

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

Wednesday, October 14, 2020 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 – September 23, 2020

4. Correspondence

5. Reports

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

6. Unfinished Business

7. New Business

- a. PD 2020-139 – Village at LaFranier Woods – PUD Minor Amendment
- b. PD 2020-133 – Carter Lumber I-G Rezoning – Introduction
- c. PD 2020-138 – Lake Pointe Village PUD Minor Amendment – Value City Sign
- d. PD 2020-134 – M Brothers Northern – Conceptual Review
- e. PD 2020-140 – Solar Energy Systems Zoning Ordinance Text Amendment – Intro

8. Public Comment

9. Other Business

10. Items for Next Agenda – October 28, 2020

- a. Zoning Ordinance Use Chart Project – Definitions Discussion #3
- b. Zoning Ordinance Study Topic – PUD Signs

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, or TDD #922-4412.

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
September 23, 2020**

Call Meeting to Order: Chair Racine called the September 23, 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, Chris DeGood (7:34), and John Racine

Absent and Excused: Robert Fudge

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 Robertson seconded to approve the agenda as amended adding item 9a – Value City Signage.

Yeas: Duell, Robertson, McManus, Cline, Racine

Nays: None

3. Minutes (7:02)

a. September 9, 2020

Robertson moved and Cline seconded to adopt the minutes of September 9, 2020 as amended noted that “RRC” should be replaced with “Redevelopment Ready Communities” on page two in the Staff Report.

Yeas: Robertson, Cline, Duell, McManus, Racine

Nays: None

4. Correspondence (7:03)

None

5. Reports (7:03)

Township Board Report

Duell reported that the board approved a ballot proposal for the 911 surcharge and approved a Grand Traverse Metro financing resolution for the Station 11 Remodel and Station 9 repairs.

Planning Commissioners

No Report

Staff Report

Deputy Planning Director Steve Hannon said that Redevelopment Ready Communities Director, Pablo Majano, is scheduled to attend the October 13th Township Board Meeting to present the baseline report. The board could then vote to continue the program and projects could then begin to be proposed at that time.

6. Unfinished Business

- a. **PD 2020-132 – 3077 Garfield Conditional Rezoning- Expiration (7:05)**
Robertson moved and Cline seconded THAT application Z-2020-03, submitted by Premier Space Solutions for the conditional rezoning of a portion of parcel #05-014-077-00 is considered EXPIRED.

Yeas: Robertson, Cline, McManus, Duell, Racine

Nays: None

- b. **PD 2020-131 – Solar Energy Systems – Update (7:12)**

Planner John Sych gave commissioners a revised draft which addresses concerns from last time and also serves as a follow up on some items. Sych said he made some edits to clarify some items and added a section regarding the surety requirement and abandonment. He also changed the definition of a solar energy system to include anything larger than 10 square feet. Commissioners asked questions and discussed the proposed ordinance. Concerns were shared with setbacks to residential and residentially zoned properties and the definition of a utility scale solar energy system. Commissioners also asked to see a couple changes in section b5 pertaining to signage and b9 pertaining to removal of the system. The proposed ordinance will be coming for introduction next month.

- c. **Use Chart Project – Definitions Discussion Continued (7:35)**

Commissioners began where they had left off at the last meeting reviewing the definitions in the ordinance. They began on page 14 and made suggestions for additions, deletions and changes. Clinics were discussed as well as setbacks and rear and front yards. Commissioners stopped after page 23 and will resume on page 24 next time this item is on the agenda.

7. New Business

None

8. Public Comment (9:00)

None

9. Other Business (9:01)

a. Value City Furniture Signage

Planner John Sych said that Value City Furniture, who is proposing to take over the vacated Art Van Furniture store, will ask for a 300 square foot sign. Since a sign of that size is not allowed in the Lakepointe PUD, a minor amendment to the PUD will be sought. Sych said that he is trying to get all signage in the township in alignment with the ordinance. Construction times were inquired about and the Chelsea Park signage was discussed.

10. Items for Next Agenda – October 14, 2020 (9:10)

a. Carter Lumber Rezoning – Introduction

b. M Brothers Commercial Housing – Conceptual Review


c. Village at LaFranier Woods – PUD Minor Amendment

Planner Sych reviewed all items for the next agenda.

11. Adjournment

McManus moved and Cline seconded to adjourn the meeting at 9:16pm.

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

 Charter Township of Garfield Planning Department Report No. 2020-139			
Prepared:	October 7, 2020	Pages:	4
Meeting:	October 14, 2020	Attachments:	<input checked="" type="checkbox"/>
Subject:	Village at LaFranier Woods PUD Minor Amendment		
File No.	PUD 2019-01-A	Parcel No.	05-023-041-00
Applicant:	RW Properties I, LLC		
Agent:	John Casserly/Nederveld		
Owner:	Louis G. and Marvel R. LaFranier Trusts		

SUBJECT PROPERTY:

The subject parcel is approximately 33.94 acres and located at 2242 LaFranier Road, north of Hammond Road. The Village of LaFranier Woods PUD was approved on July 14, 2020 to permit 385 total units for a senior living complex, including 40 independent cottages, 232 independent living units, and 113 assisted living units.

PURPOSE OF APPLICATION:

The request is to amend the Village at LaFranier Woods PUD for the following changes:

- The applicant is dividing 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. Easement agreements will be necessary to ensure that, despite any changes in ownership, the PUD functions as a single development by providing easements for all access/driveways, water lines, sanitary sewer lines, stormwater facilities and conveyances, and common open space areas. The access/driveway, watermain, sanitary, stormwater easements are listed on attached Sheet DSC.2. The open space easement is shown on attached Sheet OSSP1.
- Furthermore, the applicant has identified that its planned locations for the main driveway and the northerly emergency driveway are impacted by existing power poles. Therefore, the deceleration lane for the main driveway and the northerly emergency driveway will have to be altered. To accommodate these changes, the deceleration lane was slightly shortened and the northerly emergency driveway was moved to the south. Attached Sheet C-700 shows the new location of both drives. These changes have been approved by the Grand Traverse County Road Commission.

There are no other planned changes, including no changes to the number of units nor changes to the proposed land uses.

MINOR AMENDMENT:

The application was determined to be a Minor Amendment. Pursuant to Section 423.G(5), the Planning Commission may authorize an amendment to an approved development plan, without a public hearing, following a determination that the review criteria of Section 423.G(4)(b) are met.

DETERMINATION:

A review of the criteria in Section 423.G(4)(b) offers the following findings:

(i) No previous amendments have been granted that, together with the proposed amendment, would exceed the standards of this section;

This is the first amendment to the Village at LaFranier Woods PUD. The Village at LaFranier Woods PUD was approved on July 14, 2020. This proposed amendment does not impact the

number of dwelling units, introduce new land uses, require larger land area, or allow any decrease in buffers. This proposed Minor Amendment does not exceed the standards of this section.

(ii) There will be no detrimental impact on any adjacent property caused by significant change in the appearance or use of the property or any other contributing factor;

The purpose of the proposed easements is to provide legal access to site infrastructure from all four parcel owners. The planned driveway adjustments are minor changes. Together these changes do not alter the appearance or operation of the approved development and do not detract or negatively impact adjacent property.

(iii) Nothing in the currently valid special use permit precludes or otherwise limits such expansion or enlargement;

The current special use permit does not restrict or prevent the creation of the easements or the driveway changes. The proposed amendment does not expand or enlarge the approved development.

(iv) The proposal conforms to this ordinance and is in keeping with the spirit and intent of the master plan; and

The proposed easements and driveway changes are in keeping with the intent of the Master Plan. However, in review of Zoning Ordinance requirements, the access/driveway easement will need to be presented and approved as a Private Street in accordance with Sections 521 of the Zoning Ordinance. Furthermore, the street and utility easements should be finalized and recorded after the street and utilities are installed and approved by the Township Engineer.

(v) The amendment proposes no increase in density

The proposed easements and driveway changes do not increase density of the project. The use and overall geographic land area remain the same.

REVIEW CRITERIA:

The following review criteria of Section 426.E (4) apply to any PUD or PUD Amendment:

(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

No changes in use are proposed as part of this amendment. The proposed easements and driveway changes will not have an adverse economic, social, or environmental impact on adjacent and surrounding land uses and 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

The amendment will not negatively impact the capacity of public services and facilities and will not negatively impact the public health, safety, and welfare of the Township residents. The adjustment to the driveways will ensure safe access to the development site.

- (c) *The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal*

No changes in the uses, development, or amenities are proposed as part of this amendment.

- (d) *Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal*

Existing landscaping on the site is not proposed to be changed as part of this amendment.

- (e) *Existing important natural, historical and architectural features within the development shall be preserved*

There are no natural, historical, or architectural features that would be impacted by this amendment.

- (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*

No changes to the buildings are proposed as part of this amendment.

- (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*

The changes to the driveways are being made to accommodate existing power poles. There are no other changes to the vehicular and pedestrian circulation patterns proposed as part of this amendment. The access/driveway will have to be developed as a Private Street as required in Section 521 of the Zoning Ordinance.

- (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*

Existing landscaping on the site is not proposed to be changed as part of this amendment.

- (i) *The development consolidates and maximizes useable open space*

No changes to the existing open space in the PUD are proposed as part of this amendment. The proposed open space easement will ensure that all the open space is accessible from all four proposed parcels.

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

The amendment does not change the combination of uses in the PUD, which were not achievable under any single zoning classification.

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

The Future Land Use Map in the Master Plan identifies this site as High Density Residential. The previously approved PUD and this amendment are consistent with the intent and purpose of the adopted master plan.

ACTION REQUESTED:

For this application for a Minor Amendment of a PUD, the Planning Commission is the final approval authority. Following an opportunity for applicant presentation and Planning Commission discussion, if the Commission is prepared to make a decision, the following separate motions in support of approval are offered for consideration:

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

THAT application PUD 2019-01-A, submitted by RW Properties I, 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.

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

Attachments:

1. 11" X 17" Exhibit E – The Open Space Easement - Sheet OSSP1
2. 11" X 17" Sheet DSC.2 provided by Nederveld dated August 12, 2020
3. 11" X 17" Site Plan Set (Sheets C-100 to C-700) provided by Nederveld dated September 18, 2020

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Review For	Date
REVIEW	03/03/19
CONCEPTUAL REVIEW	08/09/19
PRELIM PUD REVIEW	10/09/19
FINAL PUD REVIEW	10/09/19
PRELIM PUD REVIEW	12/04/19
PRELIM PUD REVIEW	01/08/20
PRELIM PUD REVIEW/ENTRY	01/16/20
PRELIM PUD APPROVAL	03/05/20
FINAL PUD APPROVAL	06/19/20

DEVELOPMENT SITE DATA
 SITE AREA: 77.33 AC. TOTAL GROSS ACRES / 1,078,009 S.F. TOTAL GROSS SQ. FT. SITE AREA
 +/- 33.18 AC. TOTAL NET ACRES / 4,643,432 S.F. TOTAL NET SQ. FT. SITE AREA
 DEVELOPMENT PHASE #1 = 7.16 GROSS ACRES (2,604,431 S.F.) GROSS SQ. FT. SITE AREA
 DEVELOPMENT PHASE #2 = 10.00 GROSS ACRES (13,825,500 S.F.) GROSS SQ. FT. SITE AREA
 DEVELOPMENT PHASE #3 = 10.00 GROSS ACRES (13,825,500 S.F.) GROSS SQ. FT. SITE AREA
 DEVELOPMENT PHASE #4 = 10.17 GROSS ACRES (13,825,500 S.F.) GROSS SQ. FT. SITE AREA

EXISTING ZONING: A - AGRICULTURAL
 MASTER PLAN FUTURE LAND USE: HIGH DENSITY RESIDENTIAL
 PUD SETBACKS: 30' FRONT / 20' ALL SIDE & REAR YARDS
 PUD OPEN SPACE: 30% OF SITE AREA TO BE PARKS, TRAILS, PLAZAS, COURTS, ETC. @ 8.6 ACRES
 P-3 MULTI-FAMILY DENSITY: 4,443,432 S.F. SQ. FT. OF SITE AREA / 561 UNITS ALLOWED
 4,000 SQ. FT. OF SITE AREA PER UNIT @ 561 UNITS ALLOWED

BUILDING FLOOR AREA
 DEVELOPMENT PHASE #1 = (3) STORES / 37'-4"
 DEVELOPMENT PHASE #2 = (3) STORES / 37'-4"
 DEVELOPMENT PHASE #3 = (3) STORES / 37'-4"
 DEVELOPMENT PHASE #4 = (3) STORES / 37'-4"
 DEVELOPMENT PHASE #1 = (115) - UNITS TOTAL / SINGLE CONDOCATE RESIDENCE
 DEVELOPMENT PHASE #2 = (143) - UNITS TOTAL / SINGLE CONDOCATE RESIDENCE
 DEVELOPMENT PHASE #3 = (100) - UNITS TOTAL / SINGLE CONDOCATE RESIDENCE
 DEVELOPMENT PHASE #4 = (115) - UNITS TOTAL / SINGLE CONDOCATE RESIDENCE

PARKING
 DEVELOPMENT PHASE #1 = (115) - UNITS / (1) SPACE PER UNIT / 115 PARKING SPACES PROVIDED
 DEVELOPMENT PHASE #2 = (143) - UNITS / (1) SPACE PER UNIT / 143 PARKING SPACES PROVIDED
 DEVELOPMENT PHASE #3 = (100) - UNITS / (1) SPACE PER UNIT / 100 PARKING SPACES PROVIDED
 DEVELOPMENT PHASE #4 = (115) - UNITS / (1) SPACE PER UNIT / 115 PARKING SPACES PROVIDED

OPEN SPACE
 ZONE OF NET SITE AREA = 8.6 ACRES PROVIDED
 32.8 NET ACRES / ZONE = 8.6 ACRES PROVIDED
 OPEN SPACE - A = 64,737 SQ. FT.
 OPEN SPACE - B = 64,145 SQ. FT.
 OPEN SPACE - C = 13,825 SQ. FT.
 OPEN SPACE - D = 46,850 SQ. FT.
 OPEN SPACE - E = 10,475 SQ. FT.
 OPEN SPACE - F = 9,890 SQ. FT.
 OPEN SPACE - G = 10,475 SQ. FT.
 OPEN SPACE - H = 10,475 SQ. FT.
 OPEN SPACE - I = 9,890 SQ. FT.
 TOTAL "PARK" = 375,202 SQ. FT. / 8.6 ACRES PROVIDED

DEVELOPMENT PHASE #1 - 104 UNITS
 DEVELOPMENT PHASE #2 - 143 UNITS
 DEVELOPMENT PHASE #3 - 100 UNITS
 DEVELOPMENT PHASE #4 - 115 UNITS

EXISTING ZONING: A - AGRICULTURAL
 EXISTING ZONING: A - AGRICULTURAL
 EXISTING ZONING: A - AGRICULTURAL

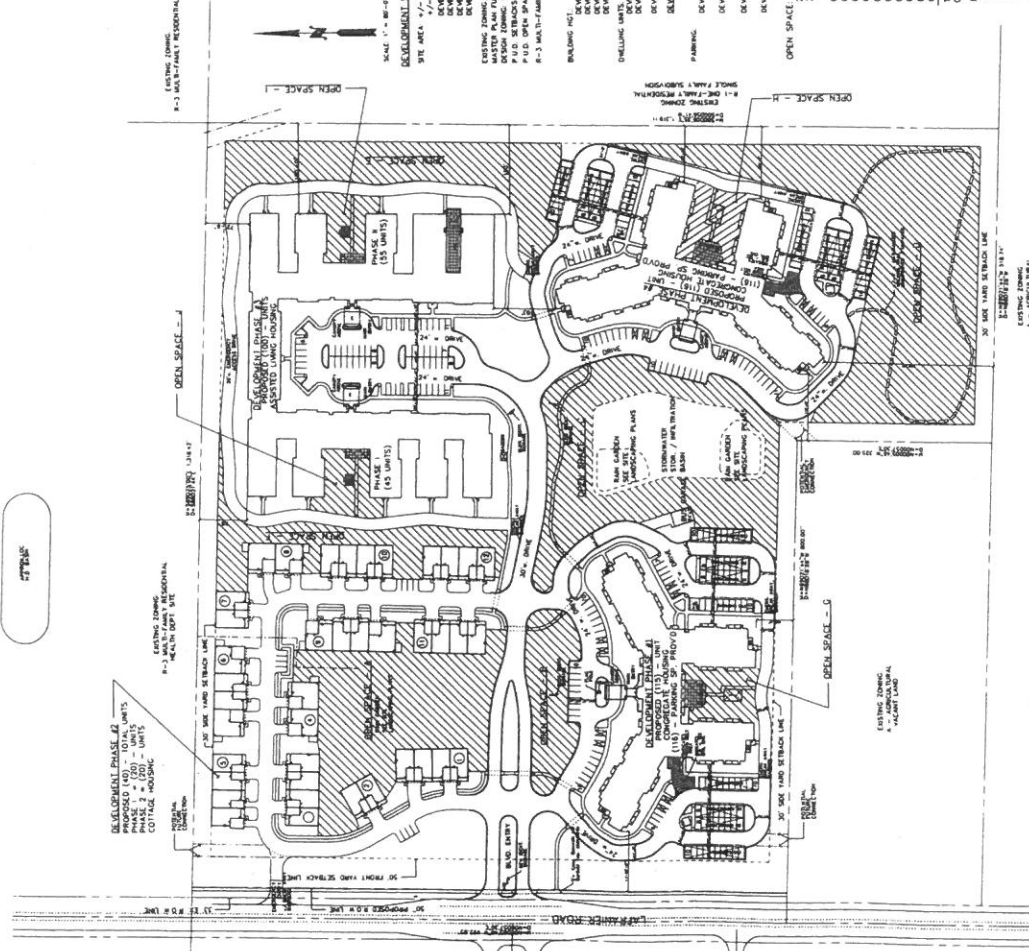


EXHIBIT E
The Open Space Easement



PREPARED FOR:
Park Place C/D

CREATED:
08/17/2017
08/17/2017
08/17/2017
08/17/2017
08/17/2017
08/17/2017
08/17/2017

REVISIONS:

NO.	DATE	DESCRIPTION
01	08/17/2017	CREATED
02	08/17/2017	REVISIONS
03	08/17/2017	REVISIONS
04	08/17/2017	REVISIONS
05	08/17/2017	REVISIONS
06	08/17/2017	REVISIONS
07	08/17/2017	REVISIONS
08	08/17/2017	REVISIONS
09	08/17/2017	REVISIONS
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11	08/17/2017	REVISIONS
12	08/17/2017	REVISIONS
13	08/17/2017	REVISIONS
14	08/17/2017	REVISIONS
15	08/17/2017	REVISIONS
16	08/17/2017	REVISIONS
17	08/17/2017	REVISIONS
18	08/17/2017	REVISIONS
19	08/17/2017	REVISIONS
20	08/17/2017	REVISIONS

Descriptions

Reenders-Lafranier Road

STAMP:

PROJECT NO: 148D174

SHEET NO: DSC.2

SHEET: 1 OF 1

TITLE INFORMATION

The following information is taken from the appropriate public records and is provided for informational purposes only. It is not a guarantee of accuracy or completeness.

TITLE DESCRIPTION

This project is a split of Parcel 3.1 (2.99 Acres) into Parcel 3.1 (2.99 Acres) and Parcel 4.1 (1.99 Acres). The split is shown in red on this plan.

