

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
December 11, 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)

Thomas Lechota commented on the Harris Hills proposed development as it related to the road connections.

Martha Esbaugh commented on a letter from Dave Rowe regarding the connection to the Lone Tree Condominium Association II development.

Mike Smith from Lone Beech Drive echoed the thoughts of the others.

2. Review and Approval of the Agenda – Conflict of Interest (7:08)

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

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

Nays: None

3. Minutes (7:09)

a. November 13, 2019

Duell moved and Robertson seconded to adopt the minutes of November 13, 2019 as amended changing the date on item 10 to December 11, 2019.

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

Nays: None

4. Correspondence (7:10)

a. Letter from Matthew W. Heron, Esq. dated July 15, 2019

b. Letter from Lone Tree Condominium Association II, Inc. submitted by Martha Esbaugh dated December 11, 2019

5. Reports (7:02)**Township Board Report**

Duell reported that the 2020 Budget has been passed and there is a new Ethics Policy in place. The board also accepted a piece of property that was donated to the township.

Planning Commissioners

None

Staff Report

Sych mentioned that the Barlow Garfield plan will be coming to commissioners in January.

6. Unfinished Business**a. Public Hearing PD 2019-156 Michigan State University Federal Credit Union SUP (7:13)**

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 credit union, said they have purchased the parcel and plan to put a branch of the MSU Federal Credit Union on the site.

Chair Racine opened the Public Hearing at 7:15pm and seeing no one wishing to comment, closed the Public Hearing.

Commissioners discussed the proposed project and the ingress and egress. Staff explained that the site has existed as two separate parcels and each has had their own ingress and egress drive, prior to the proposed merger of the two parcels. Maynard said that cross access would be constructed when property to the north was developed. The applicant said that the egress would be redesigned to accommodate only one vehicle and sign it to clarify that it is only an exit. Commissioners asked for a legal opinion regarding the ingress and egress as it relates to the zoning ordinance. Commissioners also asked about a wetland delineation. The applicant said that he had an independent engineer look at the wetlands and give an opinion. Staff and the applicant will get another opinion on the delineation to review materials and concur. Commissioners were concerned with setting a precedent and want EGLE to give an opinion on how to address the situation.

Duell moved to direct staff to prepare Findings of Fact for application SUP-2019-06, submitted by Michigan State University Federal Credit Union for a Special Use Permit for a financial institution including a drive-through at 3750 N. US 31. DeGood seconded the motion.

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

Nays: None

b. Public Hearing PD 2019-158 Village at LaFranier Woods PUD (7:47)

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, said that the applicants worked on several things that the commissioners and staff pointed out and the development will include three phases.

Chair Racine opened the Public Hearing at 7:51pm.

Colleen Farran of Carriage Hill Drive shared concerns with the large development and all of the pavement going in. She also shared concerns with the dense zoning and lack of green space.

Scott Holton with Ridges 45 Development commented on the entrance boulevards.

Karla Taylor of Carriage Hill Drive would like to see some space between existing homes and the development.

Lisa Rosendahl shared concerns with the close proximity of the development to her home.

Chair Racine closed the Public Hearing at 7:56pm.

Chip Ironside, representing the developer, addressed the traffic and said that staff of the facility and assisted living would have the most traffic and developers were conscious of setbacks when designing the site. A buffer is required around the facility which is shown on the plans and there will be more than enough plantings. Ironside stressed that very little traffic will drive through the development. Commissioners and staff asked questions and discussed the soil, detention basins, parking and the entrance.

Ironside said that the plan would be revised for a better defined plan for open space on the property.

c. PD 2019-155 – Chick-fil-A C-G Rezoning Findings of Fact (8:39)

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. Staff reviewed the Findings of Fact with Commissioners and based on the report recommended that the Findings of fact be approved.

Cline moved and Fudge seconded that the Findings of Fact for application Z-2019-03, as presented in Planning Department Report 2018-155 and being made a part of this motion, BE ADOPTED.

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

Nays: None

Cline moved and McManus seconded to recommend to the Township Board THAT application Z-2019-03 BE APPROVED.

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

d. PD 2019-153 Harris Hills Site Condominium SPR Findings of Fact (8:42)

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.

Hannon reviewed the Findings of Fact based on the information they had at the time and said the Findings were also being reviewed with Township counsel. Connectivity is in question. Applicant Jesse Mitchell said they were trying to work with the township engineer regarding the legality of the connections. Counsel will review all documents pertaining to the Lone Tree condominium development. Mitchell explained the issues with a connection road and asked that the board table the matter until a report can be issued by the attorney.

DeGood moved and Fudge seconded to table the Application SPR 2019-04 Harris Hills Site Condominium until an attorney's opinion has been issued.

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

e. PD 2019-157– Habitat for Humanity Addition SUP – Update #2

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 are permitted via SUP in the I-G district. Hannon updated members on the proposed SUP. He said that the Township Engineer is still working with the applicant on the stormwater plan and staff is working with the applicant on landscaping and signage. Fred Campbell, representing the applicant, said the stormwater plans were corrected with the help of Township Engineer Jennifer Hodges, but she has not issued a written stormwater review. Campbell also proposes three more trees on the site. Hannon suggested that additional landscaping be included to meet other landscaping requirements in the zoning ordinance. Commissioners further discussed stormwater control measures.

Duell moved and Robertson seconded to direct staff to draft Findings of Fact for Application SUP 2019-04.

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

7. New Business

a. PD 2019-157 3077 Garfield LLC Conditional Rezoning – Conceptual Review (9:24)

The application requests conceptual review of a proposed conditional rezoning that would allow for remodeling of several commercial buildings and construction of four long storage unit buildings with several individual storage units. The site is a 4.57-acre parcel located at 3077 Garfield Road south of South Airport Road and is currently Zoned C-G General Commercial. The Master Plan designates the site as Commercial. Tom Krause, the applicant, is proposing a mini storage site on the property. The front of the building would be left with commercial uses and the rear of the building would become mini storage. He is asking for a conditional rezoning subject to a mini storage site. Sych warned about setting a precedent. Fred Campbell cited Designs for Growth which would support the proposed conditional rezoning. Krause has commercial users with intentions to occupy the commercial portion of the building.

Commissioners were favorable towards the proposal and discussed possible conditions on the use.

8. Public Comment

Donna Manthei of Chestnut Court commented on the private road vs. public road issue. She said if neither party wants a connection they should not be forced into a connection.

Sharon Brundell of Chestnut Court commented and agreed with Manthei.

Larry Manthei of Chestnut Court commented on connectivity between Lone Pine and the proposed Harris Hills development and views it as detrimental to the area.

Joe Price of Lone Beech Drive agreed with the connectivity issue already presented.

9. Other Business

a. Adoption of 2020 Meeting Schedule

Duell moved to approve the 2020 Planning Commission Meeting Dates with the possibility of moving the November 11, 2020 meeting. Fudge seconded the motion.

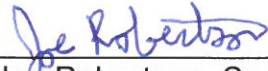
*Yeas: Duell, Fudge, Cline, DeGood, McManus, Robertson, Racine
Nays: None*

10. Items for Next Agenda – January 8, 2020

- a. BATA Development – Conceptual Review**
- b. Other items TBD**

11. **Adjournment**

Fudge moved to adjourn the meeting at 10:06pm.



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