

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
November 13, 2019**

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.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

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

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

1. Public Comment (7:01)

None

2. Review and Approval of the Agenda – Conflict of Interest (7:02)

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

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

Nays: None

3. Minutes (7:02)

a. October 23, 2019

Fudge moved and Cline seconded to adopt the minutes of October 23, 2019 as presented.

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

Nays: None

4. Correspondence (7:02)

Planner Sych said that there was a letter from the Watershed Center pertaining to items 7a and 7c. There was also a letter from Ed Roy regarding the Chick-fil-A rezoning request.

5. Reports (7:02)

Township Board Report

Duell reported that the board approved all appointments to boards and added unpaid special assessments to the winter tax bills. Additional parking was also approved at Station 12 for voting purposes and for Silver Lake Park.

Staff Report

Hannon reported on the presentation given by Bob Gibbs regarding planning, redevelopment, and new urbanism. He added that there will be a mailing going out to the residents of the Barlow Garfield neighborhood.

6. Unfinished Business**a. Public Hearing PD 2019-144 – Chick-fil-A C-G rezoning (7:07)**

The applicant requests to rezone two parcels consisting of 1.8 acres from the C-L Local Commercial zoning district to the C-G General Commercial zoning district via the zoning Map Amendment process, without restriction. The subject property is currently home to the Flap Jack Shack restaurant on the front parcel and a pole barn on the rear parcel. The two structures would be demolished and a new Chick-fil-A restaurant would be built on the site and the two parcels would be combined. Justin Lurk with Chick-fil-A said they would like to rezone the two parcels and have a drive through restaurant.

Racine opened the public hearing at 7:08pm.

Ed Roy spoke on behalf of the GT Memorial Gardens and expressed concerns with the easement.

Mitchell Treadwell commented on the traffic onsite and in the high use corridor.

Racine closed the Public Hearing at 7:11pm.

Duell moved and McManus seconded to direct staff to draft Findings of Fact for application Z-2019-03.

Commissioners discussed the uses on the site.

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

Nays: None

b. Public Hearing – PD 2019-146 Harris Hills Site Condominium SPR (7:19)

Staff has continued to work with the applicant for the proposed Harris Hills site condominium. The site is located on two parcels at the corner of Lone Tree and Harris Roads. The parcels are zoned R-2 – Two Family Residential.

Racine opened the Public Hearing at 7:24 pm.

Ken Sams of Lone Tree Road shared concerns with traffic and connectivity with the Lone Tree PUD.

Mitchell Treadwell spoke on the issue of connectivity and increased traffic pressure.

A letter from Nancy Takoski indicated that she is opposed to the development.

Racine closed the Public Hearing at 7:27pm.

Deputy Planner Hannon reviewed the criteria from Section 429G.

Commissioners discussed setbacks on three sides of some properties.

Connectivity was also discussed and commissioners thought that all connectivity should be completed to the Lone Tree PUD and that the

proposed dead-end street in Phase I should be extended north and connect to Phase 2 of the development.

DeGood moved and Robertson seconded to direct staff to prepare Findings of Fact for SPR 2019-04 based on planning commission discussion about connectivity and reconfiguration of the street pattern.

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

c. PD 2019-148 Hickory Hills SUP Amendment – FOF (7:59)

Hickory Hills is requesting approval of an amendment of the Special Use Permit to the Hickory Hills Recreational facility to permit additional summer uses on the site and to amend the previously approved landscaping plan. Summer activities would be different from winter and may include such uses as a zip line, Nature Center, Yoga Retreat, summer camps for kids and a banquet center. Planning Director John Sych brought commissioners up to date on the limits and conditions which have been placed on the proposed events and the management of parking. Overflow parking on Randolph Street will not be permitted except for ski events. Derek from Parks and Rec with the city spoke and said that parking regulations will be abided by and considered for events and not daily use. He added that the lot could be split for events and regular use. A traffic speed study for Randolph Street is forthcoming.

DeGood moved and Cline seconded that the Findings of Fact for application SUP-2017-04-A, as presented in Planning Department Report 2019-148 and being made a part of this motion, BE ADOPTED.

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

DeGood moved and Robertson supported that application SUP-2017-04-A BE APPROVED, subject to the following conditions:

- 1. All final reviews from agencies with jurisdiction shall be provided prior to any land use permits being issued.*
- 2. For banquet and other similar events, total attendance will be limited to 325 people.*
- 3. Parking plans will be required for all events listed in the SUP application, including the use of shuttle services and management of overflow parking as needed.*
- 4. Events will be limited to the hours of 10:00am to 10:00pm.*
- 5. The applicant shall provide two (2) full-size plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*
- 6. That applicant shall record promptly the amended Report and Decision Order (RDO) and any amendment to such order with the*

Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within ninety (90) days of final approval by the township or approval shall be considered to have expired.