SCHEDULE B - SECTION II NOTES

- This plan is prepared in accordance with the Michigan Surveying Act of 1978, as amended.
- This plan is based on data provided by the client and is not a guarantee of accuracy or completeness.
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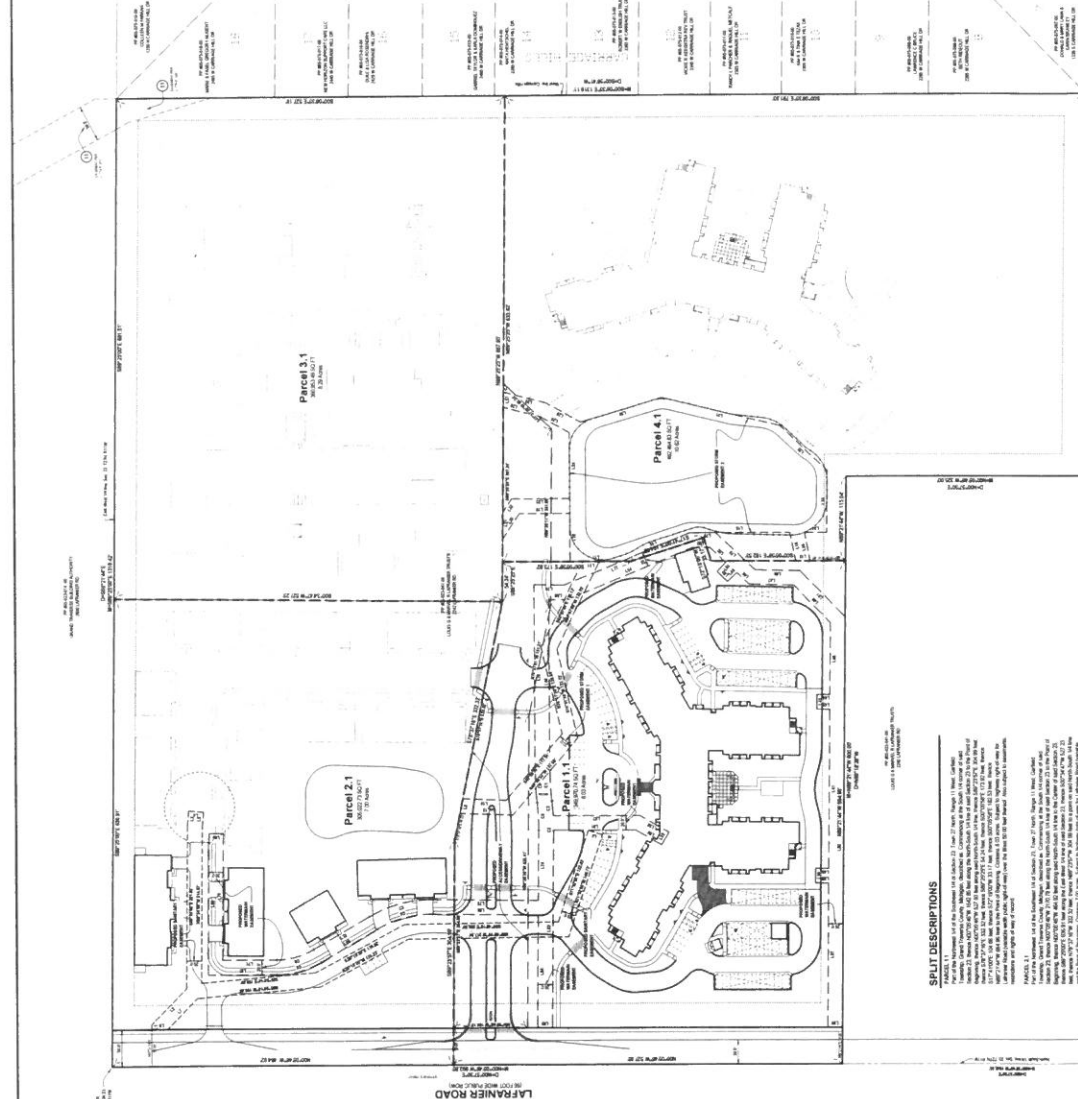
EASEMENT DESCRIPTIONS

1. The easement shown on this plan is a 10-foot wide easement for utility purposes over Parcel 3.1. The easement is shown in red on this plan.

PROPERTY DESCRIPTIONS

Parcel 3.1: 2.99 Acres

Parcel 4.1: 1.99 Acres



SURVEYOR'S SIGNATURE

Michael J. Cullen, Surveyor

Professional Seal of Michael J. Cullen, Surveyor, No. 22453, State of Michigan



GRID TABLE

LINE	NUMBER	DESCRIPTION	LENGTH
1	1	...	...
1	2	...	...
1	3	...	...
1	4	...	...
1	5	...	...
1	6	...	...
1	7	...	...
1	8	...	...
1	9	...	...
1	10	...	...
1	11	...	...
1	12	...	...
1	13	...	...
1	14	...	...
1	15	...	...
1	16	...	...
1	17	...	...
1	18	...	...
1	19	...	...
1	20	...	...

CLUMP TABLE

CLUMP	NUMBER	DESCRIPTION	LENGTH
1	1	...	...
1	2	...	...
1	3	...	...
1	4	...	...
1	5	...	...
1	6	...	...
1	7	...	...
1	8	...	...
1	9	...	...
1	10	...	...
1	11	...	...
1	12	...	...
1	13	...	...
1	14	...	...
1	15	...	...
1	16	...	...
1	17	...	...
1	18	...	...
1	19	...	...
1	20	...	...

SPLIT DESCRIPTIONS

Parcel 3.1: 2.99 Acres

Parcel 4.1: 1.99 Acres

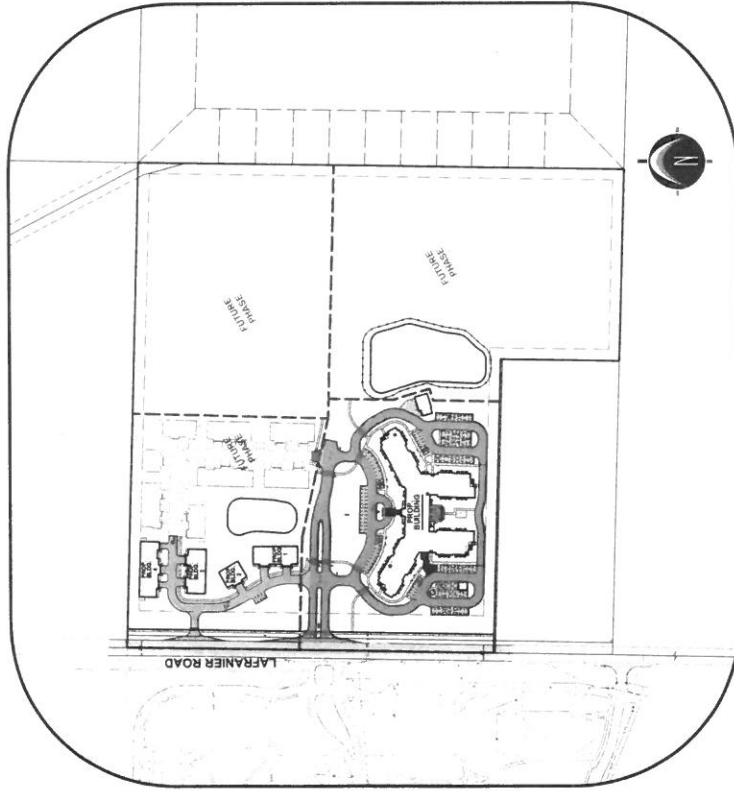
811 Surveying & Mapping, Inc.

Professional Seal of Michael J. Cullen, Surveyor, No. 22453, State of Michigan

REENDERS - LAFRANIER ROAD

GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

SITE PLAN



DESCRIPTION

The parcel shown is in the Community as described as follows:
 PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

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NEDERVELD
 3000 WESTERN AVENUE
 GRAND RAPIDS, MI 49503
 (616) 951-1500

PREPARED FOR:
 Reenders Inc.
 Park Plaza Ctr.
 5501 Ripley Ave.
 Grand Rapids, MI 49517

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/11/10	ISSUED FOR PERMIT
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Civil Index / Cover Sheet

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Reenders-LaFranier Road
 Civil Index / Cover Sheet

STAMP:

PROJECT NO.: 1940174
SHEET NO.: C-100
SHEET:

UTILITY COMPANY CONTACTS

Utility	Contact Name	Phone	Email
Gas	DTE Energy	(313) 932-7629	sandra.sand@dtenergy.com
Electric	Traverse City Light & Power	(231) 932-4949	lshelton@tclp.org
Water	Traverse City Water	(231) 932-4949	lshelton@tclp.org
Phone	AT&T	(313) 779-4451	pk@att.net
Cable	Charter Cable	(616) 967-2259	dave.young@charter.com

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PREPARED FOR:
Reenders Inc.
 Park Place Ct
 255 Park Ave
 Grand Rapids, MI 49517

REVISIONS:

REV. NO.	DATE	DESCRIPTION
01	11/15/06	PRELIMINARY SITE PLAN
02	11/15/06	REVISIONS TO SITE PLAN
03	11/15/06	REVISIONS TO SITE PLAN
04	11/15/06	REVISIONS TO SITE PLAN
05	11/15/06	REVISIONS TO SITE PLAN
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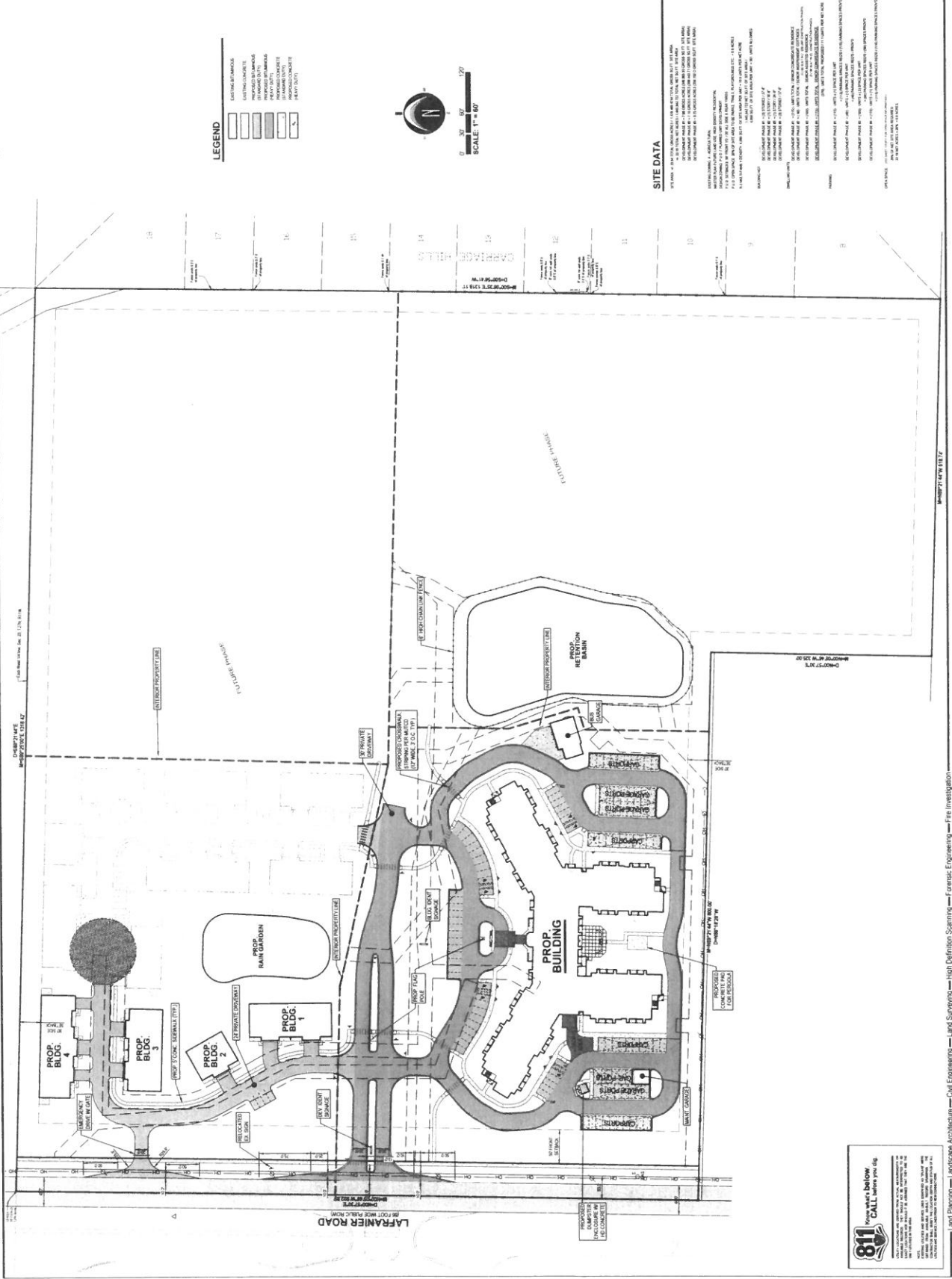
Overall Site Layout Plan

Reenders-LaFranier Road

2247 LaFranier Road, Township of Aleshire, Michigan
 PART OF THE SOUTHWEST 1/4 OF SECTION 23, T27N, R15W,
 GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

STAMP: [Professional Engineer Seal]

PROJECT NO.: 19488124
 SHEET NO.: **C-205**



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LEGEND

EXISTING FOOTPRINTS
 EXISTING UTILITIES
 EXISTING PROPERTY LINES
 EXISTING DRIVEWAYS
 EXISTING DRIVEWAYS
 EXISTING DRIVEWAYS
 EXISTING DRIVEWAYS
 EXISTING DRIVEWAYS
 EXISTING DRIVEWAYS



SITE DATA

ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — High Definition Scanning — Forensic Engineering — Fire Investigation

PREPARED FOR:
 Reenders Inc.
 Park Place Cir.
 8607 Park Ave.
 Grand Haven, MI 49437

REVISIONS:

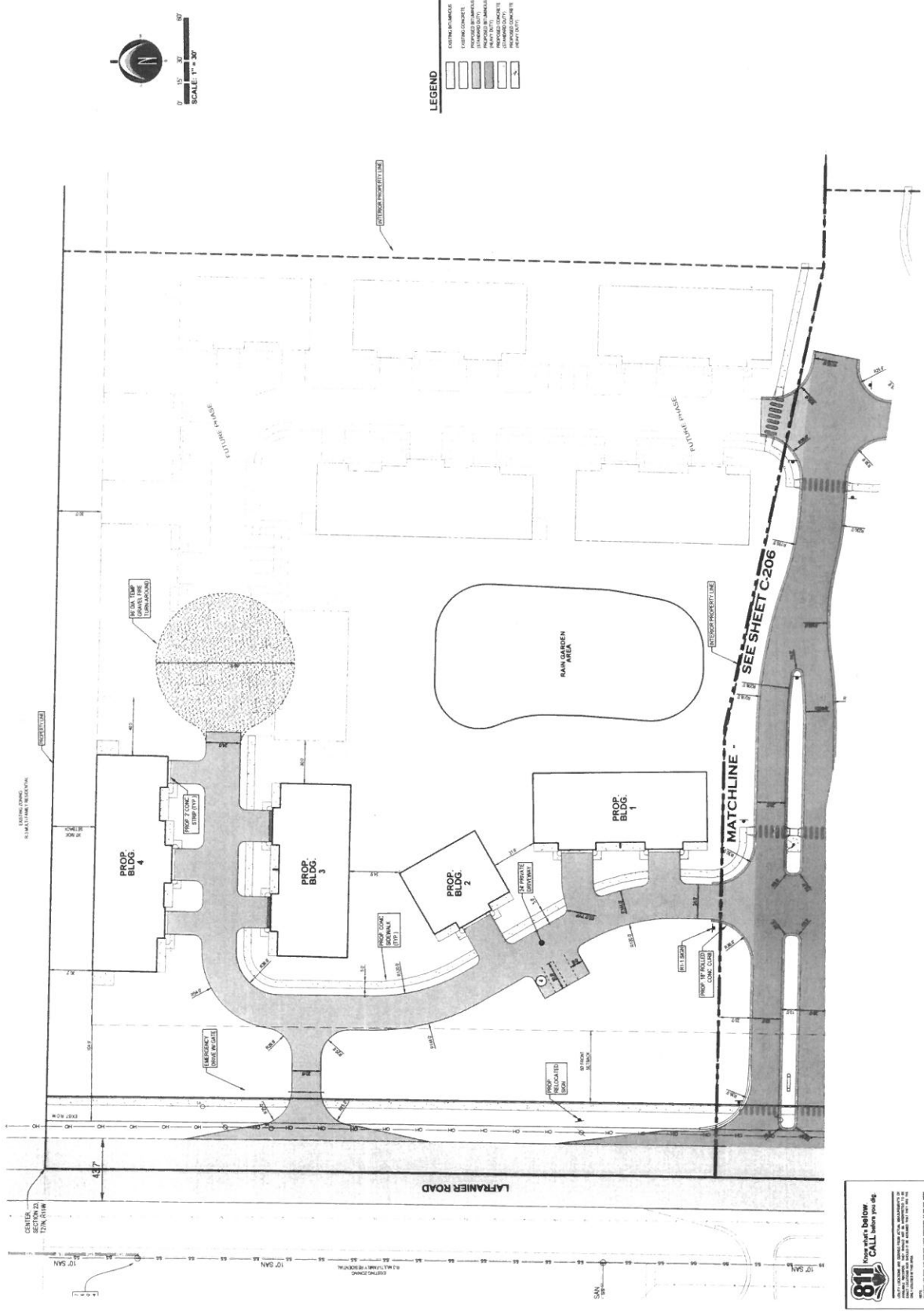
NO.	DATE	BY	CHKD.	DESCRIPTION
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3	08/11/2010	CHAMBERS, J.	CHAMBERS, J.	ISSUE FOR PERMITS
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20	08/11/2010	CHAMBERS, J.	CHAMBERS, J.	ISSUE FOR PERMITS

Detailed Site Layout Plan
Reenders-Lafranier Road

STAMP:
 JOHN W. CHAMBERS
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 03707
 STATE OF MICHIGAN

PROJECT NO.: 19400124
SHEET NO.: C-207
SHEET:

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PREPARED FOR:
Reenders Inc.
Park Plaza Ct.
Grand Haven, MI 49417

REVISIONS:

NO.	DATE	DESCRIPTION
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Reenders-Lafanier Road

Grading Plan

STAMP:
STATE OF MICHIGAN
JOHN J. JARRETT
PROFESSIONAL ENGINEER
NO. 03797

PROJECT NO.: 19400124

SHEET NO.: C-302

SHEET:

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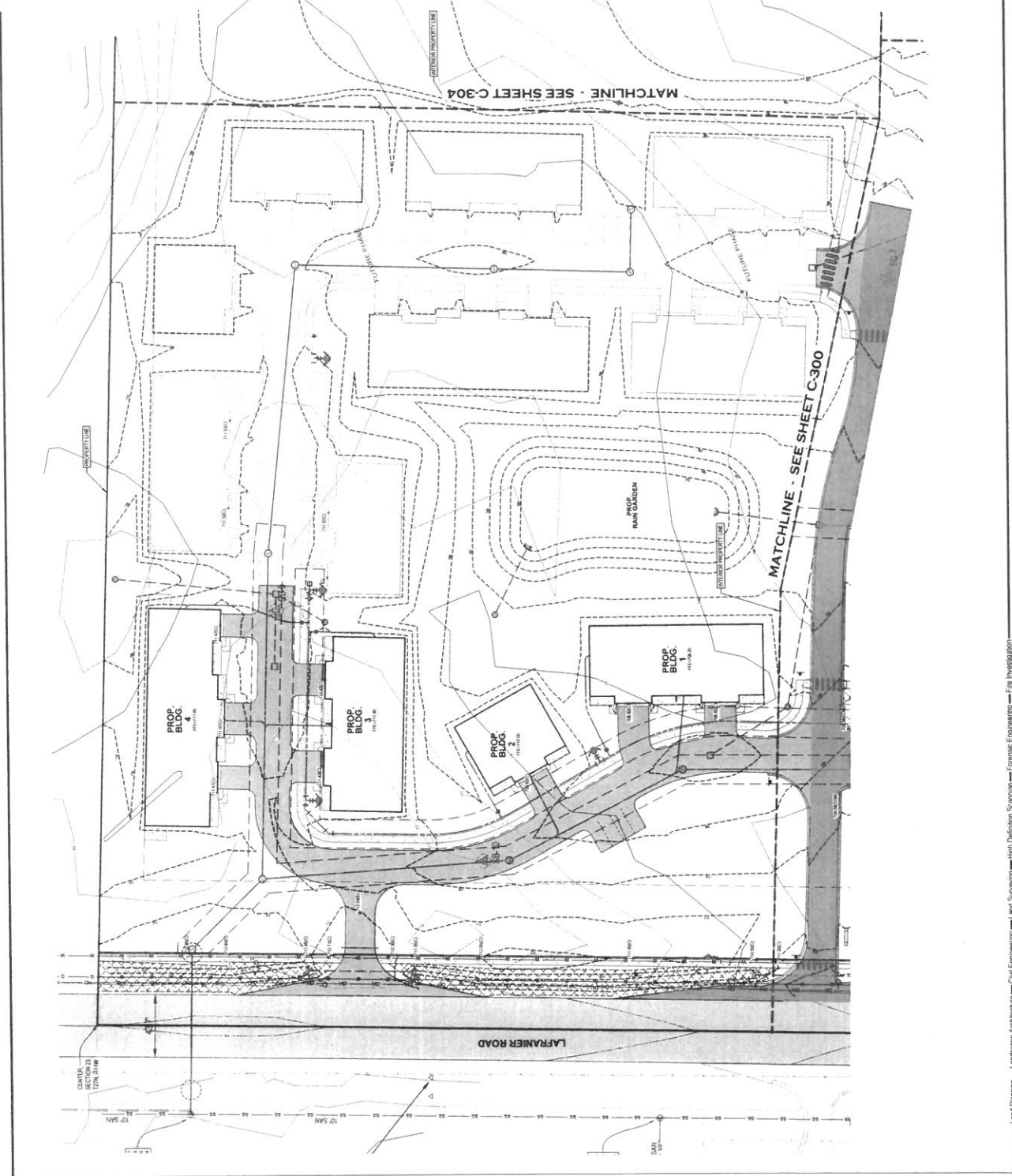
LOCATION MAP
SPRING LAKE
GRAND HAVEN

0' 15' 30' 45' 60'
SCALE: 1" = 30'

LEGEND

- 1.0. FINISHED CONTOUR
- 2.0. PROPOSED CONTOUR
- 3.0. PROPOSED SPILLWAY
- 4.0. PROPOSED DRAINAGE
- 5.0. PROPOSED SWALE
- 6.0. PROPOSED STORM DRAIN
- 7.0. PROPOSED STORM DRAIN
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GRADING NOTE
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION AND HIGHWAY DIVISION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.





