

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
September 8, 2021**

Call Meeting to Order: Chair Racine called the September 8, 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 and Deputy Planning Director Steve Hannon

1. Public Comment (7:00)

None

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

Fudge declared a conflict with agenda item 6B.

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

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

Nays: None

3. Minutes (7:02)

a. August 25, 2021 Regular Meeting

Fudge moved and Robertson seconded to approve the August 25, 2021 Regular Meeting minutes as presented.

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

Nays: None

4. Correspondence (7:02)

A letter from the Watershed Center was provided regarding the proposed Marengo 31 SUP. Sych also discussed a professional development opportunity for planning commissioners on September 28.

5. Reports (7:04)

Township Board Report

Agostinelli had no report.

Planning Commissioners

None

Staff Report

Hannon stated there is a new occupant at the former Gander Outdoor space and a trail is being constructed there to fill a gap in the trail network. Housing North Executive Director Yarrow Brown will attend the study session on October 27 to discuss housing with commissioners.

6. Unfinished Business

a. **PD 2021-118 – South 22 Special Use Permit – Public Hearing (7:05)**

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 presented the project which is a continuation of the Ridge 45 development and said there would be a mix of dwelling types. Lloyd Lane would also be reconfigured to give better access; they are still working with the Road Commission on the details of this reconfiguration. A total of 216 dwelling units are proposed, and the parking counts have been updated to reflect a total of 306 parking spaces. A detailed landscaping plan and lighting plan has been completed.

Chair Racine opened the public hearing at 7:10pm and seeing no one wishing to comment, closed the public hearing.

Sych said everything looks to be in order and asked that the landscaping plan address tree preservation on the site.

DeGood moved and Robertson seconded to direct staff to prepare Findings of Fact for application SUP-2021-02, submitted by Jozwiak Consulting, Inc., for a Special Use Permit for an apartment complex at Parcel 05-023-026-50 and that the applicant shall submit a revised set of plans to address the landscaping requirements noted in PD Report 2021-118.

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

b. **PD 2021-116 – BATA/TCHC Mixed Use Development PUD – Update (7:16)**

Fudge excused himself from the discussion.

Sych updated commissioners on the project and said that the Planning Commission approved findings of fact for preliminary approval of the proposed PUD and recommend approval by the Township Board subject to conditions on May 12, 2021. The Township Board granted preliminary approval based on the conditions on May 25, 2021. Sych stated that the conditions of the preliminary approval must be met before moving forward

to the final approval phase. He reviewed the outstanding items with commissioners and stated that though a wetland delineation, parking and a response to a traffic study were completed, the proposed phasing agreement between BATA and TCHC is not acceptable as submitted and final reviews by GT Metro Fire, the Township Engineer, Grand Traverse County Public Works, Grand Traverse County Road Commission, and others had not been presented. Executive Director of BATA Kelly Dunham stated that the purchase option will need to be extended since the deadline is looming. TCHC Director Tony Lentych stated that TCHC will apply for MSHDA funding by the October 1 deadline. Commissioners discussed and asked questions and Sych commented that the bus operation at this location can only be approved if the housing is approved and both uses need to be on the property together.

7. New Business

- a. **PD 2021-115 – Marengo 31 – Special Use Permit – Introduction (8:08)**
 This application requests approval for a Special Use Permit for a commercial district housing development behind the Baymont Inn at 2326 N US 31 South. This project includes two 30-unit apartment buildings for a total of 60 dwelling units. These types of developments are permitted via Special Use Permit in the C-H Commercial Highway zoning district. Hannon gave an overview of Staff comments on the project and indicated the applicants have received a permit from EGLE to fill a small, isolated portion of wetland in the middle of the project site. Dusty Christensen, on behalf of applicants M Brothers LLC, said this is a vacant piece of property which is 15.83 acres in size with wetlands which constrict the buildable area. He added that connections to water and sewer are readily available and that 90 parking spaces are proposed to meet the ordinance. A private open space will be provided for residents and developers are preserving 9.5 acres of wetlands. Christensen said some parking spaces encroach into the wetlands by 7 feet and hopes the commissioners can be flexible with that requirement. Commissioners discussed the proposed project and asked questions.

Agostinelli moved and Robertson seconded THAT application SUP 2021-03, submitted by M Brothers Northern LLC, for a Special Use Permit for a commercial district housing development known as Marengo 31 at parcel 05-021-065-00, BE ACCEPTED AND BE SCHEDULED for a public hearing for the October 13, 2021 regular Planning Commission meeting subject to the flowing items being addressed by the applicant:

1. *The parking area along the north side shall be moved out of the side yard setback area.*
2. *Add a note to the lighting plan that lamp posts shall meet the maximum height of the zoning district.*
3. *Typical details of the patio and balcony areas shall be included.*
4. *Clarify how the common outdoor open space area was calculated.*

5. *Indicate the 25-foot wetland setback consistently on the site plan.*
6. *The application shall be subject to additional reviews, including but not limited to the Township Engineer, Grand Traverse County Road Commission, and Metro Fire*

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

b. PD 2021-117 – Chick-fil-A SUP Major Amendment – Introduction (8:36)

The approved Chick-fil-A site plan has a sidewalk at the front of the site extending from the existing Mall Trail and connecting to the front of the proposed restaurant. This area has a steep slope which would require a redesign to meet ADA standards. The applicant proposes to relocate the proposed sidewalk to the south edge of the property line, which would impede the required 10-foot no-build buffer on the southern property line. Staff will communicate with Williams Honda regarding the potential for shared access to the restaurant and the applicant will provide pedestrian crossing signage.

Robertson moved and Cline seconded that application SUP-2021-01-A submitted by Progressive AE, for a major amendment to a Special Use Permit for a drive-through restaurant at parcel 05-021-011-00 be accepted; and further to direct staff to prepare Findings of Fact for application SUP-2021-01-A.

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

c. PD 2021-114 – City of Traverse City LaFranier Woods Water Reservoir SUP Minor Amendment (8:47)

The City of Traverse City operates two water storage reservoir tanks on a parcel at 2930 LaFranier Road. The City received a Special Use Permit in 2017 to add the second tank and to meet the Township Zoning Ordinance requirements. Some required landscaping had been met by vegetation on the DTE easement, but as DTE has been upgrading their infrastructure, this landscaping has been removed. The proposed landscaping plan for the site shows 30 new trees. Staff also discussed additional issues on the site including needing to extend the sidewalk to the north lot line and pave the main entrance. Commissioners discussed paving the main entrance drive; Staff stated they would contact the applicant to discuss the issue.

Agostinelli moved and Fudge seconded THAT Findings of Fact for application SUP 2017-02-A, included in PD Report 2021-114 and forming part of this motion, BE APPROVED.

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

Agostinelli moved and Fudge seconded THAT application SUP 2017-02-A, submitted by the City of Traverse City for an amended landscaping plan for the parcel 05-023-011-00, BE APPROVED subject to the following conditions:

1. Additional sidewalk shall be constructed up to the north lot line.
2. The main entrance shall be paved with a hard surface material in accordance with Section 512.
3. The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Director of Planning within thirty (30) days of final approval by the Township or the approval shall be considered to have expired.


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

8. **Public Comment (9:03)**
None

9. **Other Business (9:03)**
None

10. **Items for Next Agenda – September 22, 2021 (9:03)**
a. Chick-fil-A Major Amendment Public Hearing
b. Housing Discussion – Continued
c. Gauthier Property – Conceptual Review
d. Guide to Development

11. **Adjournment**
Fudge moved to adjourn the meeting at 9:13pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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