

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
December 13, 2017**

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 Robertson, Joe McManus, Pat Cline, Chris DeGood,
Gil Uithol and John Racine

Staff Present: Deputy Planner Eric Perdonik, Planner Rob Larrea

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

DeGood excused himself from item 4F because of a conflict.

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

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

Nays: None

2. Minutes (7:01)

a. November 8, 2017 Regular Meeting Minutes

Duell moved and McManus seconded to approve the November 8, 2017 Regular Meeting Minutes as presented.

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

Nays: None

3. Reports (7:02)

Township Board Report

Duell reported that in November the Board voted to approve the engineering for the Boardman Lake Trail extension. Committee appointments were also finalized.

Planning Commissioners

DeGood said the Parks Commission recommended approval of new 5 year Parks Master Plan which puts them in a position to begin to apply for grants. The Boardman Lake Trail is financially well on its way to the Spring 2019 start date with over \$4 million in grants already received.

Planning Department

No update

4. Business to Come Before the Commission**a. PD 2017-119 2018 Meeting Dates (7:05)**

Robertson moved and Duell seconded to THAT the 2018 Planning Commission meeting schedule, as attached to PD Report No. 2017-119, BE APPROVED.

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

b. PD 2017-120- Conceptual Review – S. Airport Rezoning Request (7:06)

This application requests a rezoning of a church located at 3050 S. Airport Road. It is currently zoned R-1 One-Family Residential, but the applicant would like to rezone the property to a non-specified commercial district to make it easier to sell the property. Carey Waldey, Pastor of Living Hope Church on S. Airport said that they have outgrown the facility and wish to build a new church on another parcel. He is asking for a beneficial rezoning to help them accomplish their goals. A greater capacity in the church would help to develop new opportunities for employment and promote the health safety and welfare of the constituents. He has spoken to neighbors and they have no concerns with a possible rezoning. Commissioners asked questions regarding the rezoning and stated that consistency with the Master Plan is important. Local Commercial or Office Commercial were two designations that were discussed. Commissioners suggested that he continue to work with staff to see if the problem can be solved.

c. PD 2017-111 – Conditional Rezoning Request – Introduction (7:40)

The applicant requests withdrawal of the conditional rezoning agreement which was entered into in 2008 and enter into a new conditional rezoning agreement to further restrict the use of the land. The property would be subject to new conditional Rezoning Agreement whereby the property is rezoned from the current C-2, General Business to A-1 Agricultural with restrictions and limitations. Christopher Scussel, property owner, said that they want to preserve the property and leave it as natural wetlands and their intent is to never allow development on the parcel. Access on the eastern portion is the most practical and the proposed service drive may not be warranted. Commissioners discussed the issue.

DeGood moved and Duell seconded THAT application Z-2017-05, submitted by Anita and Christopher Scussel of Traverse City, to withdraw from the 2008 CRA and enter into a new conditional rezoning agreement, BE ACCEPTED, and further; THAT application Z-2017-05 BE scheduled for public hearing at the regular meeting of the Garfield Township Planning Commission to be held on January 10, 2018.

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

Nays: None

d. PD 2017-118 – Fox Run – Continued Discussion (7:57)

The property is currently zoned R-3 Multi-Family Residential and allows apartments by a Special Use Permit. The property is approximately 8 acres with 4.25 acres of buildable area. The plan as proposed, would allow density of 10 units per acre. Travis Clous, developer, presented a new plan with a few changes including a sidewalk along Garfield. He addressed the circulation and said that emergency vehicles were digitally run through the development and the test was successful. Clous also said that the Road Commission did not think a traffic study was warranted and that sidewalks would be installed. He added that a children's playground was contrary to the business model for project since they were marketing to a crowd which may not have children. He said that a portion of the open space would be used for a dog park and there would also be a pavilion and some benches for picnics. Benches could also be installed along the walking path. Commissioners took issue with the amenities as presented to discount the greater density. Commissioners suggested a dog area with some fencing and a pavilion and an area that was not meant for dogs. Dogs would have to be leashed outside of the dog park. They noted that the density was nearly doubling and amenities vs. density was discussed at length. Commissioners said that the applicant needs to present and draft ideas for amenities with all dimensions on the plans.