811
 Know what's below
 Call before you dig.

Michigan Statewide
 Utility Locating
 Program
 (800) 487-3399
 www.michigan.gov/811

LEGEND

- EXISTING CONTOUR
- PROPOSED GRADING
- PROPERTY LINE
- FOUND MONUMENT
- EASMENT
- ADJACENT PROPERTY
- ADJACENT LOT
- ADJACENT ROAD
- ADJACENT RAILROAD
- ADJACENT WATERWAY
- ADJACENT AIRWAY
- ADJACENT POWERLINE
- ADJACENT TELEPHONE LINE
- ADJACENT CABLE
- ADJACENT FENCE
- ADJACENT DRIVE
- ADJACENT WALKWAY
- ADJACENT BIKEWAY
- ADJACENT SIDEWALK
- ADJACENT CURB
- ADJACENT GROUND



GRADING NOTE

ALL GRADING SHALL BE ACCORDING TO THE PROPOSED GRADING SHOWN ON THIS PLAN. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE OF ALL ADJACENT PROPERTIES UNLESS OTHERWISE INDICATED.

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/10/10	ISSUED FOR PERMIT
2	08/10/10	ISSUED FOR GRADING
3	08/10/10	ISSUED FOR CONSTRUCTION
4	08/10/10	ISSUED FOR AS-BUILT
5	08/10/10	ISSUED FOR RECORD

PREPARED FOR:
 Reenders LLC
 801 Taylor Ave
 Grand Haven, MI 49437

NEDERVELD
 www.reenders.com
 800.222.1968
GRAND RAPIDS
 1200 WEST 12TH AVE
 GRAND RAPIDS, MI 49503

Grading Plan
Reenders-LaFranier Road

STAMP:

 PROJECT NO: 19400174
 SHEET NO: **C-304**
 SHEET:

2242 LaFranier Road, Grand Haven, MI 49437
 PART OF THE SOUTHEAST 1/4 OF SECTION 23, T27N, R11W
 GRAND TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN



PREPARED FOR:
Reenders Inc.
Park Place Ct.
800 Taylor Ave.
Grand Rapids, MI 49517

REVISIONS:

NO.	DESCRIPTION	DATE
1	Issue for Permit	08/21/2012
2	Revised Utility	08/21/2012
3	Issue for Permit	09/03/2012
4	Revised Utility	09/03/2012
5	Issue for Permit	09/03/2012
6	Revised Utility	09/03/2012
7	Issue for Permit	09/03/2012
8	Revised Utility	09/03/2012
9	Issue for Permit	09/03/2012
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14	Revised Utility	09/03/2012
15	Issue for Permit	09/03/2012
16	Revised Utility	09/03/2012
17	Issue for Permit	09/03/2012
18	Revised Utility	09/03/2012
19	Issue for Permit	09/03/2012
20	Revised Utility	09/03/2012

Reenders-Lafanier Road
Utility Key Plan
2242 Lafranier Road, Traverse City, MI 49686
PART OF THE SOUTHWEST 1/4 OF SECTION 23, T27N, R14W,
GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

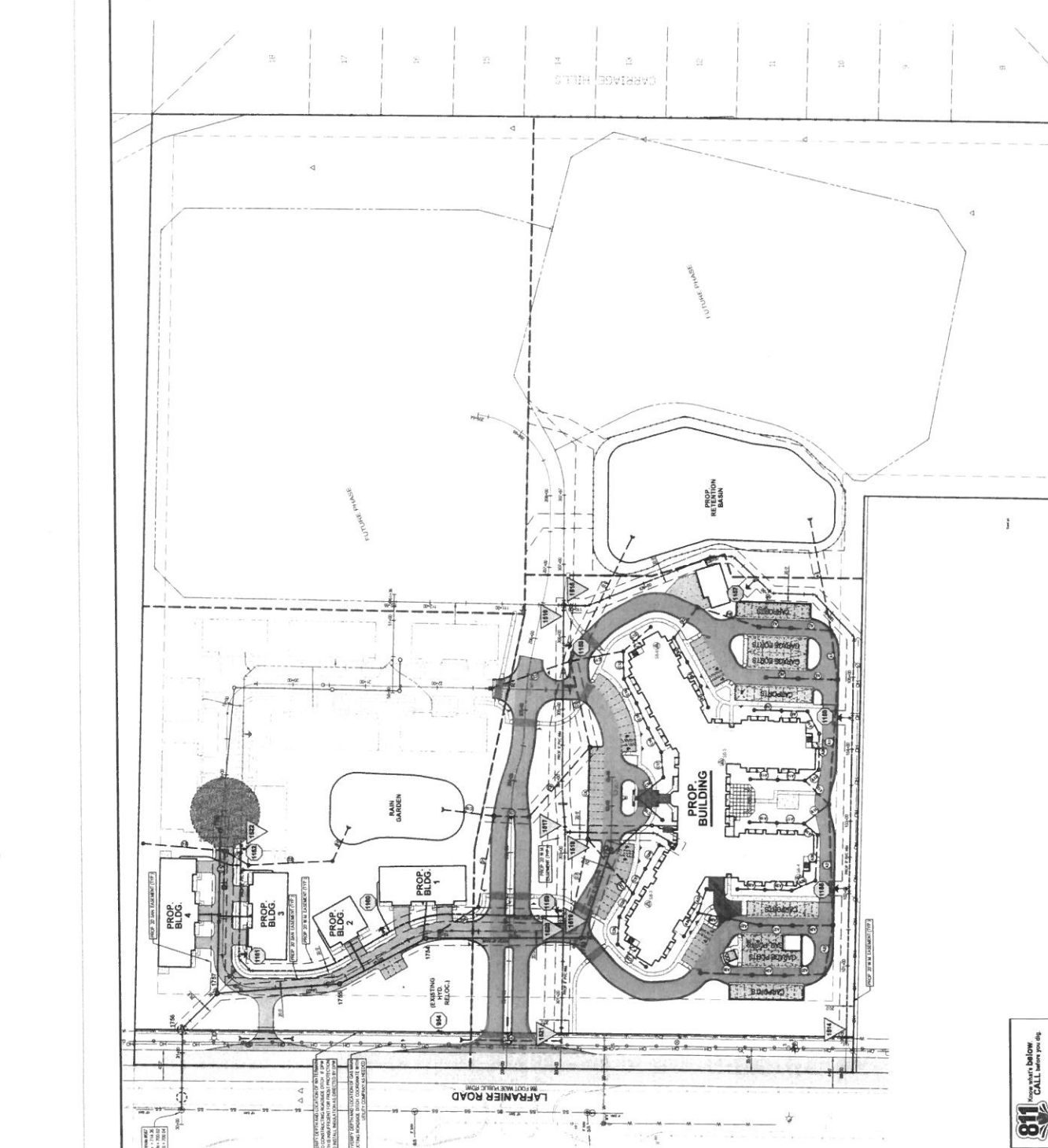
STAMP:
JOHN J. MULLIGAN
LANSING
CIVIL ENGINEER
0397

PROJECT NO: 19400174
SHEET NO: C-400
SHEET:

BENCHMARKS
BENCHMARK "A" IS A 1/4" x 1/4" x 1/4" (1/8")
ALUMINUM BENCHMARK 5' FROM THE EAST
CORNER OF THE 1/4" x 1/4" x 1/4" (1/8")
ALUMINUM BENCHMARK 5' FROM THE EAST
CORNER OF THE 1/4" x 1/4" x 1/4" (1/8")
ALUMINUM BENCHMARK 5' FROM THE EAST
CORNER OF THE 1/4" x 1/4" x 1/4" (1/8")
ALUMINUM BENCHMARK 5' FROM THE EAST
CORNER OF THE 1/4" x 1/4" x 1/4" (1/8")

GARFIELD STR. #'S
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GENERAL NOTES
1. ALL DISTANCES ARE IN FEET AND INCHES.



CONSTRUCTION NOTES
1. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSSPORTATION AND HIGHWAYS (MDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES (SSCM).
2. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSSPORTATION AND HIGHWAYS (MDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES (SSCM).
3. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSSPORTATION AND HIGHWAYS (MDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES (SSCM).
4. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSSPORTATION AND HIGHWAYS (MDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES (SSCM).

811
Digging? Call before you dig.
811 is a free, 24-hour service that helps locate underground utilities. Call 811 before you dig to avoid damage to underground utilities and to ensure the safety of workers and the public.

PREPARED FOR:
Reenders Inc.
Partnership
950 Taylor Ave
Grand Haven, MI 49417

REVISIONS:

NO.	DATE	DESCRIPTION
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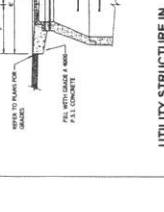
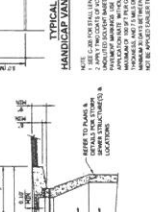
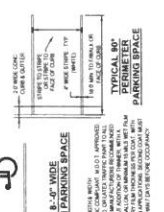
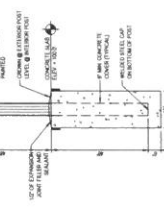
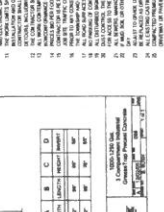
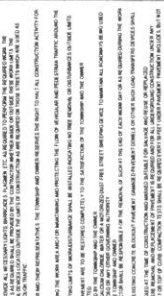
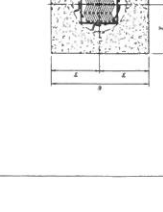
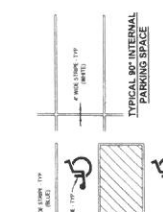
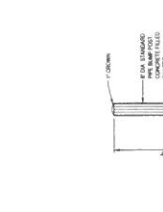
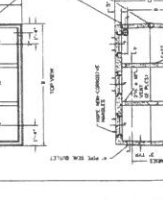
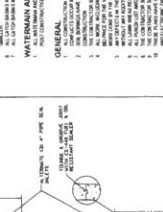
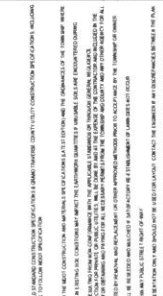
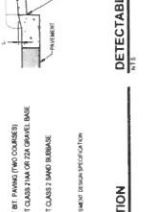
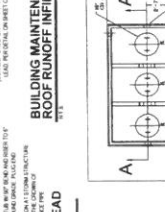
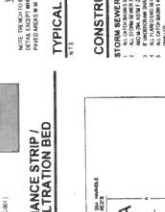
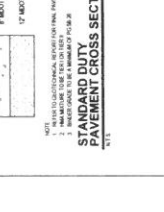
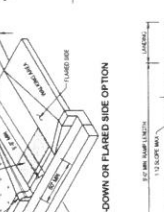
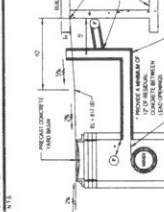
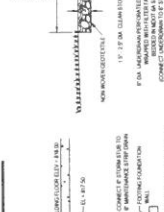
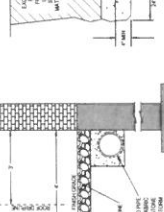
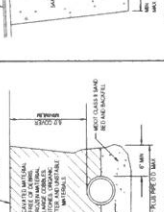
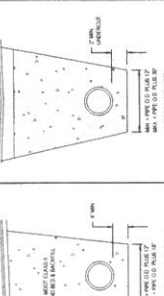
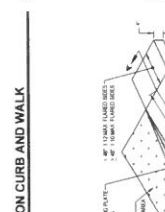
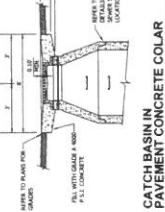
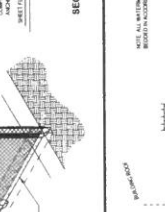
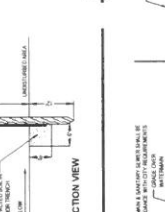
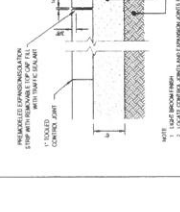
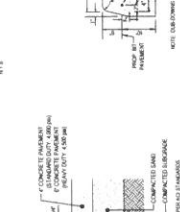
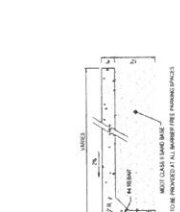
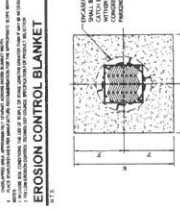
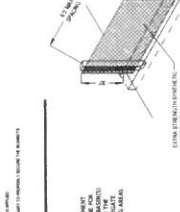
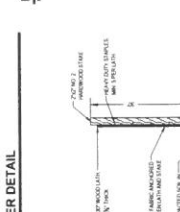
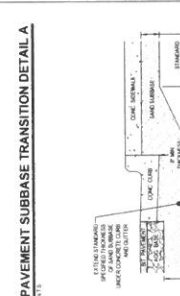
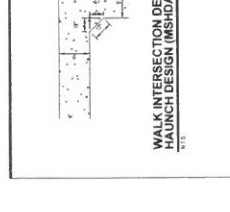
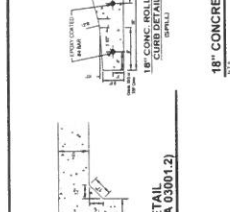
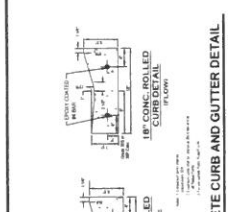
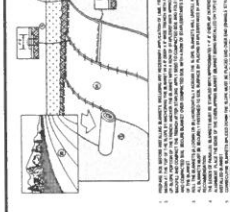
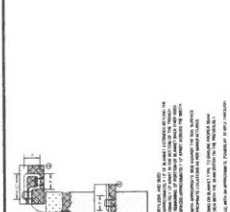
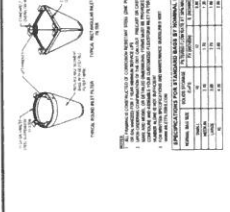
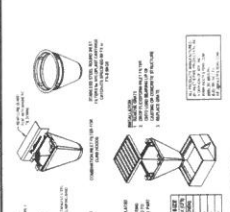
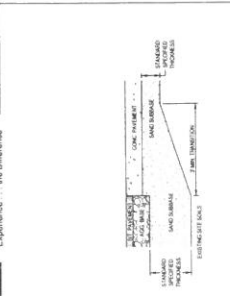
Reenders-Lafranier Road
Details & Specifications

STAMP:
JOHN J. LAFRANIER
Professional Engineer
No. 03297
MICHIGAN

PROJECT NO.: 19400124

SHEET NO.: C-500

SHEET:



PREPARED FOR:
Reenders Inc.
Pain Plaza Ct.
9601 Taylor Ave.
Grand Haven, MI 49417

REVISIONS:

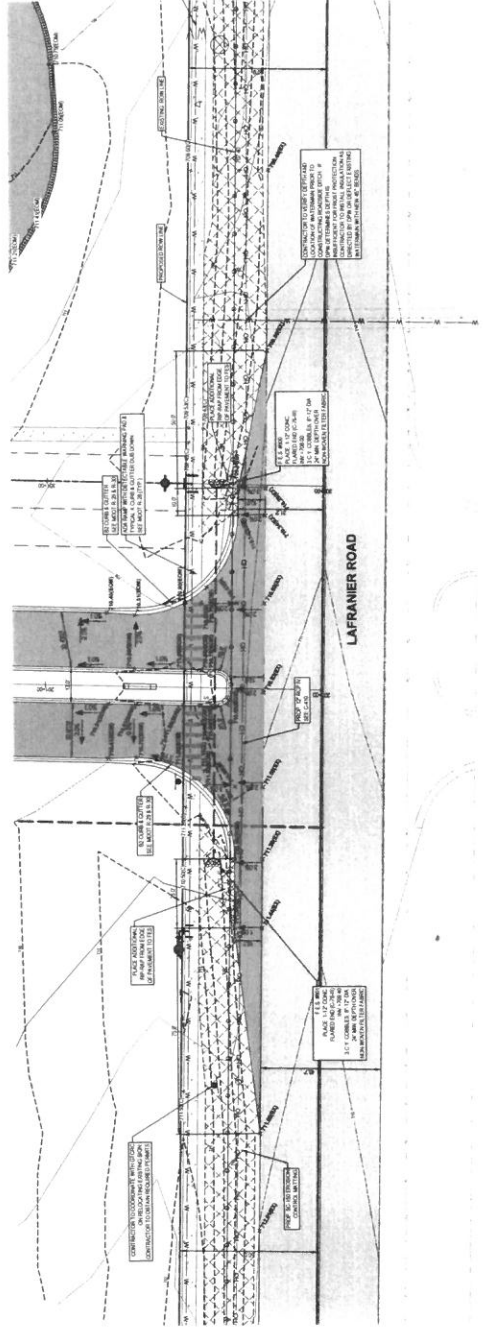
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Reenders-Lafanier Road
Driveway Improvement Plan

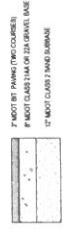
STAMP:
JOHN C. REENDER
LICENSED PROFESSIONAL ENGINEER
EXPIRES 12/31/11
61787

PROJECT NO: 19400174
SHEET NO: C-700
SHEET: 1 OF 1

Experience... the Difference



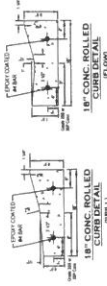
82 MOOT CONCRETE CURB AND GUTTER DETAIL



STANDARD CROSS SECTION



HEAVY DUTY PAVEMENT CROSS SECTION



18\"/>

811
Know what's below
CALL before you dig

 Charter Township of Garfield Planning Department Report No. 2020-133			
Prepared:	October 7, 2020	Pages:	6
Meeting:	October 14, 2020 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Carter Lumber I-G Rezoning – Introduction		
File No.	Z-2020-05	Parcel No.	05-025-014-00
Owner:	Hammond Development Group		
Applicant:	Carter-Jones Companies, Inc.		

