

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
October 14, 2020**

Call Meeting to Order: Chair Racine called the October 14, 2020 Planning Commission meeting to order at 7:00pm.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

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

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

1. **Public Comment (7:01)**
None

2. **Review and Approval of the Agenda – Conflict of Interest (7:01)**
Duell moved and Fudge seconded to approve the agenda as presented

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

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

a. **September 23, 2020**

McManus moved and Cline seconded to adopt the minutes of September 23, 2020 as presented.

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

4. **Correspondence (7:03)**

Planner John Sych reviewed five items of correspondence which included an October 13th letter from the Watershed Center; a map of the Cass Road drainage district; a sketch of the proposed Value City sign; a copy of the site plan for Art Van approvals from 1997; and a copy of the Garfield Township Noise Ordinance.

5. **Reports (7:04)**

Township Board Report

Duell reported that the Township Board passed the Intent to Proceed with Redevelopment Ready Communities and awarded a bid to Molon to pave the old tennis courts at Boardman Valley Nature Preserve. They approved a Randolph Street sewer extension and 2020 board appointments were discussed.

Planning Commissioners

No Report

Staff Report

John Sych said that applications to continue on the Planning Commission can be mailed to commissioners affected. Sych and Hannon attended the virtual Michigan Association of Planning Conference and will update commissioners on the topics and what they learned at the study session. The Redevelopment Ready Communities Baseline Report will be presented at the study session as well. Hannon added there will be some work forthcoming to complete the RRC certification.

6. Unfinished Business

None

7. New Business**a. PD – 2020-139 Village at LaFranier Woods – PUD Minor Amendment (7:10)**

The parcel is located at 2242 LaFranier Road, north of Hammond Road. The Village at LaFranier Woods PUD was approved in July of 2020 and was to be built in four phases. The applicant is now requesting a minor amendment to divide the PUD into four parcels. The four proposed parcels will follow the dividing lines of the four phases that were defined as part of the original PUD approval. Changes to the deceleration lane for the main drive and alterations to the emergency driveway have also been made. The road changes have been approved by County Road Commission. Sych added that the new easements do not need to be recorded until infrastructure is installed and that the main drive needs to go through the private street process. Commissioners discussed the project and asked questions.

DeGood moved and Robertson seconded that Findings of Fact for application PUD- 2019-01-A, included in PD Report 2020-139 and forming part of this motion, BE APPROVED.

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

DeGood moved and Duell seconded THAT application PUD 2019-01-A submitted by RW Properties1, LLC, to create easements and make changes to the two driveways for the Village at LaFranier Woods Planned Unit Development on parcel 05-023-041-00, BE APPROVED with the following conditions:

- 1. The access/driveway easement will need to be presented and approved as a Private Street in accordance with Sections 521 of*

- the Zoning Ordinance, including written certification, signed and sealed by a professional engineer.*
2. *The street and utility easements will be finalized and recorded after the street and utilities are installed and approved by the Township Engineer.*
 3. *Grand Traverse Metro Fire will approve the location of the new emergency driveway.*

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

b. PD – 2020-133 Carter Lumber – I-G Rezoning – Introduction (7:22)

Planner John Sych said this application requests the rezoning of a parcel at the southeast corner of Hammond and Garfield Roads. The parcel totals 36.5 acres and the applicant is requesting that it be rezoned from A Agricultural to I-G General Mixed-Use Industrial Business. The property is undeveloped at this time and the Master Plan for this plot is industrial. Chuck Price with Carter Lumber said that they have a pending purchase for this property and is asking for the rezoning. Commissioners discussed the rezoning and asked questions. Staff noted that a concern for the site would be development near streams and wetlands on the parcel.

Cline moved and Fudge seconded THAT application Z-2020-05 BE SCHEDULED for Public Hearing on November 12, 2020 Planning Commission Regular Meeting.

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

c. PD-2020-138 Lake Pointe Village PUD Minor Amendment – Value City Sign (7:39)

Value City Furniture intends to move into the former Art Van store at South Airport Road and Park Drive in the Lakepointe PUD. The applicant requests signage of 150 square feet on the east and south sides of the building. The planning department reviewed the history pertaining to the signage on the parcel to determine what the intent of the Planning Commission was at the time. Planners discussed the intent and what is presently allowed in the ordinance for a PUD. Don Kelsey of Value City spoke regarding the signage and said it was very important. Kelsey understands that the Planning Commission, at its discretion, could allow for a 50% increase in sign square footage from what the ordinance allows. And thus is requesting 150 square feet of signage on the east and south sides of the building. Commissioners said that they need to follow the ordinance in this matter and there is no evidence for the need for a larger sign. Dave Brink, representing Value City, spoke regarding the signage and said the proposed signage was modest and the request was

reasonable. The applicant believe that he has met criteria a – e in Section 630.J(3) to increase the maximum signage allowed. Commissioners discussed the matter at length and believed that there was nothing they could do at this time for this applicant, but would address the signage requirements in the very near future.

DeGood moved that Findings of Fact for application PUD 1987-02-L, included in PD Report 2020-138 and forming part of this motion, BE APPROVED. Robertson seconded the motion.

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

DeGood moved and Duell seconded THAT the proposed Minor Amendment to the Lake Pointe Village PUD on the former site of Art Van Furniture (originally SUP 1987-02), parcel 05-014-109-05, for the removal of the existing wall sign and the installation of a 100 square-foot wall sign on the east side of the building and a 100 square foot sign on the south side of the building for the Value City Furniture, BE APPROVED.

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

d. PD -2020-134 M Brothers Northern – Conceptual Review (8:35)

The application proposes an apartment complex development on North US 31 South behind the Baymont Inn and between Hartman Road and South Airport Road. The parcel is 15.83 acres and has significant wetlands on it. The project would provide 60 units in two buildings, each being 3 stories with 30 apartments in each building. The site is zoned CH – Commercial Highway. Dusty Christensen of Mansfield Land Use Consultants spoke on behalf of the developer and addressed fire lanes, fire suppression, wetlands, and sewer and water utilities. He said that the use was a great fit for the area. Commissioners shared concerns with the wetlands in the area, the distance between the buildings and the parking, traffic and possible trail connections. They asked questions about the open space uses and talked about the density of the development. Staff asked questions about stormwater management and connecting to the existing sewer and water utilities.

e. PD 2020-140 Solar Energy Systems Zoning Ordinance Text Amendment – Intro (9:19)

Planner John Sych explained the changes that were made since the last draft review of the proposed ordinance. The most major change is the delineation between an accessory solar energy system and a primary solar energy system for which a one acre plot was used as

a size marker to differentiate between the two. Commissioners asked about a proposed change to the setback to residential areas and staff noted that there was now one consistent setback.

DeGood moved and Fudge seconded THAT the draft Section 775 of the Zoning Ordinance, as attached to Planning Department Report 2020-140, BE SCHEDULED for public hearing for the November 12, 2020 Planning Commission Regular Meeting.

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

8. **Public Comment (9:41)**

None


9. **Other Business (9:41)**

10. **Items for Next Agenda – October 28, 2020 (9:42)**

- a. **Zoning Ordinance Use Chart Project – Definitions Discussion #3**
- b. **Zoning Ordinance Study Topic – PUD Signs**
- c. **RRC Baseline Report**
- d. **Prince of Peace Church proposal discussion**

11. **Adjournment**

Fudge moved and Cline seconded to adjourn the meeting at 9:45pm.



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