 517 of the Zoning Ordinance.*
- 9. *Details of the dumpster screening shall be provided.*
- 10. *The site plan shall be subject to other reviews, including but not limited to the Township Engineer, Grand Traverse County Road Commission, and Metro Fire.*

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

Nays: None

b. PD 2021-107 – Serra Automotive – Zoning Ordinance Text Amendment – Introduction (8:07)

Serra Traverse City, LLC is proposing a text amendment to the Zoning Ordinance regarding freestanding signs allowed in the C-L, C-G and C-H zoning districts. The proposed text amendment would make two changes to Section 630.E and would include language allowing two (2) freestanding signs not more than forty (40) square feet each as long as they have a minimum distance of 100 feet between each sign and each sign indicates a different entity. Jessie Collins stated that she helps to make auto dealers brand compliant with their signage. Serra is asking for the text amendment for a business which houses two separate brands that cannot share signage. Sych said that proposed change would apply to the districts as a whole and he shared concerns with this proposed text amendment. Commissioners shared concerns with the suggested text amendment and how it would impact signage in the township. Manager of Serra Automotive, Jerry Zezulka spoke and further clarified that there are five dealerships on four parcels and signage is needed to identify the Volvo dealership. Commissioners discussed the issue and how to make the signage work for the site. A parcel split may be an option.

Fudge moved and Robertson seconded to table the Serra automotive proposed Zoning Text Amendment while staff works with the applicant towards a solution.

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

Nays: None

8. Public Comment (8:54)


None

9. Other Business (8:54)

- 10. Items for Next Agenda – August 25, 2021 (8:55)**
a. Housing Discussion – Housing Ready Checklist

- 11. Adjournment**
Fudge moved to adjourn the meeting at 8:57pm.

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

 Charter Township of Garfield Planning Department Report No. 2021-112			
Prepared:	August 18, 2021	Pages:	7
Meeting:	August 25, 2021 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Housing Discussion		

BACKGROUND:

At the July 28, 2021 study session, the Planning Commission had an introductory discussion on housing including a review of relevant statistics for Garfield Township, neighboring municipalities, Grand Traverse County, and the State of Michigan. For the August study session, the following information is provided as context for the housing discussion. This discussion is intended to provide for the following:

- Use the Housing Ready Communities checklist as a resource to foster discussion on different topics relating to housing and potential ideas the Township could consider.
- Pursue fulfillment of a best practice in the Redevelopment Ready Communities (RRC) program regarding housing diversity.
- Review the implementation goals of the Township Master Plan relating to housing.
- Review existing residential land use regulations in the Zoning Ordinance.
- Per the 2021 Priorities and Master Plan Implementation Matrix, explore allowing different housing types such as “missing middle” housing, accessory dwelling units, shipping container homes, and tiny homes.

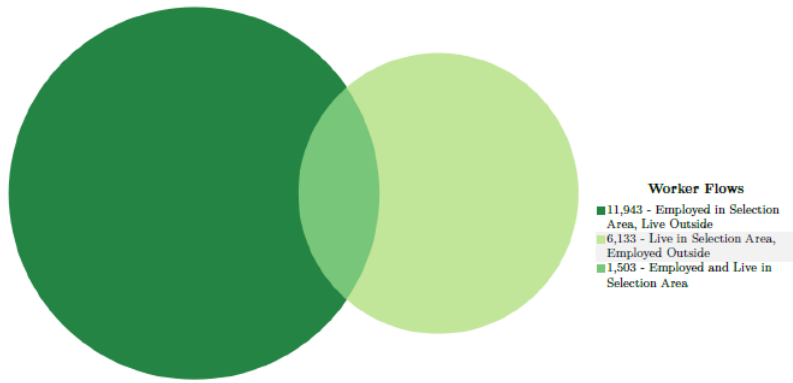
HOUSING DEMAND:

Understanding the demand for housing requires analysis of the market. Readily available data comes from the US Census Bureau and the 2019 Target Market Analysis conducted by Networks Northwest. The Target Market Analysis does not focus specifically on Garfield Township but does provide usable County level data that is applicable to the Township. Here are some noteworthy findings:

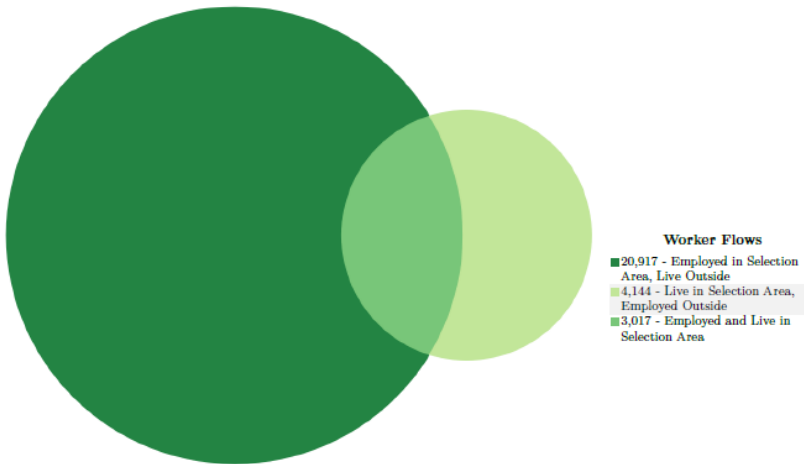
- The housing wage is the amount a worker would need to earn to afford a typical rental. In Grand Traverse County, the housing wage is \$17.15 per hour. The affordable rent for a renter earning the mean wage is \$892.
- For workers making a minimum wage of \$9.45 per hour, the affordable rent for a full-time minimum wage worker would be \$491.
- The Target Market Analysis found that the County can support 5,715 new housing units through 2025. Of those, 4,085 would be rentals and 1,630 would be owner units.
- In reviewing travel to work data, around 12,000 workers come into the Township on any given workday. For Traverse City, it’s around 21,000 workers. East Bay is lower at around 3,000 workers. Combined, Garfield Township and Traverse City are the primary location for jobs in the region. Data shows that East Bay functions more as a “bedroom suburb” to the urban area. The desire by workers to live near their place of employment often drives the demand for housing. While the City has a higher number of workers, their ability to provide for housing is limited due to a lack of developable land and higher land costs. Therefore, much of the worker demand focuses on Garfield Township with its available land and supporting infrastructure.

The following Census data shows an inflow and outflow of workers as follows:

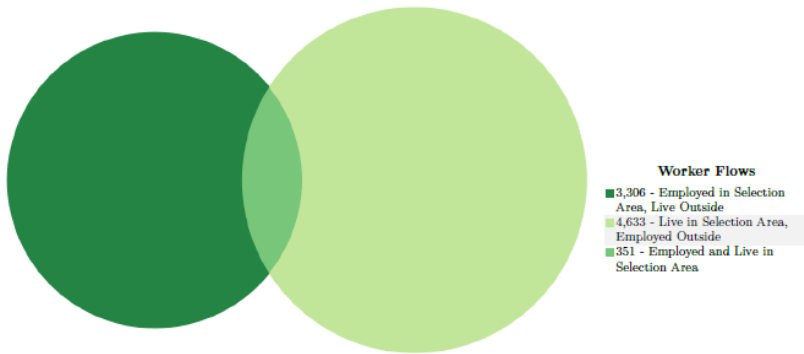
- Employed in the selection area, live outside (darkest green)
- Live in the selection area, employed outside (lightest green)
- Employed and live in the selection area (overlapped area)



Inflow / Outflow of Workers for Garfield Township



Inflow / Outflow of Workers for City of Traverse City



Inflow / Outflow of Workers for East Bay Township

HOUSING READY CHECKLIST:

Staff has provided comments on questions posed by the Housing Ready Checklist, which are provided as an attachment to this report. The Township has already used several of these strategies in the checklist to combat housing issues. The Master Plan has goals and objectives for several housing topic areas including diversity, accessibility, affordability, and location, as well as implementation goals for housing. The Zoning Ordinance allows for different housing types and especially allows for flexibility through the PUD process. The Township does not allow short-term rentals. The Township has also used Payment in Lieu of Taxes (PILOT) to allow some subsidized housing developments.