PURPOSE OF APPLICATION:

This application requests the rezoning of one parcel at the southeast corner of Garfield Road and Hammond Road, totaling 36.50 acres, from the A Agricultural zoning district to the I-G General Mixed-Use Industrial Business zoning district via the zoning Map Amendment process, without restriction.

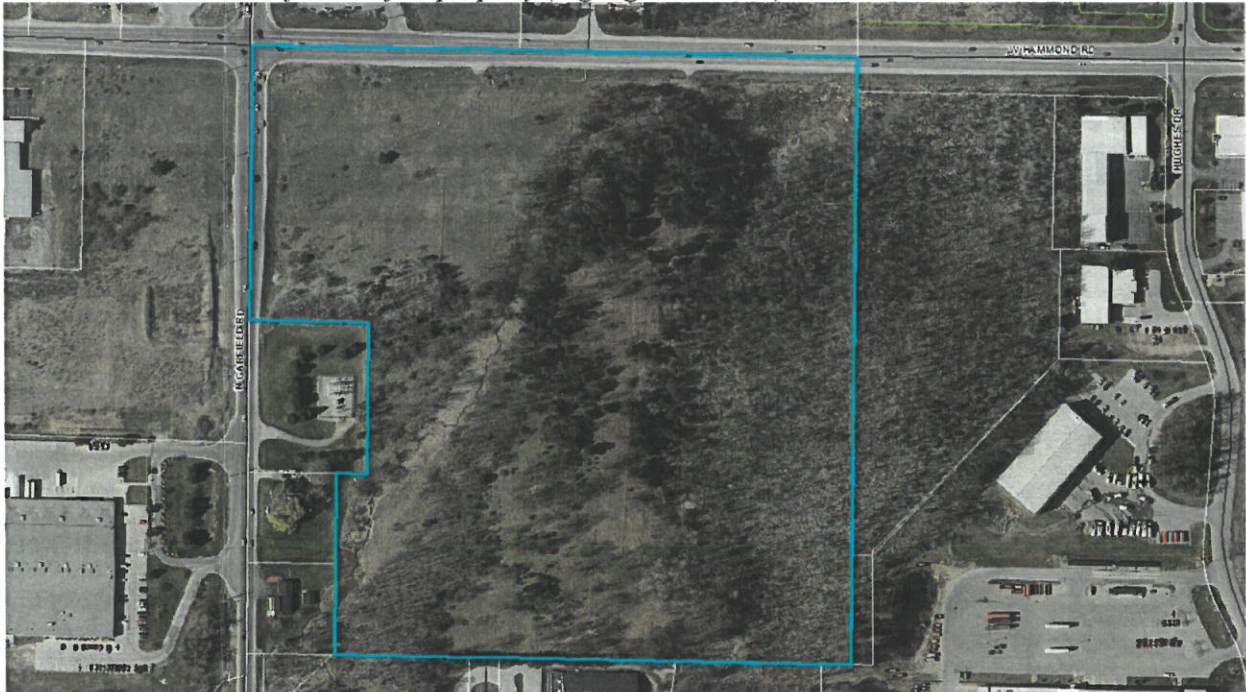
SUBJECT PROPERTY:

The subject property is currently undeveloped. The site has approximately 21.7 acres of upland and approximately 14.8 acres of wetlands. Most of the wetlands is on the east side of the property. The upland located at the west and south portions of the property is divided by a branch of Mitchell Creek traversing diagonally across the parcel. The site has approximately 1,300 feet of frontage on Hammond Road and 600 feet of frontage on Garfield Road. The Garfield Heidbreder Industrial Park abuts the subject project property on the eastern and southern boundaries.

Zoomed-out aerial view of the subject property (highlighted in blue)



Zoomed-in aerial view of the subject property (highlighted in blue)

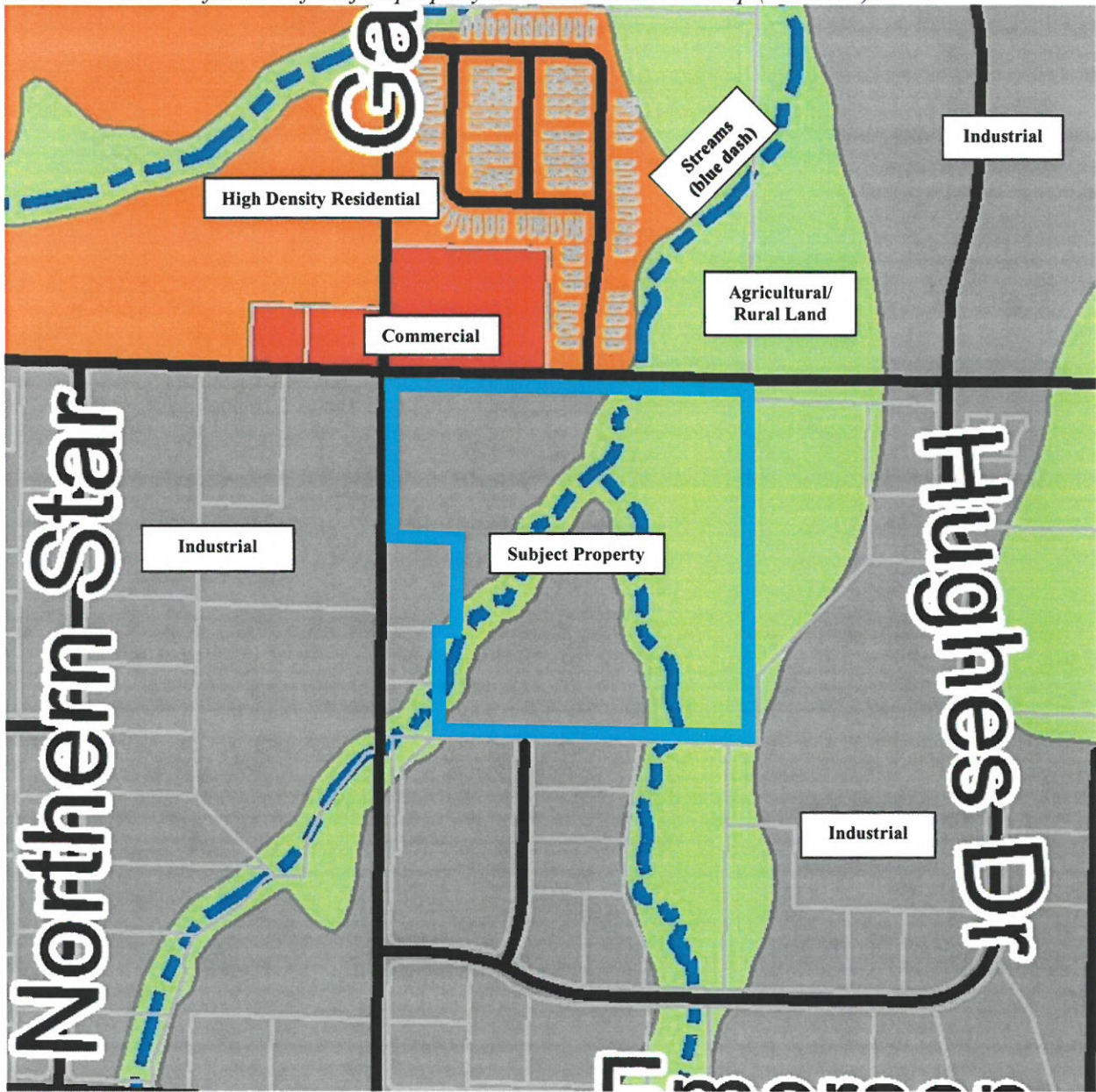


MASTER PLAN CONSIDERATIONS:

A key factor in considering rezoning requests is whether the request is consistent with the Master Plan. In this case, the Master Plan shows the subject parcel with a “Industrial” designation on the Future Land Use Map. This future land use designation is intended to “remain primarily industrial in nature while allowing a limited number of non-industrial uses that are envisioned as accessory or complimentary to existing and future industrial uses of the districts.” When reviewing the Hammond Road corridor, “Industrial” is the most common Future Land Use designation for the properties along the south side of Hammond Road, east and west of Garfield Road. The wetland areas in this area are designated as “Agricultural/Rural Land” due to their limitations for development.

The most compatible zoning districts for the “Industrial” designation is I-G General Mixed-Use Industrial Business and I-L Limited Mixed Use Industrial Business. R-M Mobile Home Residential is a potentially compatible zoning district. The proposed zoning of I-G would be compatible with the Future Land Use on the subject site and with other sites along the Hammond corridor and the surrounding Garfield Heidbreder Industrial Park. An excerpt from the Zoning Plan for the I-G zoning designation is provided below.

Location and classification of subject property on Future Land Use Map (“FLUM”):



Excerpt from Zoning Plan for subject property’s FLUM classification:

Master Plan Designation	Industrial
[Requested] Zoning	I-G General Mixed-Use Industrial Business
Zoning Ordinance District Intent	The intent of the General Mixed Use Industrial Business (I-G) District is to remain primarily industrial in nature while allowing a limited number of non-industrial uses that are envisioned as accessory or complimentary to existing and future industrial uses of the districts. Non-industrial uses of property within these districts are subject to industrial impacts from adjacent parcels including, but not limited to, noise, dust, and vibrations.
Potentially Compatible District	R-M Mobile Home Residential/I-L Limited Mixed Use Industrial Business

<p>Considerations for Downzoning (Less Density)</p>	<p>The R-M district may be deemed compatible in various areas of the Township. These areas could provide workforce housing in close proximity to manufacturing opportunities. Nuisance issues should be considered for future residents when considering a change in zoning to allow for residential uses. Generally, the I-G and I-L districts should remain as employment hubs and not changed to a commercial zoning.</p>
<p>Considerations for Upzoning (More Density)</p>	<p>In areas adjacent to I-L, consideration could be given to rezoning an area to a more intense zoning classification. The I-L district allows far more intense uses so consideration to surrounding areas should be carefully scrutinized.</p>

SUBJECT SITE AND SURROUNDING PROPERTY ZONING:

The subject property is currently zoned A Agricultural, shown in green. Surrounding zoning is as follows:

- North: C-L Local Commercial and R-3 Multiple Family Residential
- Northeast: I – Industrial (City of Traverse City Zoning)
- East: I-L Limited Mixed Use Industrial Business
- South: I-L Limited Mixed Use Industrial Business
- Southwest: A Agricultural
- West: I-G General Mixed Use Industrial Business

Zoning classifications for subject site and surrounding sites



USES OF SUBJECT SITE AND SURROUNDING SITES:

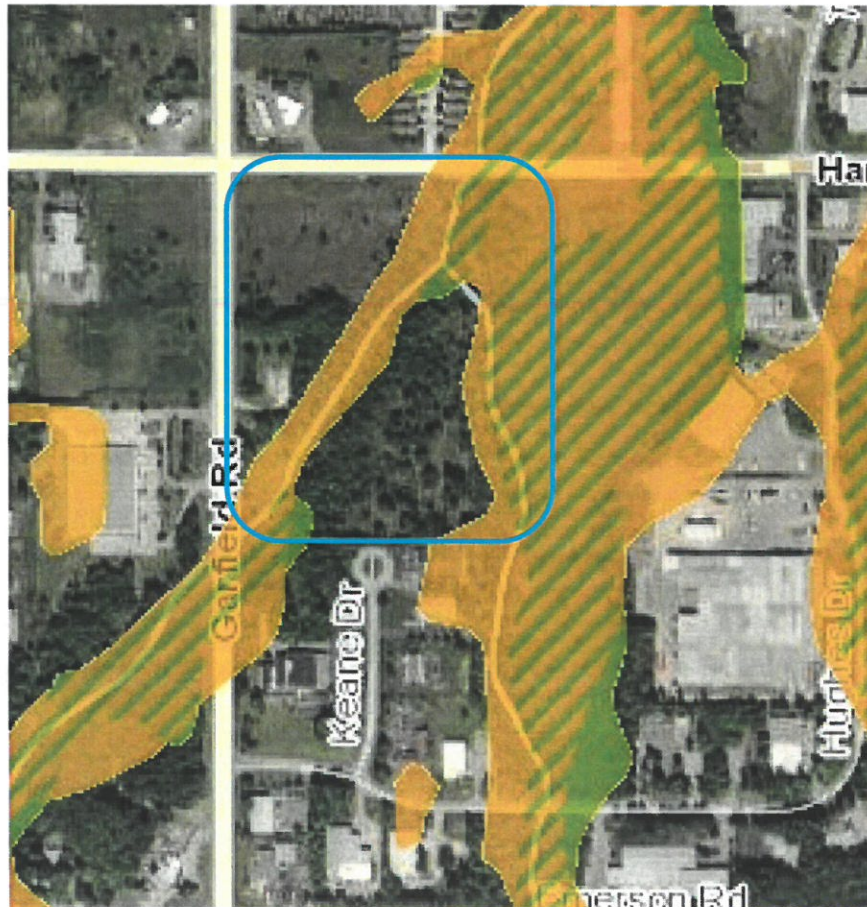
The subject site is currently undeveloped. Uses of the surrounding sites are as follows:

- North: Shell Gasoline Station and Hammond Place Condominiums
- Northeast: Traversefield Industrial Park (City of Traverse City)
- East: Wetlands/woodland, American Waste facility, and other industrial businesses
- South: Record Eagle facility, other industrial businesses, and wetlands/open space
- Southwest: Wetlands/woodland
- West: Consumers Energy substation, two single family homes, undeveloped parcels, light industrial businesses, and United States Postal Service facility across Garfield Road

STAFF COMMENT:

Upon preliminary review of the Master Plan and Future Land Use designation for the subject site, context of zoning and future land uses of the surrounding neighborhood, and other factors, Staff is of the opinion that this Map Amendment is justifiable. The Amendment is consistent with the Master Plan and generally compatible with the adjoining zoning and land uses. The proposed zoning would match that of the immediately parcels west across Garfield Road and is compatible with parcels to the east and south. The subject parcel meets the minimum lot size and lot width dimensional requirements in the I-G district.

The primary concern for this site will be the development of the site and its relation to the existing wetlands and streams. From the State of Michigan Department of Environment, Great Lakes, and Energy Wetland Map Viewer, the following excerpt notes wetlands in green, soil areas which include wetland soils in yellow, and wetlands and soil areas which include wetland soils are striped.



PRELIMINARY APPROVAL CRITERIA DISCUSSION:

To focus the discussion on the factors relevant to approving a Map Amendment, the following approval criteria are included below for reference:

Section 421.E Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E (1) Master Plan Consistency through § 421.E (8) Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information to address the following:

1. Master Plan Consistency
2. Adverse Impacts on Neighboring Lands
3. Suitability as Presently Zoned
4. Changed Conditions
5. Health, Safety, and Welfare
6. Public Policy
7. Size of Tract
8. Other Factors

ACTION REQUESTED:

The item is placed on tonight's agenda to introduce the rezoning application and consider scheduling it for public hearing at the Planning Commission Regular Meeting on November 12, 2020. If, after the applicant's presentation and following discussion, the Planning Commission is prepared to schedule the application for a public hearing, then the following motion is suggested:

MOTION THAT application Z-2020-05 BE SCHEDULED for public hearing for the November 12, 2020 Planning Commission Regular Meeting.

Additional information deemed necessary by the Planning Commission should be added to the motion.

Attachments:

1. Cover letter from Three West dated September 11, 2020
2. Application for a Zoning Map Amendment
3. Applicant's Statements in Response to Approval Criteria of Zoning Map Amendment
4. 11"x17" Survey Map of Subject Property

September 11th, 2020

Planning Commission and Board of Trustees
Garfield Township
3848 Veterans Drive
Traverse City, MI 49684

Re: Rezoning Application for 36 +/- Acres on the SE Corner of Garfield and Hammond Road (Tax ID# 28-05-025-014-00)

Dear Garfield Planning Commission and Board of Trustees,

Enclosed please find the Rezoning Application and supporting documents for parcel 28-05-025-014-00. Three West, LLC is representing both the transaction and the application process between the buying and selling parties, of which The Carter-Jones Companies, Inc. has entered into a purchase agreement for the referenced property with the Hammond Development Company.

The parcel is currently zoned agriculture and is being proposed to rezoned to General Industrial (I-G). The proposed rezoning is consistent with current adjacent land uses, zoning and Garfield Township's Future Land Use Plan.

Thank you for your time and attention to this application.

Three West,



Kevin Query
Associate



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

APPLICATION FOR ZONING MAP AMENDMENT

This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays.

A. APPLICANT INFORMATION

Name of Applicant: Carter-Jones Companies, Inc.

Address: 601 Tallmadge Rd, Kent Ohio 44240

Phone: 3306736100 E-mail: cprice@carterlumber.com

Name of Agent: Chuck Price

Address: 601 Tallmadge Rd, Kent Ohio 44240

Phone: 3306736100 E-mail: cprice@carterlumber.com

Name of Owner: Hammond Development Co

Address: 10786 Peninsula Dr, Traverse City

Phone: _____ E-mail: _____

Please specify to whom all communications should be sent: Applicant Agent Owner

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Tax Parcel ID Number: 05-025-014-00

Parcel Address: N Garfield Rd

Legal Description: NW 1/4 OF NW 1/4 SEC 25 T27N R11W EXC COM 594' S OF NW COR TH E 264' TH S 330' TH W 66' TH S 396' TH W 198' TH N 726' TO POB EXC RD R/W.

Are there any easements or restrictive covenants affecting the subject lands? Yes No

If yes, describe the easement or covenant and its effect: _____

C. PURPOSE OF APPLICATION

Please explain why the zoning ordinance amendment is being requested (if additional space is required, please attach a separate sheet): Rezoning request to I-G as per future land use plan for purposes of commercial industrial development.

Present zoning: Agriculture

Proposed zoning: I-G

Present Garfield Township Comprehensive Plan designation: Industrial

Explain how the application for zoning ordinance amendment conforms to the comprehensive plan:
Intended use would comply with I-G designation, of which is a part of future land use plan for this specific parcel.

Are conditions being voluntarily offered as part of this zoning amendment application? Yes No

If yes, please attach a detailed description of the conditions being offered as part of this application.

D. PROPERTY INFORMATION

Present use of the subject lands: Vacant

Proposed use of the subject lands: Commercial - Industrial

Present use of adjacent properties: Commercial - Industrial

If known, the length of time the existing uses have continued on the subject lands: 1970s

Are there any existing buildings or structures on the subject lands? Yes No

Are any existing buildings on the subject lands designated as being historically significant? Yes No

If yes, identify and provide details of the historically significant building(s).

If known, the date existing buildings or structures were constructed on the subject lands: _____

E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

Yes No Unknown If yes, specify the use(s): Hughes Drive Industrial Park

Has a gas station been located on the subject lands or adjacent lands at any time?

Yes No Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

Yes No Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on or adjacent to the site?

Yes No Unknown

If you answered yes to any of the above questions, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the inventory attached?

Yes No

F. OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

G. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your application to be considered complete, twelve (12) copies of a site plan(s) must be submitted drawn to scale, as part of the application, which shows:

1. The scale of the drawing and a north arrow
2. Boundaries and dimensions of the subject lands
3. The legal description of the subject lands
4. Any major topographical features
5. The approximate location of all natural and artificial features including but not limited to, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, pipelines, gas wells, wetlands, wooded areas that are located on the subject land and on land that is adjacent to it and may affect the application
6. The name and location of any adjacent highway, street, alley or railway
7. The location and nature of any easements affecting the subject land
8. The location, size and type of all existing buildings and structures on the subject land, indicating their setbacks from property lines
9. Location, dimensions and numbers of off-street parking spaces, parking structures and aisles, and the location of accesses
10. Any signs and lighting facilities and their location
11. Current uses of land that is adjacent to the subject land
12. Location of any existing outside storage, refuse storage and disposal facilities
13. Any additional information deemed by the Township to be necessary for proper review of the request.

