

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
January 10, 2018**

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

Roll Call of Commission Members:

Present: Joe McManus, Steve Duell, Chris DeGood, Joe Robertson, Pat Cline, Gil Uithol and John Racine

Staff Present: Planner Rob Larrea

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

DeGood excused himself from any discussion regarding Buffalo Ridge.

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

Yeas: Cline, Robertson, Uithol, McManus, DeGood, Duell, Racine

Nays: None

2. Election of Officers

Duell moved and Uithol seconded to reappoint John Racine as Chairman.

Yeas: Duell, Uithol, McManus, Robertson, DeGood, Cline, Racine

Nays: None

Uithol moved and Robertson supported to appoint Joe McManus as Vice Chairman.

Yeas: Uithol, Robertson, DeGood, Duell, McManus, Cline, Racine

Nays: None

Duell moved and Cline seconded to reappoint Joe Robertson as Secretary.

Yeas: Duell, Cline, Uithol, Robertson, McManus, DeGood, Racine

Nays: None

3. Minutes (7:02)

a. December 13, 2017 Regular Meeting Minutes

Cline moved and Robertson seconded to approve the December 13, 2017 Regular Meeting Minutes as amended removing the second to last sentence in New Business item f; and replace the word “warned” with “recommended” in line 5 item f.

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

3. Correspondence (7:05)

- *Letter from Watershed Center regarding the Fox Run project and the Schussel Conditional Zoning request
- *Letter from an adjacent property owner regarding the U-Haul proposal for Cherryland Center
- *A second letter regarding the U-Haul proposal.

4. Reports (7:06)

Township Board Report

Duell reported that the Board requested staff to draft a resolution approving the Parks and Recreation Master Plan and that the Serra Works conditional rezoning was adopted.

Planning Commissioners

No reports

Planners Department

No reports

5. Business to Come Before the Commission

a. PD 2018-03 – Scussel-Hammond CRA – Public Hearing (7:07)

Larrea said the applicants want to withdraw from the 2008 Conditional Rezoning Agreement and wish to enter into a new CRA to further restrict the use of the land. The subject property is about 20 acres in area and is located in an environmentally sensitive area. The applicants propose that the property be rezoned from C-2 General Business to A-1 Agricultural. Chair Racine opened the Public Hearing at 7:08pm and seeing no one wishing to speak, closed the Public Hearing. Commissioners discussed the proposed conditional rezoning and the maps. The total acreage to be rezoned, impact on neighboring properties and the curb cut were also discussed. The township attorney will review all documents pertaining to the rezoning.

Duell moved and Uithol seconded THAT the Findings of Fact for Application Z-2017-05, as stated within PD Report 2018-03 and forming part of this motion, BE APPROVED.

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

Duell moved and Uithol seconded THAT application Z-2017-05 submitted by Anita and Christopher Scussel of Traverse City to conditionally rezone lands along Hammond Road from C-2 to A-1, BE RECOMMENDED FOR APPROVAL to the Garfield Township Board, based on the approved Findings of Fact and for the reasons set out in report PD-2018-03.

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

b. PD 2018-04 Cherryland U-Haul – Public Hearing (7:17)

This application proposes two text amendments to the Garfield Township Zoning Ordinance to amend Article 2 Definitions and Article 3 Planned Shopping District to allow “Retail and Self Storage and Truck and Trailer Share” as a use within the district.

Jeffrey Schostak, owner of the vacant property discussed the change in shopping habits in recent years and also talked about the challenges of this particular site. He said that U-Haul is a modern day retail use and is not a warehouse and that it would fit into the retail corridor. U-Haul will only use nine acres of the site leaving 2.5 acres to develop other retail uses. The applicants have received letters of support from other tenants in the Cherryland Center.

Bill Raines from U-Haul said he has done this use in other communities with great success. He added that U-Haul is not a 24 hour operation and generates fewer traffic trips than a regular retail use. It is a business model which provides safe and secure self storage. Raines argued that it correlates to the Township Master Plan.

Chair Racine opened the Public Hearing at 7:32pm.

Mike Lee, on behalf of his mother, expressed concerns with hours of operation, snow removal hours and noisy diesel mechanic work.