RRC BEST PRACTICE:

RRC Best Practice 2.4: Housing Diversity will be fulfilled if the “zoning ordinance allows for a variety of housing options” with the expectation that the ordinance allows for three or more of the following housing types by right:

- Accessory dwelling units
- Townhomes / Rowhouses (Attached single-family units)
- Triplexes
- Quadplexes
- Sixplexes
- Stacked flats
- Residential units above commercial (non-residential uses)
- Micro units
- Cottage Housing / Bungalow Courts
- Tiny houses
- Other (talk to your RRC planner to see if something else might count)

MASTER PLAN:

The Master Plan includes the following goals and objectives relating to housing:

Diversity:

Goal: Diversity in the rental market is also important in terms of unit size. In particular, there is a known shortage of single bedroom or loft-style units, leading to a drain on income as renters are forced to choose a larger, more expensive option.

- *Objective:* The Township should encourage development which includes a mix of housing options. The market does seem to be naturally adjusting to meet this demand, as indicated by projects such as the Arbors Apartments constructing 24 loft/garage choices in place of standard carport buildings.

Accessibility:

Goal: It is increasingly important to consider an adequate accessible housing supply. Accessible housing options will allow aging or disabled individuals to remain in their home.

- *Objective:* Consider incentives such as density bonuses to encourage the development community to include accessible housing.

Affordability:

Goal: Continue to lead the region in supporting affordable housing.

- *Objective:* Many of the Township’s residential developments are subsidized to allow lower rents, primarily through the Michigan State Housing Development Authority (MSHDA), but also through the Township Board’s approval of Payment In Lieu Of Taxes (PILOT).

Location:

Goal: Locating new housing developments proximate to these resources can reduce the overall costs of housing and transportation while helping to create more efficient use of infrastructure in existing urban areas.

- *Objective:* Target appropriate areas and incentivize their development or redevelopment through density bonuses.

Implementation – Housing:

- Continue to implement zoning incentives such as density bonuses to encourage the development community to include particular housing types in high demand in the Township, such as single-bedroom apartment units and accessible housing options for seniors and individuals with disabilities.
- Continue to use the Township’s Zoning Ordinance to encourage a wide variety of housing types and densities, as well as the mixing of residential uses with commercial and light industrial uses where compatible.
- Continue to incorporate subsidized units in developments via state and federally administered programs.

STAFF COMMENTS:

As discussed at the previous study session, the Township already has a lot of developments using PILOT and should be careful about allowing more. The Planning Commission may want to consider if there are specific housing types that should be explored such as accessory dwelling units, triplexes, quadplexes, or others which may complement the existing character of the Township. Commissioners may also consider any potential changes to Zoning Ordinance regulations or language. Sections of the Zoning Ordinance that are related to housing and included with this report include definitions, land uses, and dimensional standards from the schedule of regulations.

NEXT STEPS:

This discussion is intended to provide a forum to review potential housing issues and potential solutions. At the Planning Commission’s discretion, Staff can review any specific item in greater detail and bring the updated information to the next study session. If Commissioners want to explore any updates to the Zoning Ordinance, Staff can research language from other communities and draft proposed language as needed.

Attachments:

1. Appendix A – Zoning Ordinance Definitions
2. Appendix B – Housing-Related Land Uses
3. Appendix C – Schedule of Regulations
4. Housing Ready Checklist – including Staff comments
5. Article – “Accessory dwelling units – Coming to a neighborhood near you?” dated June 24, 2015

APPENDIX A – ZONING ORDINANCE DEFINITIONS:

The following are definitions in the Zoning Ordinance, including those recommended on August 11, 2021 as part of the proposed text amendment, which relate to housing:

Apartment: A room or suite of rooms, including bath and kitchen facilities, located in an accessory structure or in a two-family or multiple-family dwelling intended or designed for use as a non-transient residence by a single family.