H. PERMISSION TO ENTER SUBJECT LANDS

Permission is hereby granted to Garfield Township staff, Planning Commissioners and Board Members to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

X [Signature] Owner Applicant Agent X 9-1-2020
Signature Date

I. DECLARATION

I, Charles B. Price/Vice-President solemnly declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Charles B. Price Owner Applicant Agent 8/31/20
Signature Date

J. OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Hammond Development Company am/are the registered owner(s) of the lands that is the subject of this application for a zoning ordinance amendment.

I/We authorize Carter-Jones Companies, Inc. to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

X [Signature] Treasurer X 9-1-2020
Owner's Signature Date
Hammond Development Co.

Owner's Signature Date

E. Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E.1 Master Plan Consistency through § 421.E.8 Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

(1) Master Plan Consistency: Rezoning should be consistent with the intent and purpose of the adopted master plan.

The proposed rezoning to industrial is consistent with the objectives of the planning commissions master plan.

(2) Adverse Impacts on Neighboring Lands: The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control

Proposed zoning change of the subject parcel is consistent with adjacent surrounding industrial park. As such, the rezoning should not contribute to any social separation nor any pollution (physical or audible) that is inconsistent with surrounding uses. Traffic is afforded ingress and egress on three roads around the parcel (Hammond Rd, Garfield Rd and Keane Dr).

(3) Suitability as Presently Zoned: The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.

Current zoning restricts usage of parcel to agricultural usage, and as such impedes the potential economic output of the subject parcel. Considering the location of the parcel, suitability for industrial development and adjacent industrial uses, rezoning to industrial would effectuate both the planning commissions goals as well as maximizing utility of the subject parcel.

(4) Changed Conditions: The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment. Charter Township of Garfield Zoning Ordinance Article 4, Page 4-16

A significant growth in the area's population in the past decade has created demand for additional industrial capacities in our area. Adjacent Heidbreder Industrial Park and Traversefield Industrial Park are substantially fully. The proposed rezoning of the subject parcel is consistent with surrounding industrial parks and Master Plan's continued economic development of our region.

(5) Health, Safety, and Welfare: The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

A significant growth in the area's population in the past decade has created considerable demand for additional industrial capacities in our area. The proposed rezoning of the subject parcel is consistent with Master Plan's continued economic development of our region.

(6) Public Policy Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

The proposed rezoning is accordance to the Master Plan's objectives and is consistent with adjacent property uses and zoning.

(7) Size of Tract: The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

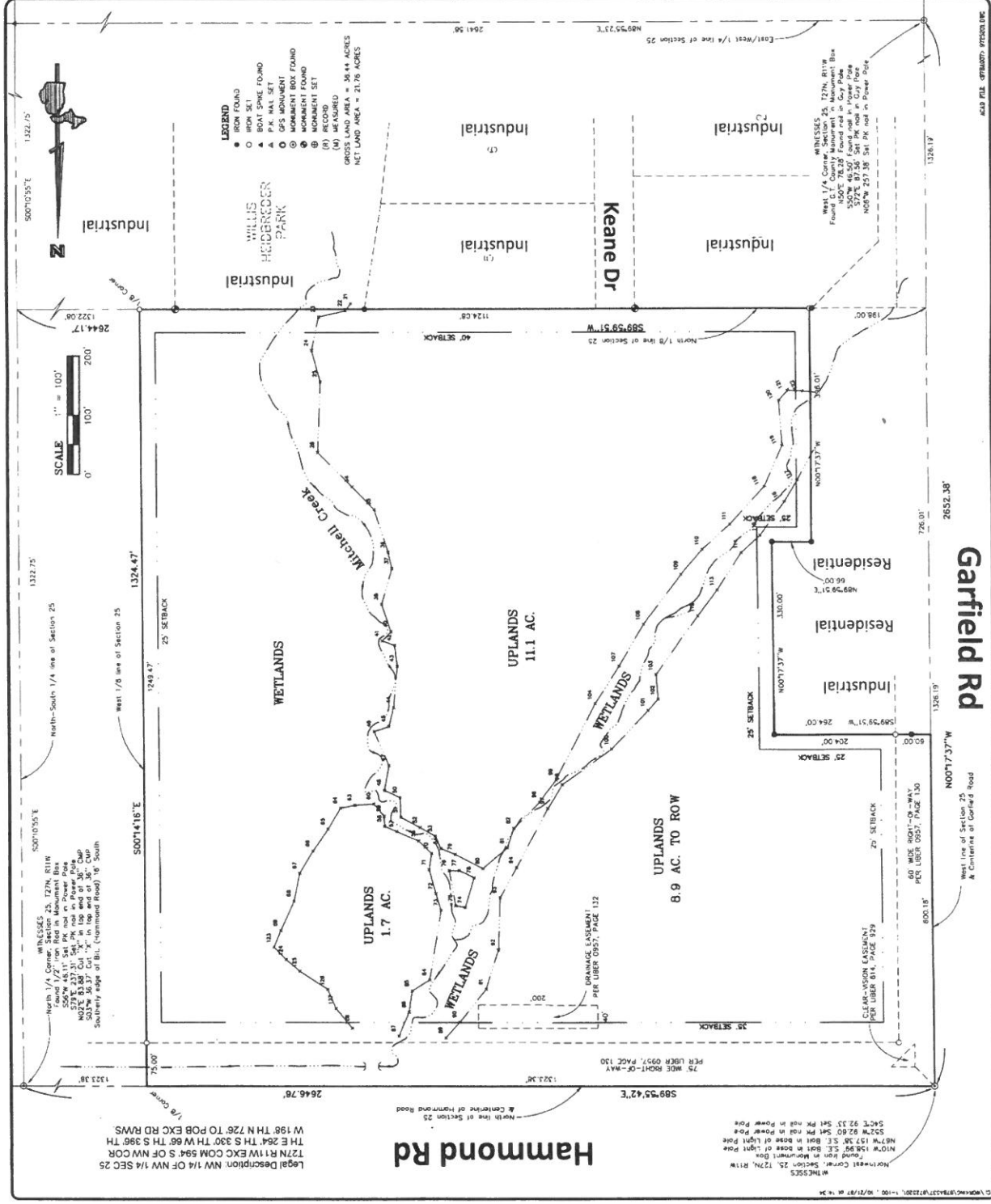
The subject parcel is a contiguous, 36 +/- acre parcel with adequate ingress and egress to multiple roads.

(8) Other Factors: The Township may consider any other factors relevant to a rezoning application under state law.

Wetlands Delineation Survey
Hammond Development Company


DATE: 08/02/17
DRAWN BY: J.T.K.
CHECKED BY: J.T.K.
AS NOTED

NO. 2011-001
BY: Hammond Development Company
PROJECT: Wetlands Delineation Survey



Garfield Rd

2011-001-001-001-001-001

 Charter Township of Garfield Planning Department Report No. 2020-138		
Prepared:	October 7, 2020	Pages: 6
Meeting:	October 14, 2020	Attachments: <input checked="" type="checkbox"/>
Subject:	Lake Pointe Village PUD Minor Amendment – Value City Furniture Sign	
File No.	SUP 1987-02-L	Parcel No. 05-014-109-05
Applicant/Owner:	American Signature, Inc. – Don Kelsey (applicant) Broadstone Ave Michigan LLC – Andrea Tompkins Wright (owner)	
Agent:	Allen Industries – Kyle Bridge (project manager)	

OVERVIEW:

Value City Furniture intends to open a store at a former Art Van Furniture located in the Lake Pointe Village PUD. The applicant requests to remove the existing wall sign along the east side of the building and install new, smaller wall signs on the east side and south side. Staff reviewed the existing PUD and determined that this application is a PUD Minor Amendment. Background for this determination is included as part of this Planning Department report.

SUBJECT PROPERTY:

The subject parcel is approximately 5.29 acres and part of the Lake Pointe Village PUD at 1775 Oak Hollow Drive, at the corner of South Airport Road and Park Drive. The original PUD was approved in 1987. Value City Furniture will be at the former Art Van Furniture, which was approved in 1997.

Zoomed-out aerial view of subject property (highlighted in blue)



Zoomed-in aerial view of subject property (highlighted in blue)



BACKGROUND:

The following information was used in determining the application qualifies as a PUD Minor Amendment:

- **October 21, 1997** – Elevation drawings for the Art Van Furniture store include depictions of the sign on the east side of the building, which is described as 504 square feet in size.
- **November 5, 1997** – Minutes from the Planning Commission meeting show that the Conditions of Approval for the Art Van Furniture Site Plan were approved. The meeting minutes do not describe the maximum allowed signage but do state that the proposed signage was reviewed.
- **March 13, 1998** – A letter from Scott McPherson, Township Zoning Administrator, to Art Van indicates that the wall sign on the east side of the building exceeds the maximum allowed wall sign size of 100 square feet.
- **April 1, 1998** – Minutes from the Planning Commission meeting show that Scott McPherson asked the Planning Commission for clarification of the signage approved for Art Van, indicating that the proposed signage on the east side of the building does not meet requirements of the sign ordinance. The elevations of the approved signage were not included in the schedule of approved drawings for the Art Van Furniture Amendment to the Lake Pointe PUD Special Use Permit. Art Van indicated that they thought the signage that was shown on their drawing was approved. It is unclear if this refers to the drawing dated October 21, 1997. Commissioners referred these issues back to Staff.
- **September 11, 1998** – A sign permit application (Permit No. 98-047) was signed as approved by Dennis Habedank, Zoning Administrator, for a wall sign with a size of 490.5 square feet.
- **December 28, 1998** – A letter from Dennis Habedank, Garfield Township Zoning Administrator, to the Planning Commission indicates that the sign presently on the building is slightly different from the one in the drawing dates October 21, 1997, but the size of the sign is similar to the size of 500 square feet shown on the drawing. His letter stated: “I think we will have to realize that short of making them remove the sign, this sign will always draw comments since it is five (5) times the size we normally allow.”

Staff reviewed all relevant information related to this PUD. The Art Van Furniture was a commercial use and other information points to the site being considered as a commercial site, including the Township Future Land Use Map identifying the site as Commercial, the zoning letter from March 13, 1998 indicating the maximum 100 square feet for a wall sign, and the PUD plan designation of the site as commercial from the original PUD approval in 1987.

For a PUD, the site is allowed the greater of all signage in the underlying zoning district or the wall signs and the development sign described above. Since the underlying zoning district here is R-3 Multi-Family Residential, the standards for wall signs and development sign described above would apply. However, if the underlying zoning were C-G General Commercial, the maximum permitted signage includes wall signs up to the lesser of 100 square feet or 20% of the wall area to which the sign is attached. The total signage allowance is understood to be interpreted as the allowance for each wall with signage. Also, the Township has generally treated any new sign in the same location as a previous sign to be a replacement rather than a brand-new sign.

STAFF COMMENTS:

Based on all the available information, Staff is of the opinion that the intent of the original approval for Art Van Furniture was a 100 square foot wall sign since it is a commercial use. Staff recommends considering the new proposed wall signage for Value City Furniture as a PUD Amendment with a maximum of 100 square feet for wall signage for both the south and east walls.

Staff also recommends that the Planning Commission review sign ordinance regulations at the next study session. Staff notes that the current regulations for signs in a Planned Development refer to the underlying zoning district, whereas most other PUD regulations do not refer to the underlying zoning district. Several PUDs in the Township have an underlying zoning district which, if strictly interpreted in terms of signage regulation, would severely limit the amount of signage available. It appears that several older PUDs were approved with a “PUD sign plan” as part of the overall PUD approval process.

Signs in a Planned Development could potentially be reviewed in a different manner, including basing the allowed signage on the regulations most closely resembling the actual land use, rather than the underlying zoning district, based on the discretion of the Director of Planning. Another potential option could be to formally include the PUD sign plan in the Zoning Ordinance as part of the overall approval process with a requirement to account for future sign replacement.

MINOR AMENDMENT:

Following a determination that the review criteria of Section 423.G(4)(b) are met, the Planning Commission may authorize the following amendments to an approved development plan without a public hearing:

- (a) Changes to the timing or phasing of the proposed development, provided that the use and overall geographic land area remains the same and that required public improvements are not delayed.
- (b) Increases in total building height of greater than five (5) feet provided that maximum height regulations are complied with.
- (c) Any other proposed amendment which is determined by the Planning Commission to have no detrimental impact on any adjacent property and is not considered or classified a Major Amendment under Section 423(6) Major Amendments.

Based on information provided, Staff determined this application qualifies as a PUD Minor Amendment to be reviewed by the Planning Commission.

DETERMINATION:

A review of the criteria in Section 423.G(4)(b) offers the following findings:

(i) No previous amendments have been granted that, together with the proposed amendment, would exceed the standards of this section

It appears that the original intent of the Art Van amendment to the Lake Pointe Village PUD was to permit a 100 square foot wall sign. The reduction in size of the sign on the east side and overall reduction in square footage as proposed with this amendment would appear to restore the original intent for the wall sign on the east side of the building. The signage proposed would exceed the standards of this section based on the underlying zoning district of R-3, however it appears that the intent of the original PUD approval is to treat this site as commercial and the proposed signs would not exceed the standards of this section if the underlying zoning district were C-G.

(ii) There will be no detrimental impact on any adjacent property caused by significant change in the appearance or use of the property or any other contributing factor

A sign on the south side would change the existing appearance of this portion of the building, but the reduction in size of the sign on the east side and overall reduction in square footage would not be detrimental to any adjacent property.

(iii) Nothing in the currently valid special use permit precludes or otherwise limits such expansion or enlargement

It appears that the original intent of the Art Van amendment to the Lake Pointe Village PUD was to permit a 100 square foot wall sign. The reduction in size of the sign on the east side and overall reduction in square footage does not represent any expansion or enlargement.

(iv) The proposal conforms to this ordinance and is in keeping with the spirit and intent of the master plan; and

If the intent is to treat this site as a commercial site, then the proposal would conform to the sign regulations in the Zoning Ordinance for the commercial (C-L, C-G, and C-H) districts. Also, the proposal would keep with the spirit and intent of the master plan which identifies the subject site as Commercial.

(v) The amendment proposes no increase in density

No increase in density is proposed.

REVIEW CRITERIA:

The following review criteria of Section 426.E (4) apply to any PUD or PUD Amendment:

(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

No changes in use are proposed as part of this project. The reduction in size of the sign on the east side and overall reduction in square footage is not anticipated to have an adverse economic, social, or environmental impact on adjacent and surrounding land uses and 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*

The proposal will not negatively impact the capacity of public services and facilities and will not negatively impact the public health, safety, and welfare of the Township residents.

- (c) The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal*

No changes in the uses, development, or amenities other than the new signage are proposed as part of this project.

- (d) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal*

Existing landscaping on the site is not proposed to be changed as part of this project.

- (e) Existing important natural, historical and architectural features within the development shall be preserved*

There are no natural, historical, or architectural features that would be impacted by this project.

- (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*

No changes to the building other than new signage are proposed as part of this project.

- (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*

No changes to vehicular and pedestrian circulation patterns are proposed as part of this project.

- (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*

Existing landscaping on the site is not proposed to be changed as part of this project.

- (i) The development consolidates and maximizes useable open space*

No changes to the existing open space in the PUD are proposed as part of this project.

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

The proposal does not change the combination of uses in the PUD, which were not achievable under any single zoning classification.

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

The Future Land Use Map in the Master Plan identifies this site as Commercial. Treating this site as Commercial is consistent with the intent and purposed of the adopted master plan.

Based on previous Planning Commission approvals of signs within Planned Developments, Staff is of the opinion that a 100 square foot sign on each of the eastern and southern walls is appropriate. The Planning Commission shall have the authority to increase the maximum wall sign standards permitted in Planned Developments based on the criteria listed in Section 630.J (3) as follows:

- a) The maximum sign standards of subsection (1) do not provide for the reasonable use of the parcel as provided for within the planned unit development.
- b) The proposed modification is appropriate for the site, compatible with surrounding land uses, and necessary for the reasonable use of the parcel as provided for within the planned unit development.
- c) The increase in permitted sign standards are, in the determination of the Planning Commission, the minimum increase(s) necessary to ensure that the proposed sign(s) is appropriate in scale, bulk and location relative to the site and surrounding land uses.
- d) All approved modifications from the required sign standards shall be specific to the sign(s) approved by the Planning Commission.
- e) The requested increase in wall sign area shall not exceed fifty (50) percent over that allowed in Subsection (1) or the underlying zoning district, whichever is greater.

ACTION REQUESTED:

For this application for a PUD Minor Amendment, the Planning Commission is the final approval authority. Following an opportunity for applicant presentation and discussion among the Planning Commission, if the Commission is prepared to make their decision, the following separate motions in support of approval are offered for consideration:

THAT Findings of Fact for application PUD 1987-02-L, included in PD Report 2020-138 and forming part of this motion, BE APPROVED.

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 wall sign on the south side of the building for the Value City Furniture, BE APPROVED.

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

Attachments:

1. Proposed Value City Furniture signage dated September 30, 2020.



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
 TRAVERSE CITY, MICHIGAN 49684
 PH: (231) 941-1620 • FAX: (231) 941-1588

APPLICATION FOR PUD SIGN APPROVAL

This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays.

A. APPLICANT INFORMATION

Name of Applicant: American Signature, Inc. - Don Kelsey
 Address: Value City Furniture 1775 Oak Hollow Dr, Traverse City, MI 49686
 Phone: 231-902-5810 E-mail: donald.kelsey@vcf.com
 Name of Agent: Allen Industries - Kyle Bridge (Project Manager)
 Address: 7844 W. Central Ave. Toledo, OH 43617
 Phone: 567-408-7513 E-mail: kyle.bridge@allenindustries.com
 Name of Owner: BROADSTONE AVE MICHIGAN, LLC - ANDREA TOMPKINS WRIGHT
 Address: 800 CLINTON SQUARE, ROCHESTER, NY 14618
 Phone: 585-413-5532 E-mail: andrea.wright@broadstone.com
 Please specify to whom all communications should be sent: Applicant Agent Owner

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT PARCEL

Tax Parcel ID Number(s): 28-05-014-109-05
 PUD Name: Lakepointe Village
 Parcel Address: 1775 Oak Hollow Dr, Traverse City, MI 49686

Legal Description (attach separately if necessary):

PT NW1/4 SW1/4 SEC 14 T27N R11W COM SW COR SEC WITH N
 00 DEG 31'50" W 189.96' TH S 89 DEG 50'59" E 830.45' TO POB TH N
 170 DEG 49'09" W 179.93' TH N 40 DEG 34'38" W 49.57' TH N 31 DEG
 20'04" E 290.33' TH 37.19 ALG CRV L (R = 275 CA = 07 DEG 44'47" CHD = S
 85 DEG 58'31" E 37.16') TH S 89 DEG 50'59" E 387.22' TH S 00 DEG
 26'21" E 451.02' TH N 89 DEG 50'59" W 487.66' TO POB EXC RD ROWS

Current Zoning: R-3
 Current Use: Furniture Retail

List all signs currently located within the PUD, including type, sign face area, illumination, height, and location.

- "Art Van Furniture & Outlet" channel letters, 10'x58' East facade, illuminated.
- "Art Van Furniture" Monument, 7'8.25" x 5'10.5", South East corner, illuminated.

C. STANDARDS OF APPROVAL

All proposed signs within a Planned Unit Development shall be submitted to the Planning Commission for final review and approval. Within such developments, the following signs may be permitted:

a. Residential Uses. All signs permitted by Zoning Ordinance Section 630.D., and subject to the same limitations thereof.

b. Non-Residential Uses. All signs permitted in the underlying zoning district, and subject to the same limitations required for those districts or as described below for uses not listed in the underlying district.