e. PD 2017-112 – U-Haul Request for Text Amendment to C-P District - Introduction (8:32)

This application made by Schostak Brothers & Company, Inc. proposes two text amendments to allow for "Retail and Self-Storage and Truck and Trailer Share" as a use within the C-P district. Ken Patterson, Attorney for Schostak Brothers believes that this use would fit well into the CP district because packaging materials and trucks are being sold. UHaul would be selling space for storage as well. Bill Raines and John Gilmore with UHaul propose to use the vacant space created by Kmart but would create an entrance on the Garfield Road side of the building. They believe there is a great need in the community for the use.

Commissioners asked questions and discussed the proposed plan. Larrea said the entire C-P district needs to be looked at for this use, not just the Cherryland Mall. Larrea wants to study the proposed use and possibly amend the entire district. Commissioners and staff will study the proposed use for the C-P District.

Duell moved and Uithol seconded Motion THAT application Z-2017-04, submitted by Schostak Brothers & Company, Inc. for a text amendment to the Garfield Township Zoning Ordinance BE ACCEPTED; and THAT application Z-2017-04 be scheduled for public hearing at the regular

meeting of the Garfield Township Planning Commission to be held on January 10, 2018.

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

Nays: None

f. Buffalo Ridge PUD (9:12)

Chris DeGood excused himself from this portion of the meeting.

Planner John Iacoangeli said the applicant got the memorandum of review dated November 22, 2017 and responded to the conditions.

The applicant agrees to install a sidewalk at the agreed upon location. Iacoangeli recommended commissioners not to allow a 15% reduction in parking area as a reward for the sidewalks until the other building is identified and parking is sought. Mansfield presented a revised plan and gave commissioners opinions on the project which he sought out from other planners in the area. Since the lighting plan was still in question, Mansfield sought out a professional opinion on lighting. Jerry Dobeck, lighting expert and NMC Professor, talked about lighting in parking lots and argued that uniformity is what drives safety, not the amount of lighting on the site. He gave his suggestions on the lighting as proposed and commented that even lighting distribution is better. Iacoangeli is concerned with liability. All parties agreed to postpone the lighting issue until it could be reviewed further. Mansfield asked the Planning Commission to vote on his proposal as it was presented and is asking for flexibility on the parking and the 15% reduction. Mansfield said that the intent of the entire application was to allow Hobby Lobby to go into the vacant building. Mansfield and Iacoangeli discussed the proposed application at great length. Iacoangeli said that Mansfield could submit an application for a major amendment to the entire Buffalo Ridge PUD Master Plan and label the vacant uses for the most extreme circumstances and then the plan would be good to approve. Iacoangeli asked for a letter rescinding the current application and a new application filled out which shows a major amendment to the entire PUD Master Plan.

A motion by Duell and supported by Uithol that the Planning Commission accepts the overall master plan for the Buffalo Ridge Development Planned Unit Development, dated 10-31-2017, including associated exhibits, and recommends that the Applicant rescind their application for Hobby Lobby and submit a new application for the overall master plan and instruct the Planner to prepare a revised Findings of Fact and motion for Planning Commission consideration for the January 10, 2018 Planning Commission meeting subject to the revised application being submitted on or before December 22, 2017. Further, the motion for Planning Commission consideration shall include the following:

1. *The photometric plan shall be designed by Jerry Dobeck.*

2. *Section 423, G(4), Administrative Amendments; subsection (a)(i) which refers to amendments to an approved site plan will consider impervious surface to also include the impervious surface used for parking spaces.*
3. *Site signage shall be referred directly to the Planning Commission for review and consideration.*
4. *Future site plans to be submitted to Township Planning staff for review and consideration.*

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

Nays: None

7. **Public Comment (11:05)**

None

8. **Items for Next Agenda – December 13, 2017**

- a. Hickory Hills SUP – Introduction
- b. US 31- Mobile/Modular Home Sales – SUP Introduction
- c. Conditional Rezoning Request – Public Hearing
- d. TBD

9. **Adjournment**

Racine adjourned the meeting 11:10pm.



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