Boarding Residence: An owner-occupied residence where non-related individuals are provided with room and board on a long-term basis.

Commercial District Housing Development: A residential development in a commercial district which includes elements that contribute to the function of the development as a cohesive site, such as design elements and common open space, or where a livable space is incorporated into an approved commercial business or office such as an upper floor apartment.

Dwelling: Any building or structure or part thereof which contains one (1) or more dwelling units. For the purposes of this Ordinance, “Mobile Home” and “Recreational Unit” are each defined separately.

Dwelling, Single-Family: A dwelling unit designed for exclusive occupancy by a single family that is not attached to any other dwelling by any means and is surrounded by open area or yards.

Dwelling, Multiple-Family: A dwelling or group of dwellings on one lot used or designed to contain separate living units for three (3) or more families, including triplex units, apartment houses, cooperatives, garden apartments and condominiums.

Dwelling, Two-Family (Duplex): A building containing two single family dwelling units totally separated from each other by an un-pierced, above ground, wall or floor and occupied exclusively by two (2) families living independently of each other.

Dwelling Unit: A building or portion thereof designed exclusively for residential occupancy by one (1) family and having cooking facilities.

Family: (1) An individual, or two (2) or more persons related by blood, marriage or adoption, together with foster children and servants of the principal occupants, with not more than one additional unrelated person, who are domiciled together as a single, domestic, housekeeping unit in a dwelling unit, or (2) a collective number of individuals domiciled together in one dwelling unit whose relationship is of a continuing non-transient domestic character and who are cooking and living as a single nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization or group of students or other individuals whose domestic relationship is of a transitory or seasonable nature or for an anticipated limited duration of a school term or other similar determinable period.

Farm Employees House: A dwelling for farm employees associated with the principal use of the property as an agricultural operation.

Live-Work Unit: A dwelling unit which is an accessory use to a primary office, studio, or other similar commercial use, designed as an integral part of the building where the primary commercial use is at the ground floor entrance to the building, and where the occupant is either an owner or an employee of the office, studio, or other commercial use.

Long-Term: In relation to the occupancy of a building or dwelling unit, any period of thirty (30) or more consecutive days.

Mobile Home: A structure, transportable in one or more sections, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities and includes the plumbing, heating, air- conditioning and electrical systems contained in the structure. Mobile home does not include a recreational unit.

Mobile Home Park: A parcel or tract of land under the control of a person upon which 3 or more mobile homes are located on a continual, nonrecreational basis and which is offered to the public for that purpose regardless of whether a charge is made therefore, together with any building, structure, enclosure, street, equipment, or facility used or intended for use incident to the occupancy of a mobile home.

Mobile Home Subdivision: A subdivision approved under Act 288 of the Public Acts of 1967, as amended, which by deed restrictions has been designated solely for occupancy by mobile homes.

Short-Term: In relation to the occupancy of a building or dwelling unit, any period of less than thirty (30) consecutive days.

APPENDIX B – HOUSING-RELATED LAND USES:

Use Name	R-1	R-2	R-3	R-R	R-M	C-L	C-O	C-G	C-H	C-P	I-G	I-L	A	Conditions
Boarding Residence			SUP											§ 714
Commercial District Housing Development								SUP	SUP	R				§ 725
Dwelling, Single Family	R	R	R	R									R	
Dwelling, Two-Family		R	R											
Dwelling, Multiple Family			SUP											
Farm Employees House													SC	
Live-Work Unit							R			R	R	R		
Mobile Home					R									
Mobile Home Park					SC									§ 759
Mobile Home Subdivision					SC									
Other Regulations														
Limited Residential Uses in Commercial (Residential units above first floor comm.)						✓		✓	✓	✓				§ 615