1. Wall signs - Commercial, office, and other non-residential uses approved as a part of a PUD are subject to the sign limitations of Section 630.F.
2. Freestanding sign- One (1) sign, freestanding, of not more than forty (40) square feet in sign face area identifying the approved project.

c. The Planning Commission shall have the authority to increase the maximum sign standards permitted under subsections (1) and (2) above, subject to the limits of the maximum sign standards of Section 630.D. for residential uses, subject to the limits of Section 630.E. for commercial uses, to the limits of Section 630.F. for office uses, and / or to the limits of Section 630.H. for industrial uses, based upon appropriate findings of fact demonstrating that:

1. The maximum sign standards of the underlying zoning district do not provide for the reasonable use of the parcel as provided for within the planned unit development.
2. The proposed modification is appropriate for the site, compatible with surrounding land uses, and necessary for the reasonable use of the parcel as provided for within the planned unit development.
3. The increase in permitted sign standards are, in the determination of the Planning Commission, the minimum increase(s) necessary to ensure that the proposed sign(s) is appropriate in scale, bulk and location relative to the site and surrounding land uses.
4. All approved modifications from the required sign standards shall be specific to the sign(s) approved by the Planning Commission.

d. Prohibited Signs. Changeable copy signs and Billboard signs are prohibited.

e. An applicant shall submit a conceptual signage plan indicating the number, location and maximum sign size for all signs within a development or within a specified portion of a development. Planning Commission review and approval of the signage plan shall be deemed to be a final review and approval as required by the provisions of this section.

D. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your application to be considered complete, twelve (12) copies of the proposal must be submitted drawn to scale, as part of the application, which shows:

For Ground/Freestanding Signs:

1. Detailed drawings of proposed and existing sign(s), including measurements of overall height and sign face area, method of illumination, changeable copy sign faces, location of proposed and existing ground signs on site, and location of proposed and existing walls signs relative to building elevation drawings.
2. Any existing signs and lighting facilities and their location.
3. A description of the nature and intent of the proposed sign(s).
4. The scale of the drawing and a north arrow.
5. Boundaries and dimensions of the subject lands.
6. The legal description of the subject lands.
7. The name and location of any adjacent highway, street, alley or railway.
8. Current uses of land that is adjacent to the subject land.
9. Any additional information deemed by the Township to be necessary for proper review of the request.

For Wall Signs:

1. Detailed drawings of proposed and existing sign(s), including measurements of overall height and sign face area, method of illumination, changeable copy sign faces, location of proposed and existing ground signs on site, and location of proposed and existing walls signs relative to building elevation drawings.
2. A description of the nature and intent of the proposed sign(s).
3. The scale of the drawing.
4. Any additional information deemed by the Township to be necessary for proper review of the request.

E. OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

F. OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application for a PUD sign amendment.

I/We authorize Allen Industries, Inc. to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

_____	_____
Owner's Signature	Date
<u>Ray M. Budge</u>	<u>10/1/20</u>
Applicant's Signature	Date



Traverse Bay Lesco DBA Boardman Lake glens consents to Value City Furniture's request to install a 100 square foot sign on the storefront and a 50 square foot sign on the south wall.

Sincerely , Larry Podsaid Executive Director

LAKE POINTE ACQUISITION GROUP, LLC

6735 TELEGRAPH ROAD, SUITE 110
BLOOMFIELD HILLS, MICHIGAN 48301
MAIN 248.594.1005
FAX 248.594.1010

October 2, 2020

Garfield Township
3848 Veterans Drive
Traverse City, MI 49684

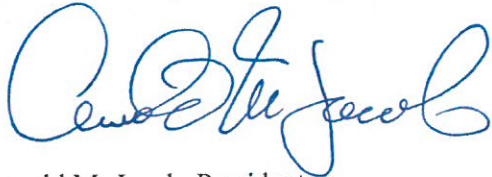
Re: Value City Furniture Sign Application
1775 Oak Hollow Drive
Traverse City, MI

Dear Sir/Madam:

I write on behalf of Lake Pointe Acquisition Group, LLC, the owner of Lake Pointe Village Apartments, in support of the sign change proposed by Value City Furniture and its representatives to install a 100 square foot sign on the store front and 50 square foot sign on the south wall of the Art Van Furniture property.

If you have any questions concerning the above consent, please feel free to contact me by phone at 248-594-1005 or by email at ajacob@svprt.com.

Sincerely,
Lake Pointe Acquisition Group, LLC

A handwritten signature in blue ink, appearing to read "Arnold M. Jacob". The signature is fluid and cursive, with the first name being the most prominent.

Arnold M. Jacob, President
Mountainview Properties, Inc., Manager



CORPORATE HEADQUARTERS • 6434 Burrill Pkwy Rd. Greensboro, NC 27439 • (336) 668-2791 • 800-967-2553
FLORIDA DIVISION • 11151 49th Street North • Clearwater, FL 33762 • (727) 537-3076 • 800-477-3076
ARCHITECTURAL DIVISION • 4100 Sheraton Ct • Greensboro, NC 27410 • (336) 334-4777 • 888-294-2007
ARIZONA DIVISION • 238 N. 48th Ave. • Phoenix, AZ 85043 • (602) 759-8187
OHIO DIVISION • 7844 West Central Ave. • Toledo, OH 43617 • (419) 841-6656

October 2nd, 2020

Charter Township of Garfield
Planning Department
3848 Veterans Drive
Traverse City, MI 49684

RE: Value City Furniture – 1775 Oak Hollow Drive - signage

Dear Planners,

Value City Furniture respectfully requests permission to install signage as shown in the attached brandbook renderings. The building signage is modest in relation to the size of the building, and it is substantially smaller than the existing Art Van Furniture signage.

VCF is excited to come to Traverse City for the first time and looks forward to being part of the community.

Please let us know if anything is needed.

Thank you,

A handwritten signature in blue ink that reads "Dave Brink".

Dave Brink
Allen Industries
7844 W. Central Ave.
Toledo, OH 43617

dave.brink@allenindustries.com

Ph: 567-408-7507



6434 Burnt Poplar Road, Greensboro, NC 27410
Harmon Sign Division • Ohio/Michigan

October 2, 2020

Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

To Whom it May Concern:

Please find the enclosed check made payable to Charter Township of Garfield in the amount of 100.00, to pay for an application fee for PUD sign approval at Value City Furniture, 1775 Oak Hollow Drive, Traverse City, MI 49686. Also enclosed is the PUD sign approval application, (12) copies of the proposed art, landlord approval, and any copies of approval letters we were able to attain from businesses within the PUD. Please let me know if you need anything else from us. Thank you for your approval.

Best Regards,

Kyle Bridge
Project Manager

7844 W. Central Ave | Toledo, OH 43617
Office: 567-408-7513 | 1-800-338-9773 x3613

kyle.bridge@allenindustries.com
www.allenindustries.com

Allen Industries
YOUR BRAND AT ITS BEST™



6434 Burnt Poplar Road • Greensboro NC 27409
Harmon Sign Division • Ohio/Michigan

Property Owner's Authorization for the Installation of Signage

Date: 9/14/2020

Owner Name: Broadstone AVF Michigan, LLC

Address: 800 Clinton Square, Rochester, NY 14618

To the City of: Traverse City, Michigan

.....
Andrea Tompkins Wright, VP, Property Management of Broadstone
Net Lease, Inc., the managing member of Broadstone Net Lease, LLC,
I the sole member of Broadstone AVF Michigan, LLC, owner of the property located at:

1775 Oak Hollow Drive, Traverse City, Michigan authorize Allen Industries, Inc. and/or
their authorized agents to obtain sign permits, sign documents related to permitting as an
authorized agent for the owner, and to install approved signage at this location referenced
above. *So long as such signage is permitted by laws affecting the property.

Owner's Signature: 

Owner's Printed Name: Andrea Tompkins Wright, VP, Property Management of Broadstone
Net Lease, Inc., the managing member of Broadstone Net Lease, LLC,
the sole member of Broadstone AVF Michigan, LLC

Owner email &/or Phone number: andrea.wright@broadstone.com
585.413.5532



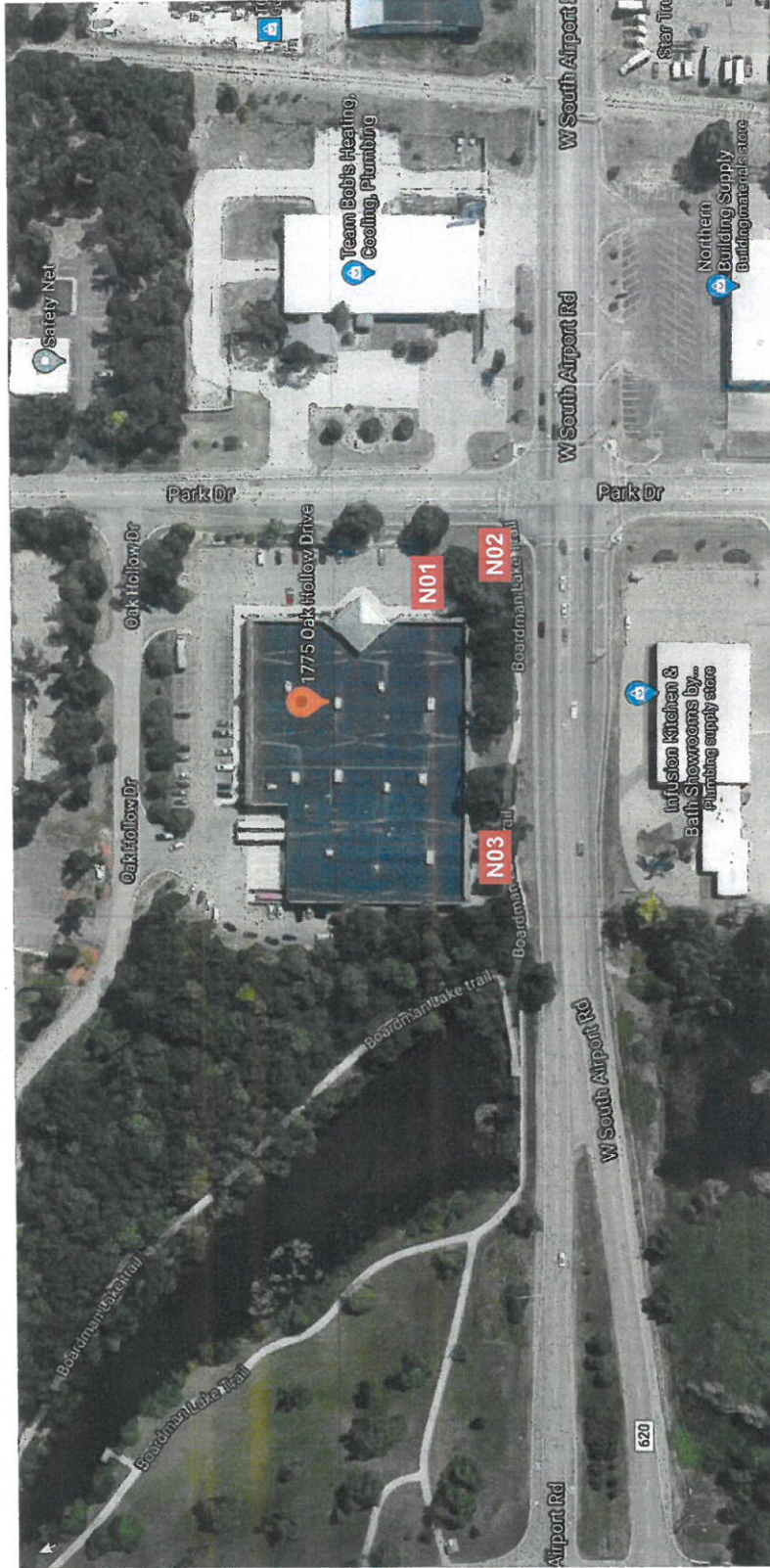
VALUE CITY FURNITURE

Value City Furniture
1775 Oak Hollow Drive 1
Traverse City, MI 49686
September 30, 2020

APPROVED

By Don Kelsey at 12:56 pm, Sep 30, 2020

Don Kelsey

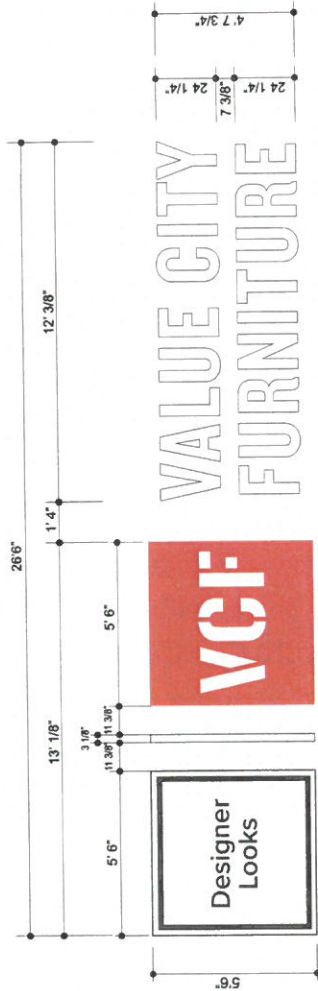


VALUE CITY FURNITURE

Declaration
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Date / Description	Initial
08/12/20 Design Intent	KW
08/17/20 made changes per DB markups	KW
08/19/20 made changes again per DB	KW
09/28/20 change to 150sqft option	KW
09/30/20 move south wall locations to large open area	KW

Project Information
 Client: Value City Furniture
 1775 Oak Hollow Drive 1, Traverse City, MI 49686
 File: OHIO-C-917 Traverse City, MI, 204
 Sales: DB Design: KW PW KB



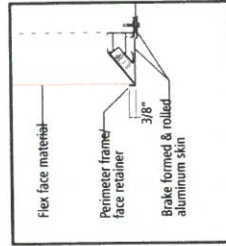
ELEVATION - N01
 Scale: 1/4" = 1"
 145.75 Sq. Ft.

Sign Specifications

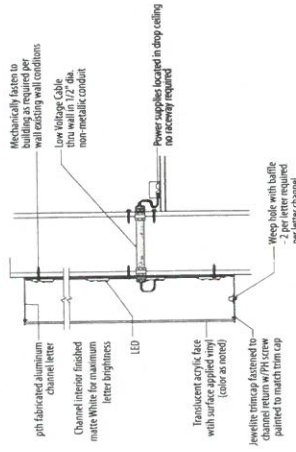
- Lighted Channel Letters/Logo
- Logo-Fabricated Cabinet with Flex face bleed frame
- Letters & bar between logos-5" deep Channel letters
- Black Trimcap & Returns
- white polycarbonate faces with 1st surface applied black perforated vinyl
- White LED lighting
- Primary power to sign by others

Color Specifications

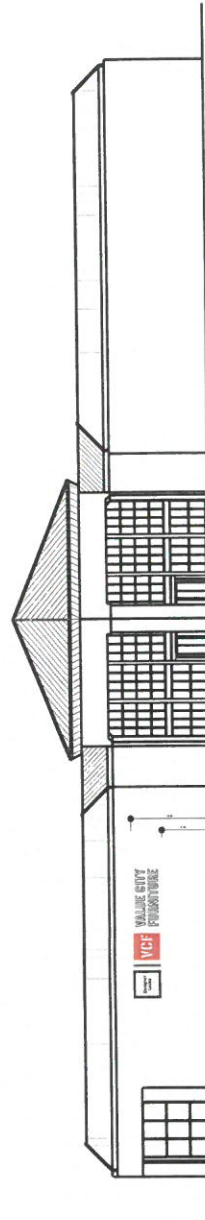
- White acrylic
- White flex face
- Digitally printed trans. vinyl to match PMS 185C Red
- Black



Logo Bleed Retainer Detail



LETTERS SECTION DETAIL (NOT TO SCALE)



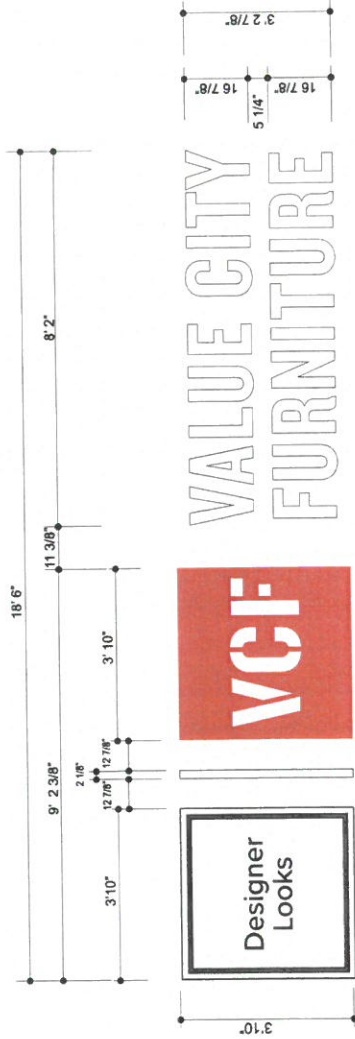
ACCESS IS BETWEEN 10'3" & 16'8"

Project Information

Client	Value City Furniture
Address	11775 Oak Hollow Drive 1, Traverse City, MI 49686
File No.	OHD-C-917
Design	Design KW
Permit	PH KB

Initial	Date / Description
KW	08/12/20 Design Intent
KW	08/17/20 Δ made changes per DB markups
KW	08/19/20 Δ made changes again per DB
KW	09/28/20 Δ change to 150sqft option
KW	09/30/20 Δ move south wall locations to large open area

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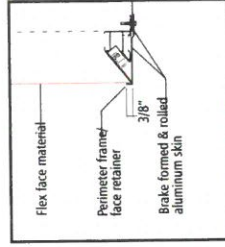
ELEVATION - N03
 Scale: 3/8" = 1"
 70.98 Sq.Ft.