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

d. PD 2019-145 – Habitat for Humanity SUP - Update

This application requests approval of a Special Use Permit to expand an existing retail building, including construction of an accessory storage building, and add office uses at 2487 Rice Street. The building was recently purchased by Habitat for Humanity, which has continued to use the building for retail operations. Retail operations and office uses are permitted via SUP in the I-G district. Several items needed to be corrected on the site plan including bicycle parking, snow storage area calculations, parking calculations and the building height. Fred Campbell commented on the site plan and the stormwater plans. He discussed snow storage and landscaping as well. Commissioners agreed that there were many items which needed to be addressed and would like a more complete presentation addressing the outstanding items before moving forward.

Fudge moved and Cline seconded to table the application for more information.

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

7. New Business

a. PD 2019-147 Lake Michigan Credit Union SPR

The applicant, Lake Michigan Credit Union proposes a 3,362 square foot financial institution building with a drive through. The use is permitted by right in the C-H Highway commercial district. The site is approximately .97 acres and is located at 3650 N. US 31 South, across from Franke Road. Steve Witte spoke regarding the building request. The proposed credit union will use the old Northpointe Motors Building and will share a drive which will service three businesses. Sanitary sewer and water will be used. A letter was received from the Watershed Center and inquired about wetlands on the property. Commissioners discussed the shared drive, stormwater drainage and the wetlands.

DeGood moved and Cline supported that application SPR 2019-06, submitted by Lake Michigan Credit Union to construct a financial institution with drive-through service on parcel no. 05-016-016-20 be approved, subject to the following conditions:

1. *Clarification and EGLE certified delineation regarding the regulated/unregulated nature of wetlands on the site.*

2. *Provide statement that the site is suitable for a drive-in or drive-through establishment, with regard to traffic safety, by a registered engineer with an educational specialization in traffic engineering.*
3. *Installation of a sidewalk from the front of the proposed building to the existing pathway along US-31.*
4. *Installation of two bicycle parking spaces.*
5. *The site plan shall note that all proposed lamps emit light measuring 3,500 K or warmer (between 0K and 3,500K) on the Kelvin scale.*
6. *Submission and Township review, approval, and recording of a joint driveway easement agreement, including its design and layout, and a joint driveway maintenance agreement.*
7. *Review and approval by the township Engineer for the stormwater system.*
8. *Native vegetation will be provided for the stream buffer.*
9. *A cross access easement will be provided should the opportunity to connect with adjacent properties be available.*

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

Nays: None

b. PD 2019-149 Village at LaFranier Woods PUD- Intro

The application proposes a Planned Unit Development (PUD) for senior living including detached cottages, congregate residential buildings and assisted living residences. The property is 33.19 acres and is located at 2242 LaFranier Road, north of Hammond Road. It is currently zoned A-Agricultural. The development will consist of 385 units to be built in four phases. Chip Ironside, representing the applicants, discussed the accessibility and traffic on the site as well as proposed signage. Commissioners discussed the project and made a few minor changes to the site plan. The proposed development may need a traffic study, but a waiver for such a study may be granted by the Planning Commission. Commissioners asked the applicant about open space on the property and parking.

McManus moved and Duell seconded THAT application PUD 2019-01 submitted by RW properties I, LLC, BE ACCEPTED.

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

Nays: None

McManus moved and Duell seconded THAT application PUD 2019-01 be scheduled for a public hearing at the regular meeting of the Garfield Township Planning Commission on December 11, 2019.

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

Nays: None

c. PD 2019-150 Michigan State University Federal Credit Union SUP – Intro

The applicant requests approval of a Special Use Permit (SUP) for a financial institution including a drive-through. Drive-in or drive through businesses are only permitted in the C-G General Commercial District by special use. The site is located at 3750 N. US 31 and is on two parcels which equal 4.62 acres. Scott Maynard, representing the MSU Federal Credit Union, said that they would provide and maintain the stream buffer. He also commented that he was planning on two driveways since the development would be built on two parcels. Staff will determine if the applicant can have two drives or one since the business will be set on two lots and may be combined into one development. Commissioners also inquired about the dumpsters.

Duell moved and Cline seconded and seconded THAT application SUP-2019-06 for a Special Use Permit for a financial institution including a drive-through at 3750 N. US 31 BE SCHEDULED for a public hearing for December 11, 2019.

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

8. Public Comment

Mitchell Treadwell said that he appreciated that commissioners took care with decisions.

9. Other Business

Sych said that DTE would like to have a staging area to run a new gasline through the township and was looking at property on Garfield Road. The site would be needed for about two years. A temporary use such as this is not addressed in the zoning ordinance. He asked for feedback from commissioners. Commissioners were in favor of the proposal with the proper permitting process.

10. Items for Next Agenda – ^{December 11} November 13, 2019

- a. **Adoption of 2020 Meeting Schedule**
- b. **Conceptual Review – 3077 Garfield LLC**
- c. **Other items TBD**

11. Adjournment

Fudge moved to adjourn the meeting at 10:48pm



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