APPENDIX C – SCHEDULE OF REGULATIONS:

Zoning District	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Maximum Height (ft.)	Setbacks			Max. Lot Coverage	Min. Building Cross-Section (ft.)
				Front	Side	Rear		
R-1 (w/ sewer)	15,000	100	35	30	10	30	30%	24
R-1 (w/o sewer)	20,000	100	35	30	10	30	30%	24
R-2 (1F, w/ sewer)	12,000	80	35	30	10	25	30%	24
R-2 (1F, w/o sewer)	15,000	100	35	30	10	30	30%	24
R-2 (2F, w/ sewer)	10,000	75	35	25	10	25	30%	24
R-2 (2F, w/o sewer)	13,500	80	35	30	10	30	30%	24
R-3	10,000 / DU (1F) 6,000 / DU (2F) 4,000 / DU (MF)	70 / DU (first 2 units) + 10 / DU (next 6 units) + 5 / DU (ea. add. unit) 250 (maximum)	40	25	10 (1F) 15 (2F) 20 (MF)	20	35%	24
R-R	43,560	110	35	30	15	35	20%	24
A	43,560	110	35	30	20	35	20%	24

Community Needs Assessment

<i>Has your community taken steps to understanding local housing needs?</i>	Yes	No	Notes
1. Has your community expressed an interest or need for more housing options?	X		Garfield Township has observed the high demand for housing both in the Township and throughout the region
2. Have the following stakeholders participated in discussions regarding the need for workforce housing?			
Employers		X	We have not had a community-wide discussion yet on housing or workforce housing, but there were questions on housing in general on the community survey in 2015. Public comments have been received at meetings for several recent developments.
School districts		X	
Families		X	
Local residents	X		
Nonprofits		X	
Other jurisdictions		X	
Developers		X	
Landowners		X	
3. What methods have been used?			
Questionnaire / survey	X		We have not had a community-wide discussion yet on housing or workforce housing, but there were questions on housing in general on the community survey in 2015. Public comments have been received at meetings for several recent developments.
Public comment		X	
Online options		X	
Public meeting(s)		X	
Presentation of options with discussion		X	
Focus groups		X	
Other		X	

Planning Strategies

<i>Has your community considered planning initiatives or amendments to address housing?</i>	Yes	No	Notes
1. A Master Plan that advocates for housing that meets the needs of all residents	X		Implementation goals include encouraging density bonuses, zoning flexibility, and incorporating subsidized units. Barlow Garfield Neighborhood Plan envisions a variety of housing option and inclusion in mixed use developments
2. Setting a goal for an amount of workforce housing needed (as a number of units or as a percentage of total housing) and developed a method to track progress		X	
3. Mapping priority development areas in and adjacent to villages and settlements where workforce housing is to be included with other housing types		X	Garfield Township doesn't have a village center, but the Barlow Garfield area is identified as one of the most "urbanized" places within the Township
4. "Pre-permitting" selected sites within the designated priority development area(s)		X	
5. Becoming "Redevelopment Ready Certified" to access Michigan Economic Development Corporation (MEDC) financing, resources, and marketing?	X		Currently engaged in the RRC program; working on several initiatives to move toward being RRC certified

Zoning Strategies

Does your community's zoning ordinance include / allow the following:	Yes	No	Notes
1. An established, simple, and easily accessible development approval process	X		Also creating a Guide to Development to document, explain each process
2. Lot splits	X		Not in zoning ordinance but we allow lot splits, processed by Assessing Dept.
3. Single family homes to be converted to multi-family units		X	Could convert a one-family to two-family in R-2 and R-3, but not R-1. Can't convert anything to higher than two-family
4. Expanded boundaries of high density residential districts		X	FLU map supports some additional areas for future high density residential