Sign Specifications

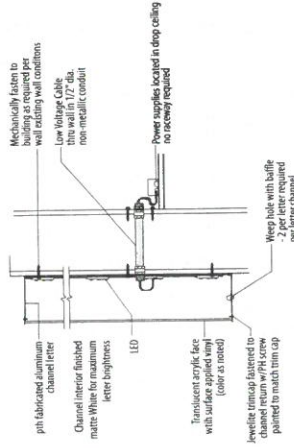
- Lighted Channel Letters/Logo
- Logo-Fabricated Cabinet with Flex face bleed frame
- Letters & bar between logos-5" deep Channel letters
- Black Trimmcap & Returns
- white polycarbonate faces with 1st surface applied black perforated vinyl
- White LED lighting
- Primary power to sign by others

Color Specifications

- White acrylic
- White flex face
- Digitally printed trans. vinyl to match PMS 185C Red
- Black



Logo Bleed Retainer Detail



LETTERS SECTION DETAIL (NOT TO SCALE)



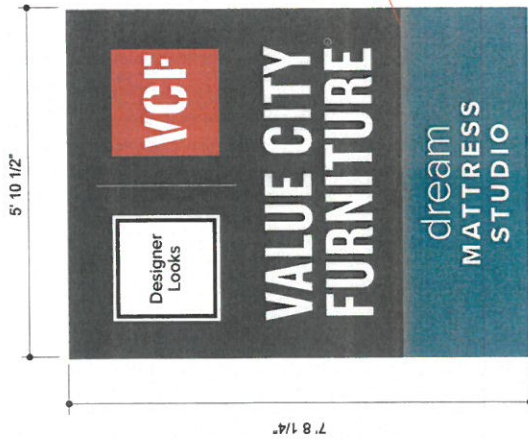
Project Information

Client	Value City Furniture
Address	1775 Oak Hollow Drive 1, Traverse City, MI 49686
File	OHC-C-917 Traverse City, MI 204
Sheet	DB Design KW PH KB

Initial	Date / Description	KW
A	08/12/20 Design Intent	KW
A	08/17/20 A made changes per DB markups	KW
A	08/19/20 A made changes again per DB	KW
A	09/28/20 A change to 150sqft option	KW
A	09/30/20 A move south wall locations to large open area	KW



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Split face on south side for access
DMS panel will be removable

ELEVATION - N02
Scale: 1/2" = 1"

44.72 Sq.Ft.

Sign Specifications

- 1/8" aluminum panel routed graphics backed with acrylic
- Retrofit to LED lighting
- Screw over existing frame
- Split face on south side for access DMS panel will be removable
- Remove existing letters

Color Specifications

- White
- PMS 185C Red
- 90% Grey
- PMS 653C Blue



Declaration

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Existing Sign




Installed Elevation

Project Information

Client Value City Furniture
1775 Oak Hollow Drive 1, Traverse City, MI 49686
File OHIO-C-917 Traverse City, MI 204
Sales DB Design KW PH KB

Date / Description	Initial
08/12/20 Design Intent	KW
08/17/20 A made changes per DB markups	KW
08/19/20 A made changes again per DB	KW
09/28/20 A change to 150sqft option	KW
09/30/20 A move south wall locations to large open area	KW

 Charter Township of Garfield Planning Department Report No. 2020-134			
Prepared:	October 5, 2020	Pages:	5
Meeting:	October 14, 2020 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Parcel:	05-021-065-00		
Subject:	M Brothers Northern – Conceptual Review		
Applicant:	M Brothers Northern, LLC		

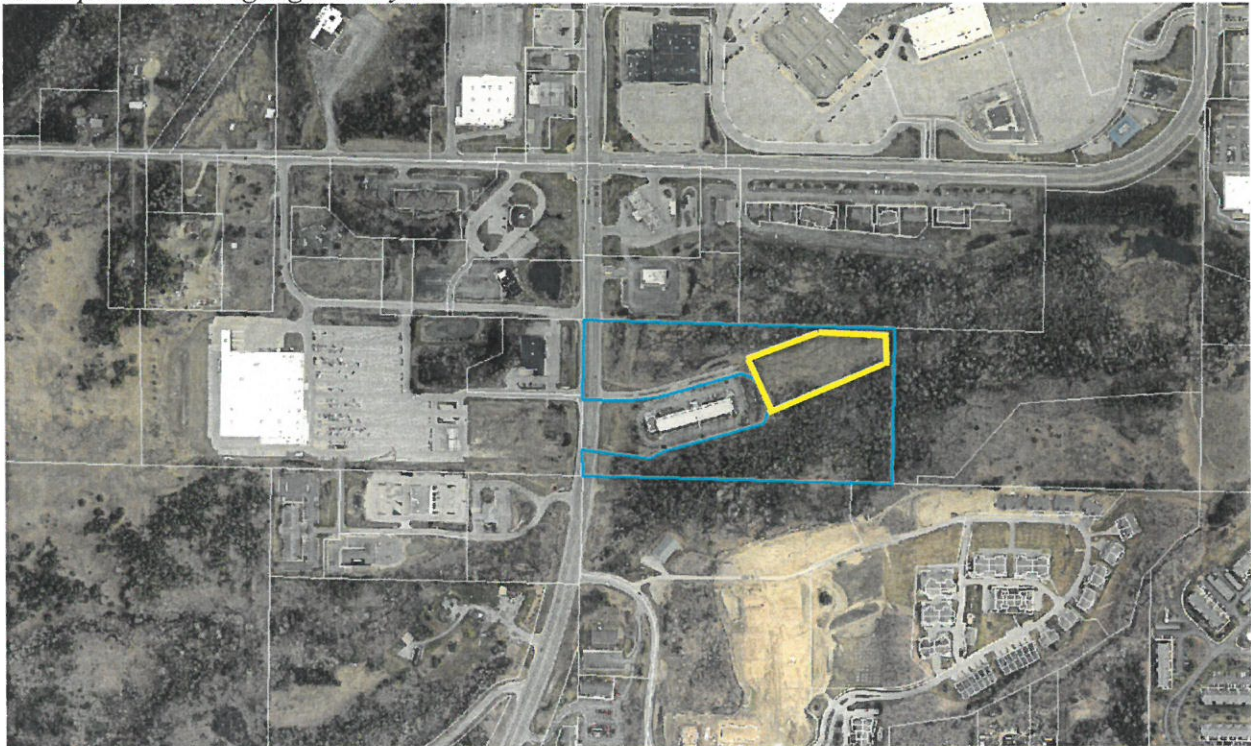
STAFF COMMENT:

This application is for a conceptual review of a proposed apartment complex development on North U.S. 31 South, behind the Baymont Inn (2326 N US 31 South) and between Hartman Road and South Airport Road. The parcel is 15.83 acres and wraps around Baymont Inn. The site is surrounded by Applebee’s and the Grand Traverse Commerce Centre on the north, Harbor Freight Tools and Sam’s Club to the west, Chelsea Park West apartments to the south, and Miller Creek Nature Reserve to the east.

The existing site is vacant land and includes significant wetlands. The proposed project is for a 60-unit apartment complex, which would include the following:

- 60 apartment units in 2 buildings, each 3 stories with 30 apartments each
- 1.6 acres of developed land and 0.7 acres of dedicated open space for residents’ use
- 11.9 acres remaining in open space (mostly wetlands)

Zoomed-out aerial photo of subject property, with property lines highlighted in blue and the approximate development area highlighted in yellow



Zoomed-in aerial photo of the subject site, with the approximate development area highlighted in yellow



Zoning of the subject parcel and surrounding area is shown below



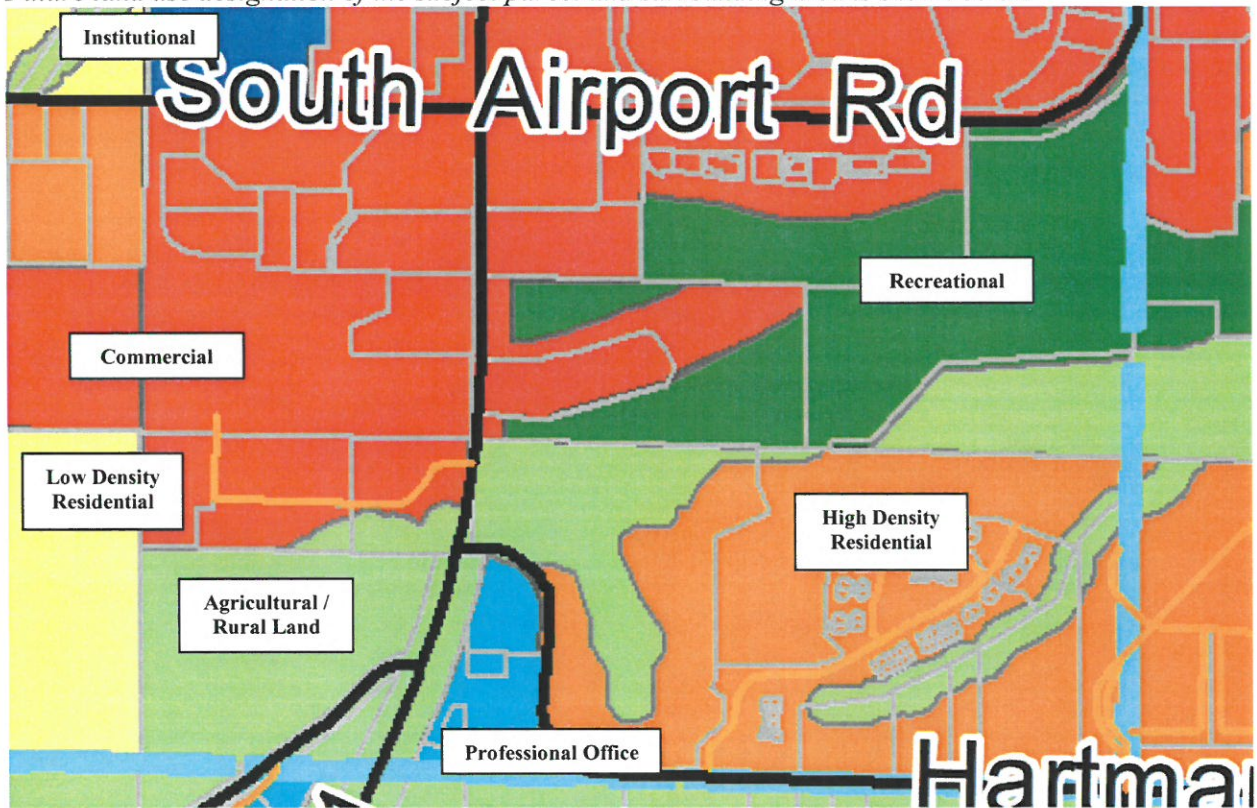
Master Plan

Looking at the Future Land Use Map, the proposed development area has a Commercial designation and the rest of the parcel has a Recreational designation. This accounts for the extensive wetlands on the site and the proposed area for development is located within the only buildable area.

The Commercial designation provides for commercial uses of varying intensity as appropriate. There is only one Commercial designation in the Master Plan which is intended to encompass a variety of zoning districts on a case-by-case basis. The Recreational designation indicates areas suitable for both active and passive recreation.

The site is zoned as C-H Commercial Highway which is compatible for the future land use designation of Commercial and the context of other properties along US 31 also zoned as C-H. The portion of the parcel comprised as wetlands with the designation of Recreational is not buildable, and the proposed project will not extend into this area which will help to preserve this environmentally sensitive area.

Future land use designation of the subject parcel and surrounding area is shown below



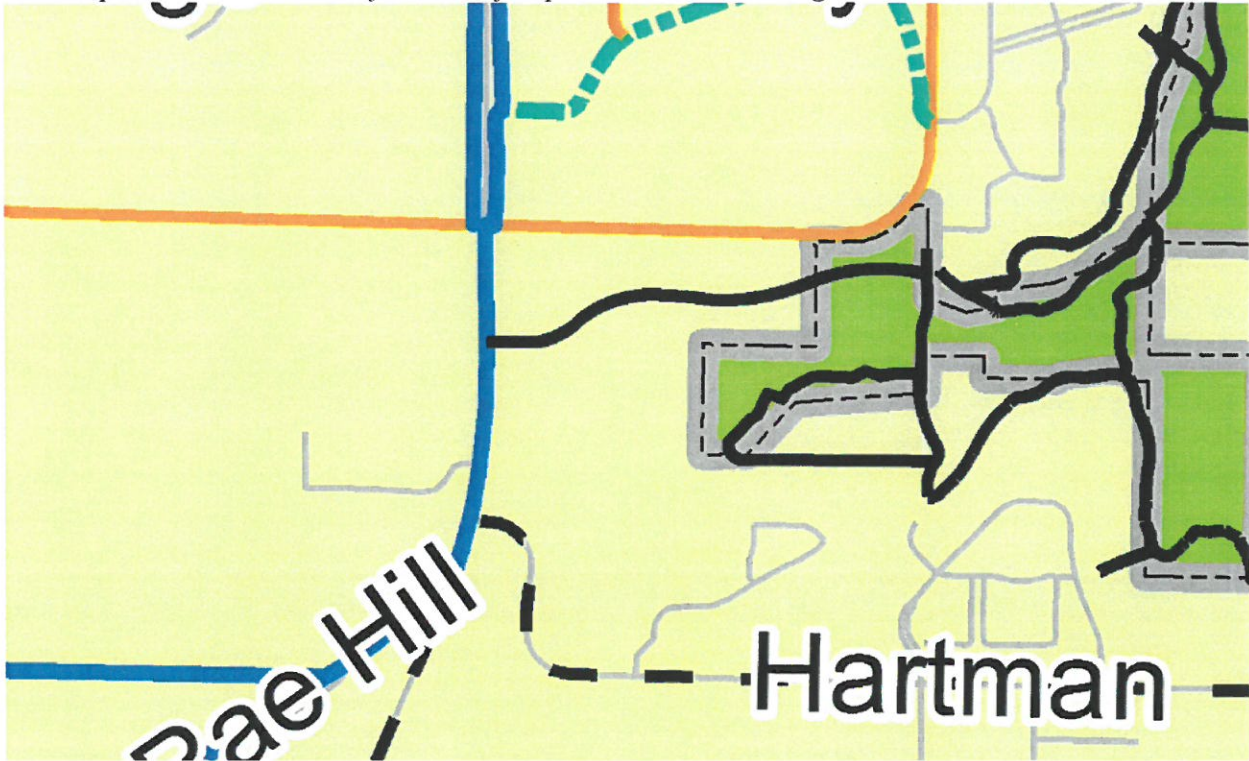
Non-Motorized Transportation

Section 522 of the Zoning Ordinance states 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 \$20,000 or more within a 12-month period. The type of pathway required shall be determined through the adopted Garfield Township Non-Motorized Plan.

The site provides an opportunity for two key connections to the Township non-motorized transportation network. First, the Township Non-Motorized Plan indicates a future bike path (shown in blue on the map below) along US 31, which would function as an extension of the existing Mall Trail. Second, although

depicted slightly north of this parcel on the Non-Motorized Plan, there is a proposed nature trail (shown in black) connecting Miller Creek Nature Reserve to US 31. Connecting this proposed development with a trail to Miller Creek Nature Reserve would help to provide more connections to the overall non-motorized network and provide an amenity for the residents of the proposed apartments. The Township may want to consider the feasibility and best location within Miller Creek Nature Reserve to connect to the trails there.

Township Non-Motorized Plan for the subject parcel and surrounding area is shown below



Development Type

The most appropriate development type would be the Commercial District Housing Development, which is permitted by Special Use Permit in the C-H Commercial Highway district, and subject to the specific use requirements within Section 725. The use requirements cover design, density, parking, landscaping, sidewalks, lighting, open space, and compatibility and the full site plan would be reviewed in accordance with these use requirements.

Internal Sidewalks

A network of internal sidewalks is shown in front of the buildings, but the sidewalks are located between the parking spaces and the drive aisles. These sidewalks should be located next to the buildings to allow for safe pedestrian travel.

Vehicular Access and Circulation

The site will use an existing entry from US 31 which also serves the Baymont Inn located on the adjacent parcel. Upon submittal of the full application, the applicant is advised to discuss the proposed access and circulation pattern with Metro Fire, given the high number of proposed units to be accessed from a single entrance drive and the potential need for emergency access to the site. The conceptual site plan shows a turnaround area for large vehicles along the north edge of the site.

Parking

A total of 96 parking spaces are shown which would provide 1.6 spaces per unit. For apartments, parking requirements are a minimum of 1.5 per unit and a maximum of 2.0 per unit, so the proposed parking falls within an acceptable range.

Landscaping

The conceptual plan does not show any proposed landscaping. Any proposed landscaping would need to be shown on a full site plan. Existing landscaping shall be identified, but some existing landscaping may be credited toward the complete landscaping plan when submitted.

Snow Storage

The conceptual site plan indicates several snow storage areas around the site totaling about 9,000 square feet. The Zoning Ordinance indicates that snow storage is required at the ratio of 10 square feet per 100 square feet of parking area; a full site plan should provide this calculation.

Utilities

Although it is not identified on the plan, it is assumed the site will connect to the existing water main and sanitary sewer infrastructure in the area. A stormwater plan was not provided for this conceptual review, but one will be required with formal plan submittal to be reviewed by the Township Engineer.

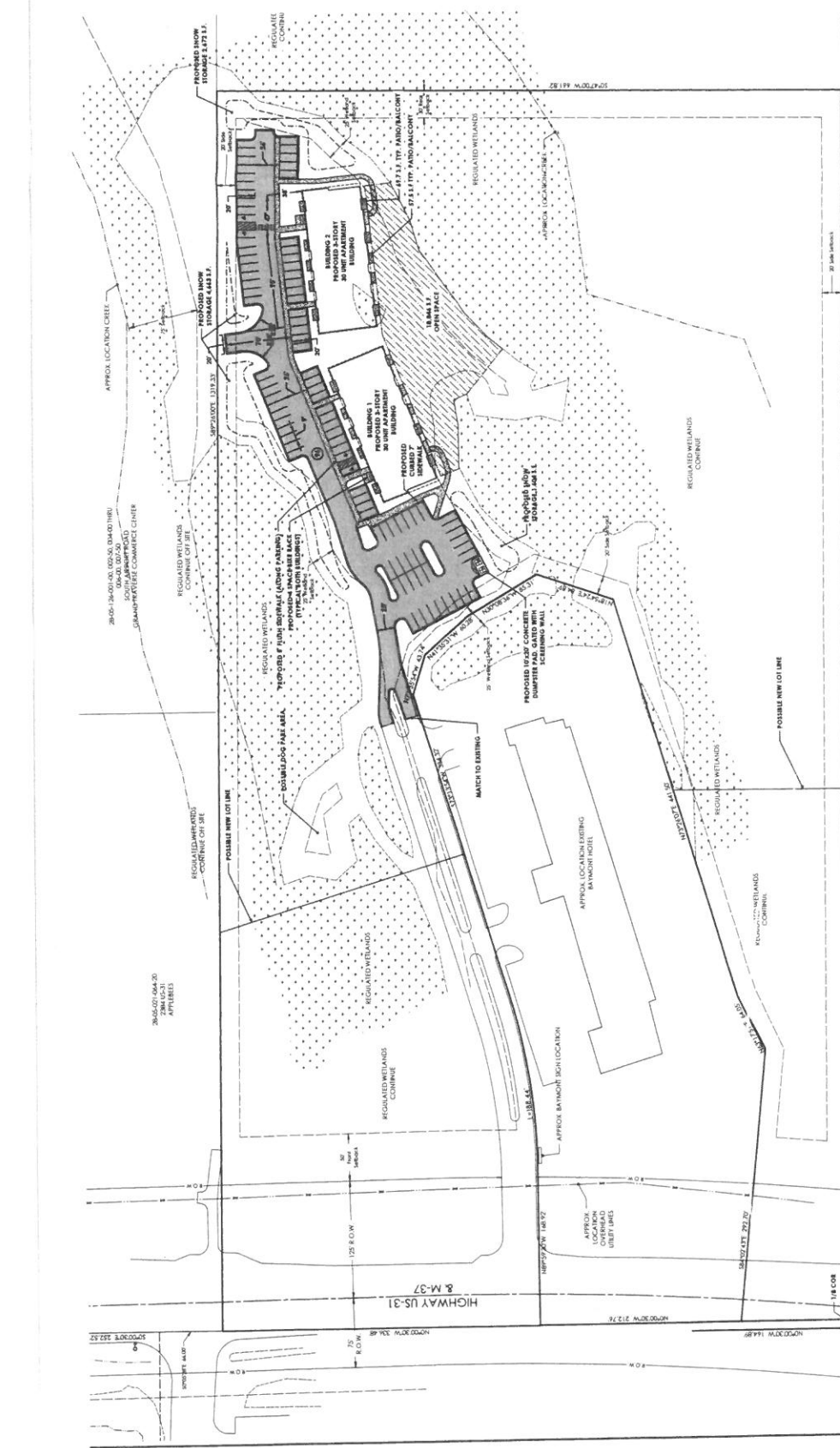
ACTION REQUESTED:

The conceptual review process is intended to provide an opportunity for a dialogue between the Planning Commission and the applicant. No formal action is requested.

Attachments:

1. Conceptual site plan provided by applicant dated August 24, 2020

DATE	BY	REVISION
12-10-14	MB	Final Design
12-10-14	MB	Final Design
12-10-14	MB	Final Design
12-10-14	MB	Final Design
12-10-14	MB	Final Design
12-10-14	MB	Final Design



PARCEL AREA, REQUIREMENTS & PROVISIONS:

- 1.38 ACRES LOT AREA GRIDS
- 1.43 ACRES LOT AREA 101
- 2. PROPOSED 3 STORY BUILDINGS
- 3. PROPOSED 4 STORY BUILDINGS (SEE BULKING)
- 4. 15' FRONT SETBACK FROM BULKING COMMAND
- 5. 15' FRONT SETBACK FROM BULKING COMMAND
- 6. 15' FRONT SETBACK FROM BULKING COMMAND
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- 49. 15' FRONT SETBACK FROM BULKING COMMAND
- 50. 15' FRONT SETBACK FROM BULKING COMMAND

PROPERTY, DOCUMENTS, AND RECORDS
 THE PLAN IS PREPARED FOR THE PROJECT DESCRIBED
 ABOVE AND IS NOT TO BE USED FOR ANY OTHER
 PROJECT WITHOUT THE WRITTEN CONSENT OF
 MANSFIELD LAND USE CONSULTANTS.