Mary Lake owns property adjacent to the property and asked about the storage model.

Chair Racine closed the Public Hearing at 7:35pm.

The applicants responded to the public’s comments and said that that U-Haul would have no diesel trucks on site and that there would be very minimal repairs made on site. The hours of operation would be 7am to 7 pm and 9 am-5 pm on Sundays. Commissioners asked questions regarding the use and the storage and expressed concerns with the use in the C-P zoning district. Schostak said he has been working with other retailers on the property and the old Kmart is a difficult building to refurbish. The applicant gave commissioners examples of where this use has been successful in other locations.

Larrea expressed concerns with an amendment to the zoning ordinance which could have many implications for future uses in the area and the entire township. He reiterated that allowing this use at this location would open up the use to all C-P Shopping Districts to the use.

Commissioners felt the need to study the use in much more depth and determine how the use would affect the township before making any decision on this one project. Chair Racine called for a short recess at 8:34 p.m. to allow the applicant a moment to consider their application and whether they wanted to postpone a decision or withdraw the application.

The meeting reconvened at 8:44 and the applicant asked that the Planning Commission postpone any decision on PD 2018-04.

Duell moved and Uithol seconded to postpone a decision on PD 2018-04 as requested by the applicant in order for staff and the Planning Commission to study and research the matter with no time constraints.

Yeas: Duell, Uithol, McManus, Cline, DeGood, Robertson, Racine

Nays: None

c. PD 2018-05 – Fox Run – Continued Discussion (8:46)

The discussion was continued from the last meeting where amenities vs. density was discussed. Travis Clous, developer for Fox Run, addressed the issues outlined in PD Report 2018-05. According to the Grand Traverse County Road Commission, a traffic study is not needed. Sidewalk designs must be submitted to GTRC and the applicant agreed that they would be six feet wide. Clous has also proposed three playground areas as a trade-off for greater density. He discussed the play areas in detail and said there would be split rail fencing to separate the play areas from parking areas and they would have a sandbox and swing sets with the larger park near the wooded area having a pavilion and picnic tables. Commissioners said that the play equipment should be of a quality seen in a public park. Clous agreed to erect cyclone fencing around the play areas for safety. Commissioners discussed the proposed trail and whether or not a DEQ permit was required. Larrea suggested that an estimate be sought for a boardwalk over the entire pathway in the case that the DEQ would not permit the wood chips originally proposed.

DeGood moved and Robertson seconded to prepare Findings of Fact in favor of the applicant based on previous discussions with a condition of a DEQ site review to determine if any portion of the proposed approximate 1300 foot trail needs a boardwalk because of wetlands.

Yeas: DeGood, Robertson, McManus, Uithol, Duell, Cline, Racine

Nays: None

d. PD 2018-06 - Hickory Hills SUP Intro (9:34)

This application requests approval of a Special Use Permit (SUP) to begin implementation of the Master Plan for the Hickory Hills Ski Park and Recreation Area. Hickory Hills is located in Garfield Township and is owned by the City of Traverse City. John Dancer with Cornerstone

Architects addressed the commissioners and briefed them on the project. The lodge will be all one level and parking has been reduced. Metro Fire has approved the proposed project and a soil erosion permit has been issued. The exact use of the old lodge is not certain at this time.

Duell moved and Uithol seconded that application SUP 2017-04, submitted by the City of Traverse City for a Special Use Permit (SUP) to make improvements to the Hickory Hills Ski Park and Recreation Area BE ACCEPTED and scheduled for public hearing at a meeting to be held on February 14, 2018, subject to the applicant providing additional detail as required by the Planning Department.

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

7. Public Comment (9:43)

Jerry Dobek of 18307 Mission Road representing International Dark Sky addressed the lighting plan for Buffalo Ridge. He will have the report in writing for the January 24th Planning Commission meeting since he will not be able to attend that meeting

8. Items For Next Agenda – January 24, 2018 (9:55)

- a. Ridges 45 SUP Amendment
- b. MC Sports Map Amendment
- c. Brickway Map Amendment
- d. Traverse Homes SUP Amendment
- e. Buffalo Ridge Continued Discussion

9. Adjournment

Duell moved and DeGood seconded to adjourn the meeting at 10:00pm.



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