5. A mixture of densities and dwelling types that are allowed by right (preferably) or by special use, especially in priority development area(s), including:			
* Multi-family housing (townhomes, condos, apartments, duplexes, multiplexes, etc.), with the same / similar lot dimension requirements as single-family homes when practical		X	Two family allowed on narrower / smaller lots than single family, multi family has a minimum lot width per dwelling unit which decreases upon additional dwelling units. We don't have any provision for building multi-family on the exact same lot as a single-family home
* Small minimum dwelling size (450 sq. ft. or less is suggested) for all housing types	X		No minimum dwelling size but we have a minimum building cross-section of 24 ft. This results in an effective min. building size of 576 sq. ft. for any building
* Zero lot line homes		X	
* Dormitory housing or boarding room housing in certain districts under defined conditions	X		Boarding residences are allowed by SUP within R-3, with supplemental standards
* Mixed-use buildings that allow housing in commercial districts	X		Commercial district housing development is allowed in C-G, C-H, and C-P districts. Accessory residential units are allowed in C-L, C-G, C-H, and C-P. Live work units are allowed in C-O, I-G, and I-L.
* Accessory dwelling units (ADUs) or granny flats		X	
* Cottage developments		X	Can be considered under PUD or as type of multi-family, but no provisions for this type of design specifically
6. Definitions that distinguish between "long-term rental" and "short-term rental"	X		Zoning Ordinance defines short-term rentals and does not allow them in any district
7. Single-room (long-term) rentals in single-family homes		X	Nothing likely preventing this but it is not called out specifically
8. An ordinance that regulates short-term rentals, including limiting or prohibiting short-term rentals of non-owner occupied home in districts targeted for workforce housing	X		Zoning Ordinance defines short-term rentals and does not allow them in any district

9. An ordinance that allows Planned Unit Developments (PUDs) through a clear, fair, predictable process that encourages inclusion of workforce housing	X		PUD process is described in Section 426, eligibility includes providing "substantial public benefit"
10. Form-based zoning in districts that have been designated as priority development area(s)		X	No, but may consider a mixed-use district in the future with form-based elements
11. Encourage or incentivize energy efficiency and sustainability to maintain affordability		X	
12. Overlay districts to delineate priority development area(s) for workforce housing		X	

<i>Does your community's zoning ordinance allow incentives for workforce housing including:</i>	Yes	No	Notes
1. Density bonus when retaining open space	X		No specific provision for a density bonus but could be considered in PUD process (open space as a substantial benefit)
2. Density bonus when a percentage of units are set aside for workforce housing		X	
3. Reduced number of parking spaces required		X	
4. Reduced utility hookup fees		X	
5. Reduced minimum dwelling and lot width size for:			
* Below market-rate housing		X	No minimum dwelling size but we have a minimum building cross-section of 24 ft. This results in an effective min. building size of 576 sq. ft. for any building
* Districts targeted for workforce housing		X	
* In-fill development		X	
6. Height bonuses if residential is incorporated in a mixed-use building		X	
7. Emphasizing incentives in priority development area(s)		X	

<i>Has your community considered the following regarding Accessory Dwelling Units (ADUs or "Grannie Flats"):</i>	Yes	No	Notes
1. Minimal restrictions on ADU height, dwelling size, lot area, ratio of ADU size to primary residence size, maximum number of bedrooms / occupants, and parking		X	We do not currently allow and have yet to consider ADUs
2. ADUs for long-term rentals allowed by-right		X	
3. One attached and one detached ADU is allowed on same property		X	
4. Limit or eliminate short-term rental of ADUs in districts targeted for workforce housing	X		Zoning Ordinance defines short-term rentals and does not allow them in any district