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: Info@gtfire.org

SITE PLAN REVIEW RECORD

REVIEW # 1

ID # P-1256-M6917

DATE: 10/6/2020

PROJECT NAME: M Brothers Northern

PROJECT ADDRESS: 0000 US 31 South

TOWNSHIP: Garfield

APPLICANT NAME: Dusty Christensen

APPLICANT COMPANY: Mansfield Land Use Consultants

APPLICANT ADDRESS: PO Box 4015

APPLICANT CITY: Traverse City STATE: MI ZIP: 49685

APPLICANT PHONE: 231-360-7021 FAX #

REVIEW FEE: \$75.00

Reviewed By: Kathy Fordyce, Plan Reviewer

This review is based solely on the materials submitted for review and does not encompass any outstanding information. Compliance with all applicable code provisions is required and is the responsibility of the permit holder. Items not listed on the review do not negate any requirements of the code nor the compliance with same. Inspection requests must be made a minimum of 48 hours prior to needed inspection. This plan review is based on the 2015 International Fire Code, as adopted.



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SITE PLAN REVIEW

ID # P-1256-M6917

DATE: 10/6/2020

1. 505.1 Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

- Provide address on the street side of the buildings and at US 31 South during construction as well as permanently.

2. 505.2 Street or road signs.

Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.

3. 507.3 Fire flow.

Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.

- Required fire flow for the complex is 1500gpm for 2 hours. Provide calculations to prove the fire flow requirements can be met.

4. 507.5.1 Fire hydrants where required.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

-Provide a fire hydrant off the North corner of Building # 1 on the South side of the drive.

-Provide a hydrant at the East end of the parking spaces that are in front of Building # 2 on the South side of the drive.



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5. 105.3 Proximity to building.

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

-Plans indicate access drive greater than 30 feet from the building. Provide proximity access to the building according to the above criteria.

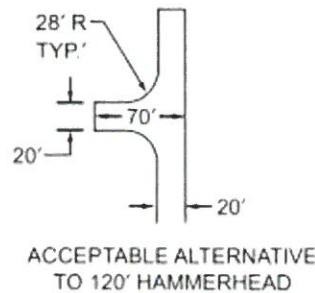
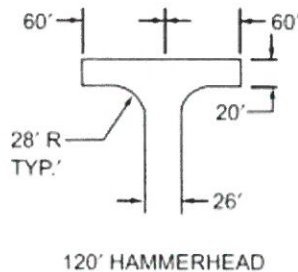
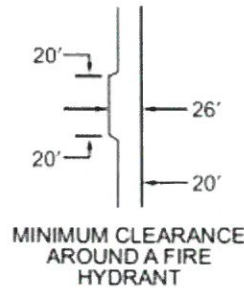
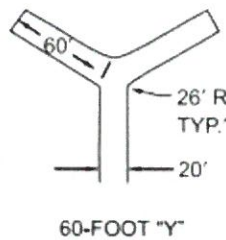
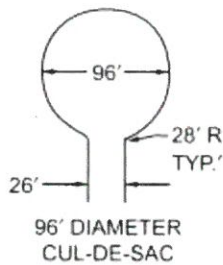
6. 103.4 Dead ends.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4


REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1



-Provide a fire apparatus turnaround according to the criteria of 103.4

Resubmit drawings and a thumb drive indicating requirements of items 3,4,5, & 6.

		Charter Township of Garfield	
		Planning Department Report No. 2020-140	
Prepared:	October 7, 2020	Pages:	4
Meeting:	October 14, 2020 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Requirements for Siting Solar Energy Systems - Introduction		

BACKGROUND:

Recently, there has been an increased interest in developing solar energy systems, particularly solar arrays, in the region. This recent activity is similar to the interest that developed for wind energy systems in the region about a dozen years ago. In response to that interest, the Township developed siting requirements for wind energy systems within the Zoning Ordinance. Following the June, July, and August study sessions of the Planning Commission, staff has been conducting research on solar energy systems and drafting preliminary zoning requirements for discussion by the Planning Commission.

DRAFT SOLAR ENERGY SYSTEMS REQUIREMENTS:

The following suggested changes to the Zoning Ordinance would permit Solar Energy Systems in the Township. The provisions differentiate between a small Solar Energy System affixed to a building or a freestanding structure and a large Primary Solar Energy System.

For Section 201 General Definitions, add the following definitions:

Solar Collector Surface: Any part of a solar energy system that absorbs solar energy for use in the system's transformation process. The collector surface does not include frames, supports, and mounting hardware.

Solar Energy: Radiant energy received from the sun that can be collected in the form of heat or light by a solar energy system.

Solar Energy System: A system (including solar collectors and ancillary equipment) either affixed to a permanent principal or accessory building or functioning as a freestanding structure, that collects, stores, and distributes solar energy for heating or cooling, generating electricity, or heating water. Solar energy systems include, but are not limited to, photovoltaic (PV) power systems and solar thermal systems. Solar energy systems shall not be considered essential services. Solar energy systems do not include a panel or panel array less than 10 square feet.

Solar Energy System, Accessory: A solar energy system that meets the following:

1. The system is an accessory use of the property.
2. The system is primarily used for generating electricity for on-site use.
3. The footprint of the system does not exceed one acre.

Solar Energy System, Primary: A solar energy system that meets the following:

1. The system is the primary use of the property.
2. The system is primarily used for generating electricity for sale and distribution off-site.
3. The footprint of the system exceeds one acre.

Solar Equipment, Ancillary: Any accessory part or device of a solar energy system that does not require direct access to sunlight, such as but not limited to batteries, electric meters, converters, or water heater tanks.

Insert the following new requirements:

SECTION 775 SOLAR ENERGY SYSTEMS

It is the intent of this Section to permit solar energy systems by regulating their siting, design, and installation to protect public health, safety, and welfare, to ensure compatibility with adjacent land uses, and to protect active farmland, prime soils, and forested properties.

A. ACCESSORY SOLAR ENERGY SYSTEMS

1. Accessory solar energy systems shall be permitted by right in any zoning district for on-site use.
2. Ground mounted solar energy systems shall only be in a side or rear yard and shall meet or exceed required yard setbacks. Placement of ground mounted solar energy systems is not permitted within the required front yard.
3. Roof mounted solar energy equipment shall be located so as not to increase the total height of the structure above the maximum allowable height of the structure on which it is located, in accordance with the applicable zoning district height regulations.
4. Ground mounted solar energy systems shall not exceed 10 feet in height and shall be securely anchored into the ground.
5. Solar panels shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways.

B. PRIMARY SOLAR ENERGY SYSTEMS

1. Primary solar energy systems may be permitted by special use permit in any zoning district provided it is demonstrated that the requirements of this section and all other applicable sections of this Ordinance are satisfied.
2. All structures and equipment for a primary solar energy system shall be 100 feet from any front property line and 50 feet from any side or rear property line.
3. Ground mounted solar energy systems shall not exceed 15 feet in height and shall be securely anchored into the ground.
4. Solar panels shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways.
5. Primary solar energy systems shall not include any image except to identify the manufacturer or operator of the solar energy system. All signage shall conform to the requirements of this Ordinance.
6. All utility collection lines from the primary solar energy system shall be placed underground.
7. Primary solar energy systems shall provide a Type “D” buffer for all adjacent land uses as required in Section 531.G of this Ordinance.
8. The primary solar energy system operator shall maintain the facility in good condition, including but not limited to structural repairs and integrity of security measures and maintaining site access to a level acceptable to local emergency response personnel.
9. The applicant for a primary solar energy system shall provide a form of surety, either through escrow account, bond, or otherwise, to cover the cost of removal of the system in the event the Township removes the installation as authorized in this section. The applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation. The amount and form of financial surety is to be determined by the Planning Commission, but in no event to exceed more than 125 percent of the cost of removal and compliance with the additional requirements set forth herein. The amount of financial surety shall be reviewed by the Planning Commission every 10 years and may be adjusted by the Planning Commission to reflect increased cost of removal and compliance with the additional requirements set forth herein.

10. Any primary solar energy system which has reached the end of its useful life or has been abandoned consistent with this Section of this Ordinance shall be removed and parcel owners shall be required to restore the site.
 - a. Absent of a notice of a proposed date of decommissioning or written notice of extenuating circumstances, a primary solar energy system shall be considered abandoned when it fails to operate continuously for more than one year. The property owner shall physically remove the installation no more than one-hundred and eighty (180) days after the date of discontinued operations.
 - b. The property owner shall notify the Township and the Planning Commission by certified mail of the proposed date of discontinued operations and plans for removal.
 - c. If the property owner fails to remove the installation within 180 days of abandonment or the proposed date of decommissioning, the Township is permitted to enter the property and physically remove the installation.
 - d. Any decommissioning of a primary solar energy system shall include at minimum:
 - i. Physical removal of all aboveground primary solar energy systems and ancillary solar equipment, structures, equipment, security barriers, and transmission lines from the site.
 - ii. Disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations. Any hazardous material in the solar panels, electronics and parts are required to provide proper disposal and profiling and documentation of the disposal.
 - iii. Stabilization and re-vegetation of the site as necessary to minimize erosion.

CHANGES TO ESSENTIAL SERVICE FACILITIES:

In its discussions about Solar Energy Systems, the Planning Commission also talked about adding abandonment and decommission requirements for Essential Service Facilities. The following changes are recommended to Section 737 Essential Service Facilities:

For Section 737.B.2(i) Essential Service Facilities, replace “may” with “shall” as shown below:

- (i) An above ground Major Essential Service Facility which is fenced, or which is housed in an equipment building shall include a sign placard of not more than two square feet which shall indicate the owner or operator’s name, address and emergency contact information. In addition, such facilities ~~may~~ **shall** include any required hazard warning signage.

For Section 737.B Essential Services Facilities, add the following language:

- (3) Any Major Essential Service Facility which has reached the end of its useful life or has been abandoned consistent with this Section of this Ordinance shall be removed and parcel owners shall be required to restore the site.
 - (a) Absent of a notice of a proposed date of decommissioning or written notice of extenuating circumstances, a Major Essential Service Facility shall be considered abandoned when it fails to operate continuously for more than one year. The property owner shall physically remove the installation no more than one-hundred and eighty (180) days after the date of discontinued operations.
 - (b) The property owner shall notify the Township and the Planning Commission by certified mail of the proposed date of discontinued operations and plans for removal.
 - (c) If the property owner fails to remove the installation within 180 days of abandonment or the proposed date of decommissioning, the Township is permitted to enter the property and physically remove the installation.
 - (d) Any decommissioning of a Major Essential Service Facility shall include at minimum:

- (i) Physical removal of all Major Essential Service Facility equipment, structures, buildings, security barriers, and transmission lines from the site.
- (ii) Disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations.
- (iii) Stabilization and re-vegetation of the site as necessary to minimize erosion.

ACTION REQUESTED:

If, following Commissioner discussion, the Commission is prepared to schedule the attached draft Section 775 of the Zoning Ordinance for public hearing, the following motion is suggested:

MOTION 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.

Attachments:

1. Draft additions to Section 201 of the Zoning Ordinance
2. Draft Section 737 of the Zoning Ordinance with change and addition
3. Draft Section 775 of the Zoning Ordinance

SECTION 201 GENERAL DEFINITIONS

For the purpose of this Ordinance, certain terms or words used herein shall be interpreted or defined as follows:

Solar Collector Surface: Any part of a solar energy system that absorbs solar energy for use in the system's transformation process. The collector surface does not include frames, supports, and mounting hardware.

Solar Energy: Radiant energy received from the sun that can be collected in the form of heat or light by a solar energy system.

Solar Energy System: A system (including solar collectors and ancillary equipment) either affixed to a permanent principal or accessory building or functioning as a freestanding structure, that collects, stores, and distributes solar energy for heating or cooling, generating electricity, or heating water. Solar energy systems include, but are not limited to, photovoltaic (PV) power systems and solar thermal systems. Solar energy systems shall not be considered essential services. Solar energy systems do not include a panel or panel array less than 10 square feet.

Solar Energy System, Accessory: A solar energy system that meets the following:

- (1) The system is an accessory use of the property.
- (2) The system is primarily used for generating electricity for on-site use.
- (3) The footprint of the system does not exceed one acre.

Solar Energy System, Primary: A solar energy system that meets the following:

- (1) The system is the primary use of the property.
- (2) The system is primarily used for generating electricity for sale and distribution off-site.
- (3) The footprint of the system exceeds one acre.

Solar Equipment, Ancillary: Any accessory part or device of a solar energy system that does not require direct access to sunlight, such as but not limited to batteries, electric meters, converters, or water heater tanks.

SECTION 737**ESSENTIAL SERVICE FACILITIES**

This Section is intended to permit the installation of Essential Service Facilities in any zoning district subject to conformance with this zoning ordinance, township ordinance, and/or State law, and in such a manner that the health, safety and welfare of the Township will not be adversely affected. Essential services should also be installed in cognizance of existing and projected demands for such services.

A. MINOR ESSENTIAL SERVICES

- (1) Minor Essential services shall be permitted by right within the Township, subject to regulation as provided by law of the State of Michigan, and/or in any ordinance of the Township.
- (2) Except as otherwise restricted by this ordinance, the following are considered Minor Essential Service Facilities and are permitted in all zoning districts:
 - (a) Underground or aboveground utility facilities such as water mains, sewer mains and lift stations, electrical, gas, cable television and broadband distribution lines and transformers, switches, utility boxes and other equipment associated with the services provided that are designed to serve primarily Garfield Township and any adjacent community and provided the height above grade of any facility does not exceed fifty (50) feet.
 - (b) Any other facilities similar in scale and scope to the above, as determined by the Director of Planning, shall be considered a Minor Essential Service Facility.
 - (c) Essential Service Facilities other than those described above shall be considered Major Essential Service Facilities.

B. MAJOR ESSENTIAL SERVICES

- (1) Major Essential Service Facilities are public service facilities which, because of their size or nature, are more likely to have an adverse impact on surrounding properties or the community as a whole. Major Essential Service Facilities may be permitted by special use permit in any zoning district provided it is demonstrated that the requirements of this section and all other applicable sections of this ordinance are satisfied.
- (2) In considering applications for the placement of any Major Essential Service Facilities the Township shall consider the effects of the proposed project upon the health, safety and welfare of the Township, as existing and anticipated; and the effect of the proposed project upon the Master Plan. In addition, the following specific standards shall be reviewed as they may apply to the application:
 - (a) An applicant proposing a Major Essential Service Facility in a residential district shall demonstrate that there are no other feasible and prudent alternatives than to locate the Major Essential Service Facility in the proposed location. Furthermore, the applicant shall show that all reasonable efforts to locate the Major Essential Service Facility in an adjacent zoning jurisdiction have proven impracticable or an incompatible land use as determined by the Planning Commission.
 - (b) All above ground major essential service facilities shall be located in conformance with the yard, lot width and lot area standards of this ordinance.
 - (c) With the exception of elevated water storage facilities and electrical transmission towers

and poles, major essential service facilities shall not exceed the maximum height requirements of the zoning district in which they are located.

- (d) Major essential service facilities located out-of-doors shall to the extent possible be screened from view from adjoining properties and from road rights-of-way.
 - (e) Equipment buildings intended to house major essential service facilities, such as well houses, pump buildings or equipment shelters, shall be constructed of face brick, decorative masonry, cement board or wood lap siding designed to resemble nearby structures. Provided, that a side of such equipment building that is not visible from a public right-of-way, may be constructed of common cement block or metal panels, if further screened with evergreen landscaping.
 - (f) Any above ground Major Essential Service Facility shall be fully secured from unauthorized entry either by construction of the facility itself or through fencing which meets the requirements of this ordinance.
 - (g) Compliance with the Township Non-Motorized Plan is required.
 - (h) A Major Essential Service Facility located on a vacant parcel shall be considered the principal use of that parcel.
 - (i) An above ground Major Essential Service Facility which is fenced or which is housed in an equipment building shall include a sign placard of not more than two square feet which shall indicate the owner or operator's name, address and emergency contact information. In addition, such facilities shall include any required hazard warning signage.
- (3) Any Major Essential Service Facility which has reached the end of its useful life or has been abandoned consistent with this Section of this Ordinance shall be removed and parcel owners shall be required to restore the site.
- (a) Absent of a notice of a proposed date of decommissioning or written notice of extenuating circumstances, a Major Essential Service Facility shall be considered abandoned when it fails to operate continuously for more than one year. The property owner shall physically remove the installation no more than one-hundred and eighty (180) days after the date of discontinued operations.
 - (b) The property owner shall notify the Township and the Planning Commission by certified mail of the proposed date of discontinued operations and plans for removal.
 - (c) If the property owner fails to remove the installation within 180 days of abandonment or the proposed date of decommissioning, the Township is permitted to enter the property and physically remove the installation.
 - (d) Any decommissioning of a Major Essential Service Facility shall include at minimum:
 - (i) Physical removal of all Major Essential Service Facility equipment, structures, buildings, security barriers, and transmission lines from the site.
 - (i) Disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations.
 - (ii) Stabilization and re-vegetation of the site as necessary to minimize erosion.

SECTION 775

SOLAR ENERGY SYSTEMS

It is the intent of this Section to permit solar energy systems by regulating their siting, design, and installation to protect public health, safety, and welfare, to ensure compatibility with adjacent land uses, and to protect active farmland, prime soils, and forested properties.

A. ACCESSORY SOLAR ENERGY SYSTEMS

- (1) Accessory solar energy systems shall be permitted by right in any zoning district for on-site use.
- (2) Ground mounted solar energy systems shall only be in a side or rear yard and shall meet or exceed required yard setbacks. Placement of ground mounted solar energy systems is not permitted within the required front yard.
- (3) Roof mounted solar energy equipment shall be located so as not to increase the total height of the structure above the maximum allowable height of the structure on which it is located, in accordance with the applicable zoning district height regulations.
- (4) Ground mounted solar energy systems shall not exceed 10 feet in height and shall be securely anchored into the ground.
- (5) Solar panels shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways.

B. PRIMARY SOLAR ENERGY SYSTEMS

- (1) Primary solar energy systems may be permitted by special use permit in any zoning district provided it is demonstrated that the requirements of this section and all other applicable sections of this Ordinance are satisfied.
- (2) All structures and equipment for a primary solar energy system shall be 100 feet from any front property line and 50 feet from any side or rear property line.
- (3) Ground mounted solar energy systems shall not exceed 15 feet in height and shall be securely anchored into the ground.
- (4) Solar panels shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways.
- (5) Primary solar energy systems shall not include any image except to identify the manufacturer or operator of the solar energy system. All signage shall conform to the requirements of this Ordinance.
- (6) All utility collection lines from the primary solar energy system shall be placed underground.
- (7) Primary solar energy systems shall provide a Type "D" buffer for all adjacent land uses as required in Section 531.G of this Ordinance.
- (8) The primary solar energy system operator shall maintain the facility in good condition, including but not limited to structural repairs and integrity of security measures and maintaining site access to a level acceptable to local emergency response personnel.
- (9) The applicant for a primary solar energy system shall provide a form of surety, either through escrow account, bond, or otherwise, to cover the cost of removal of the system in the event the Township removes the installation as authorized in this section. The applicant shall submit a

fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation. The amount and form of financial surety is to be determined by the Planning Commission, but in no event to exceed more than 125 percent of the cost of removal and compliance with the additional requirements set forth herein. The amount of financial surety shall be reviewed by the Planning Commission every 10 years and may be adjusted by the Planning Commission to reflect increased cost of removal and compliance with the additional requirements set forth herein.

(10) Any primary solar energy system which has reached the end of its useful life or has been abandoned consistent with this Section of this Ordinance shall be removed and parcel owners shall be required to restore the site.

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