

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
December 12, 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: Steve Duell, Joe McManus, Joe Robertson, Pat Cline, Chris DeGood, and John Racine

Absent and Excused: Gil Uithol

Staff Present: Erik Perdonik

1. Review and Approval of the Agenda – Conflict of Interest (7:00)

John Racine declared a conflict with 5b.

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

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

Nays: None

2. Minutes (7:01)

a. October 24, 2018

Duell moved and DeGood seconded to adopt the minutes of October 24, 2018 as presented.

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

Nays: None

3. Correspondence (7:01)

Letter from Watershed Center and letter in support of Hobby Lobby

4. Reports (7:02)

Township Board Report

Duell said that the U-Haul text amendment was also denied by the Board. Portions of Silver Lake Park will be groomed and the rezoning of property next to Sam's Club has been rezoned to Multi-Family. There will be a no-wake zone on a boat landing on Silver Lake and the board passed a resolution to break from Metro Fire.

Planning Commissioners

None

Planning Department

The new Planning Director, John Sych will be starting Monday, December 17th.

5. Business to Come Before the Commission

a. PD 2018-115 Grand Traverse Oral Surgery SUP – Finding of Fact (7:06)

The application requests approval of a Special Use Permit for a 15,000 square foot dental clinic with a basement, covered pick up and drop off areas, and an 85-space paved parking lot. A 40' x 100' future expansion is proposed for the south end of the proposed building.

Robertson moved and McManus seconded THAT the Findings of Fact for application SUP-2018-05, as presented in Planning Department Report 2018-115 and being made a part of this motion, BE ADOPTED.

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

Robertson moved and Duell seconded that application SUP 2018-05 BE APPROVED, subject to the following conditions:

- 1) Final engineering review and approval by the Township Engineer including all infrastructure, stormwater and FAA, if necessary.*
- 2) All final reviews from agencies with jurisdiction shall be provided prior to any land use permits being issued.*
- 3) All proposed sidewalks, landscaping and amenities shall be installed prior to the issuance of a Certificate of Occupancy.*
- 4) The applicant shall provide two (2) full-size 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.*
- 5) The 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: Robertson, Duell, McManus, DeGood, Cline, Racine
Nays: None*

b. PD 2018-116 Miller Creek Drive Crematorium – Conceptual Review (7:09)

This application proposes a 2,900 square foot crematorium with an associated 12 space parking area, on a 1.47acre property near the northwest corner of Miller Creek Drive and Cass Road. The property is currently vacant and is zoned I-L Limited Industrial. Crematoriums are permitted in the I-L zoning district by SUP. John Racine excused himself from the discussion. The driveway setbacks were granted by the ZBA subject to two conditions. Jeff Cockfield presented the proposed development on the site. He said that the developers can meet all requirements except the current stormwater control ordinance.

Developers could eliminate some parking and get closer to meeting the ordinance. There is water and sewer nearby that they would connect to. Stormwater would be pre-treated before discharging to the wetlands. Duell proposes another pond between the two that are proposed. Cockfield said that they are looking for guidance on the parking issue. Dan Jonkoff said most crematoriums have 2-3 parking spots, but that he would like a few more. Based on evidence, Commissioners agree that parking could likely be reduced to help with the stormwater issue. Deputy Planner Perdonik explained what the waiver from the stormwater ordinance would entail. Commissioners said that they would need an industry standard for parking and a revised stormwater plan before moving forward.

c. PD 208-117 Hobby Lobby Wall Sign - Public Hearing (7:35)

The application requests approval of a single wall sign for the front of the new Hobby Lobby building located at 3675 Marketplace Circle within the Buffalo Ridge PUD. The applicant has proposed two options – a 148.2 square foot sign and a 99.7 square foot option. The ordinance allows for 100 square feet of signage in the Buffalo Ridge PUD. Kevin Vann of Signplicity Signs representing Hobby Lobby, is asking for the 148.2 square foot option and gave commissioners pictures of other large signs in the area.

Racine opened the Public Hearing at 7:39pm.

Kirk Lewellen, District Manager of Hobby Lobby asked for similar exposure as the other retailers in the area.

Kirby Taylor commented on the proposed signage.

Racine closed the Public Hearing at 7:41pm.

Commissioners discussed the proposed signage and it was noted that all other signage within the PUD complies with the 100 feet or less requirement. Commissioners discussed proportions of signage to buildings and discussed the criteria for signage as it pertained to this sign.

DeGood moved to direct staff to draft Findings of Fact against application PUD-2014-02-D for consideration at the next Regular Meeting of the Planning Commission on the basis that two of the criteria would not be met and thus larger signage would be denied. Robertson supported the motion.

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

Nays: None

d. PD 2018-118 Living Hope Church Text Amendment – Introduction (8:01)

The application proposes a text amendment to the Garfield Township Zoning Ordinance to amend Article 7, Section 753.A(2) to read “Buildings shall be set back 30 ft from all street right-of-way lines and 30 ft from any property line. Parking areas shall be set back 10’ from all street right of

way lines and 10' from any property line in a residential and/or agricultural district for churches." Carey Waldie gave a review of why the setbacks need to be amended for institutional uses and asked for Commissioner comment. Commissioners said that the definition of "institutional use" was not only for churches, but other uses as well and all uses would be affected by this text amendment. They recommend that Waldie find support to structure his argument towards the entire use in the township. Racine asked for more analysis of these uses and the setbacks and how they apply to these types of properties. Commissioners explained to the applicant how the Planning Commission works and what evidence would be needed to prove his point. They told him to bring forth proof that this is needed for ALL institutional uses in the township.

DeGood moved to postpone the request awaiting more information from Staff regarding the setbacks and when they were put into enforcement. The applicant shall determine when he wants to come back for a Public Hearing. Duell seconded the motion.

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

e. PD 2018-119 Draft Access Management Amendment Revised – Public Hearing (8:55)

Perdonik has provided a draft of the finalized version with agricultural drives and criteria for them added.

Racine opened the Public Hearing at 8:58pm.

Jim Schmuckal of Airport Road asked for clarification of what this amendment was covering.

The Public Hearing was closed at 8:59pm.

Commissioners add language to #3 stating that "standards can be met and only so long as the following standards continue to be met."

Duell moved and Robertson seconded to recommend to the Township Board the proposed amendment to Section 512 – Service Drives in the Zoning Ordinance, as attached to PD Report 2018-119 BE ADOPTED.

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

f. 2019 Proposed Meeting Dates

Duell moved and DeGood seconded to adopt the 2019 Proposed Meeting Dates.

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

6. Public Comment (9:08)

Jeff Jocks of Sondee, Racine and Doren commented on the crematorium project. His client has concerns about the stormwater plans and a possible waiver.

Jim Schmuckal commented on the signage criteria #1.

Mark Martin of East River Road commented on the setback for the institutional uses.

Bill Crain of Buckley expressed concerns with the stormwater ordinance.

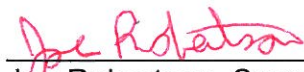
Carie Waldie commented on his application.

7. Items For Next Agenda – January 9, 2019 (9:19)

DeGood pointed out that Kohl's cut down some trees and is being remanded.

8. Adjournment

Duell moved to adjourn the meeting at 9:27pm.



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