Funding & Financing			
<i>Has your community considered or implemented:</i>	Yes	No	Notes
1. Working with community development finance institutions (CDFIs) to provide financing for developers and buyers when banks won't lend		X	
2. Adopting an ordinance and clear approval procedures for payment in lieu of taxes (PILOT) incentives	X		Yes, Township Ordinance No. 18
3. Establishing a Neighborhood Enterprise Zone to provide tax incentives for home rehabilitation and new residential development		X	
4. Utilizing the following to acquire land or fund the development of workforce housing:			
* Michigan or county land bank authority		X	
* Brownfield Redevelopment Authority		X	Could consider BRA for the Cherryland Center site with the right opportunity
* Tax increment financing		X	
* Housing tax exemption		X	
* Payment in Lieu of Taxes (PILOT)	X		Yes, Township Ordinance No. 18
* Private / government grants	X		County EDC for bonds (recent project example: Meadow Valley senior living)
* Private land trusts		X	
* Local investment groups		X	
* Private and public donations		X	
* Other		X	

Development Opportunities			
<i>Has your community considered or implemented:</i>	Yes	No	Notes
1. Partnerships with nonprofits, businesses, schools, and private developers to advance workforce housing development?		X	
2. Working with partners to market housing development opportunities?		X	Would like to explore opportunities for this in the future
3. Whether your current infrastructure supports increased housing density?	X		Future land use and water reliability study; for future master plan update it would be good to show existing / planned utilities directly on the future land use map
4. Identifying factors that limit density:			
* Parking	X		No specific standards, but parking can be reduced as part of PUD consideration
* Roads	X		Some projects including PUDs require access to major thoroughfares
* Soil conditions		X	
* Brownfield(s)		X	
* Septic / sewer	X		Engineering review to determine utility capacity, water reliability study
* Other	X		Streams and wetlands
5. Opportunities to rehab deteriorated, abandoned, or unused buildings or properties for workforce housing?		X	
6. A transparent, easy to follow "developer's checklist" of zoning and other requirements that must be met before a project is launched?	X		Currently in the process of creating Guide to Development (RRC) for this purpose
7. Forms and permits that are simple, easy to access, and make the development process as transparent and efficient as possible?	X		
8. Establishing or using the county or state land bank authority as a development tool and partner?		X	
9. Creating an inventory of local-government owned properties, redevelopment-ready properties, or other sites available and appropriate for housing development?		X	Can potentially be done as part of the Redevelopment Ready Communities process

Accessory dwelling units - Coming to a neighborhood near you?

Brad Neumann, Michigan State University Extension - June 24, 2015

Share Save  Tweet  Share  Print  Email

With interest in urban living on the rise, more communities are considering amending local regulations to allow accessory dwelling units in traditional neighborhoods.



Search

Menu

Nationwide, cities and small towns are experiencing higher demand for housing in mixed-use downtown and suburban neighborhoods where residents are close to shops, restaurants, and offices according to a [2013 report by the Urban Land Institute](#). These communities are experiencing pressure on housing driving prices higher because of the growing demand for walkable urban neighborhoods. More communities are addressing the increased demand for housing in traditional neighborhoods by amending regulations to allow accessory dwelling units.

Accessory dwelling units (ADUs) are also known as granny flats, mother-in-law apartments or carriage houses. Regardless of the name, this definition from the Village of Beulah, Michigan zoning ordinance of 2003 gets at the key concept - “An incidental and subordinate dwelling unit which provides living quarters for one individual or a family that is on the same lot, but is separate from the primary dwelling unit...” A typical standard for accessory dwellings is to require one of the two dwelling units - either the principal dwelling or the accessory dwelling - to be occupied by the property owner in order to avoid an absentee landlord situation in which structures sometimes fall into disrepair. Accessory dwelling units might be in an accessory building, such as a converted garage or new construction, or the accessory dwelling might be attached or part of the principal dwelling, such as a converted living space, attached garage, or an addition.

Accessory dwelling units have been touted as an [affordable housing](#) strategy in communities where a brisk real estate market is driving families and talented workers out of the community. The relatively smaller size of such units makes them more affordable. What’s more, such dwellings also provide additional income for property owners, making the principal residence also more affordable. Although, it is important to note that accessory dwellings will not solve the affordable housing problem alone.

In addition to making housing more affordable, communities have looked to ADUs as a way to increase density in neighborhoods as a counter measure to [falling household size](#) over time. In order to improve business for local establishments in and around traditional neighborhoods, ADUs not only subtly increase population density; they increase the customer base near a community business district.

Any community that has considered changes to zoning to allow accessory dwelling units knows the topic is not without objection. Resistance to accessory dwelling units often relate to concerns about overcrowding, declining structural conditions, and increasing traffic. In practice, communities can offset these concerns with reasonable regulations.

For instance, accessory dwellings may not be appropriate on every residential parcel. Sometimes local regulations include a minimum parcel size to be permitted (although, if this minimum size is too big it may defeat the purpose of increasing density in a traditional neighborhood). Also, regulations typically require provision of one additional off-street parking space accessible from the existing driveway or alley. To help preserve neighborhood character, entry doors are often required to be screened from the street or off the side of a structure. So, depending on the size of the parcel, the size and orientation of the existing, principal dwelling, the driveway or alley configuration, and other special circumstances, accessory dwellings may not be appropriate on every single-family residential lot in a community.

There are numerous resources on ADUs for communities considering this housing option, some of those include:

- [Accessory Dwelling Units: Model State Act and Local Ordinance](#) by the AARP
- [Accessory Dwelling Units: Case Study](#) by the U.S. Department of Housing and Urban Development
- [Accessory Dwelling Units - Quick Notes](#) by the American Planning Association
- [A Guide to Building a Backyard Cottage](#) by the City of Seattle
- [AccessoryDwellings.Org](#)

Additionally, example zoning regulations from Michigan communities that allow ADUs include:

- Clark Township (Mackinac County) allows as a permitted use in [any zoning district that permits single family dwellings](#)
- Hamburg Township (Livingston County) allows as a permitted use in its [Village Center and Village Residential districts](#)
- Village of Beulah (Benzie County) allows as a permitted use in its [One Family Residential District](#)
- City of Traverse City allows up to 10 per year in its [Single-Family Dwelling Districts](#)
- City of Niles allows as a special land use in its [Low-Density and Medium-Density Residential districts](#)
- City of Manistee allows as a special use in its [Medium-Density and High-Density Residential districts](#)
- City of Grand Rapids allows as a special land use in all [residential districts](#)

If interested in learning more about accessory dwelling units, contact a [Michigan State University Extension land use educator](#).

This article was published by **Michigan State University Extension**. For more information, visit <https://extension.msu.edu>. To have a digest of information delivered straight to your email inbox, visit <https://extension.msu.edu/newsletters>. To contact an expert in your area, visit <https://extension.msu.edu/experts>, or call 888-MSUE4MI (888-678-3464).

extension.msu.edu

MSU is an affirmative-action, equal-opportunity employer, committed to achieving excellence through a diverse workforce and inclusive culture that encourages all people to reach their full potential.

Michigan State University Extension programs and materials are open to all without regard to race, color, national origin, gender, gender identity, religion, age, height, weight, disability, political beliefs, sexual orientation, marital status, family status or veteran status. Issued in furtherance of MSU Extension work, acts of May 8 and June 30, 1914, in cooperation with the U.S. Department of Agriculture. Quentin Tyler, Interim Director, MSU Extension, East Lansing, MI 48824. This information is for educational purposes only. Reference to commercial products or trade names does not imply endorsement by MSU Extension or bias against those not mentioned.

The 4-H Name and Emblem have special protections from Congress, protected by code 18 USC 707.

We comply with the Federal Trade Commission [1998 Children's Online Privacy Protection Act \(COPPA\)](https://www.ftc.gov/enforcement/rules/rulemaking-regulatory-reform-proceedings/childrens-online-privacy-protection-rule) (<https://www.ftc.gov/enforcement/rules/rulemaking-regulatory-reform-proceedings/childrens-online-privacy-protection-rule>).