

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
January 24, 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 Robertson, Joe McManus, Pat Cline, Chris DeGood, Gil Uithol and John Racine

Staff Present: Deputy Planner Erik Perdonik, Planner John Iacoangeli

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

DeGood recused himself from any Buffalo Ridge discussion.

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

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

*Nays: None*

**2. Minutes (7:01)**

**a. January 10, 2018 Regular Meeting Minutes**

*Duell moved and Uithol seconded to approve the January 10, 2018 Regular Meeting Minutes as presented.*

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

*Nays: None*

**3. Correspondence**

None

**4. Reports (7:01)**

**Township Board Report**

Duell reported that the board adopted the five year Parks and Rec Plan and adopted a new revised Grand Traverse Metro Emergency Services Lease.

**Planning Commissioners**

No Reports

**Planning Department**

No Reports

**5. Business to Come Before the Commission**

**a. Buffalo Ridge Continued Discussion (7:02)**

DeGood excused himself from the discussion.

Planner Iacoangeli addressed the Planning Commission and said the applicant rescinded the application for Hobby Lobby and submitted an amendment for the entire Buffalo Ridge PUD. The Findings of Fact in the matter are in commissioner packets. Iacoangeli said a motion has been prepared with exhibits and several conditions. Township Attorney Scott Howard reviewed the conditions which will go into the Report and Decision Order. These conditions were provided to the developer beforehand in the draft RDO agreement.

Joe Sarafa, applicant, said that he received the proposed RDO and he will not address the conditions tonight. He has reviewed the proposed RDO and has brought his own revised version of the RDO for commissioners this evening which he passed out at the meeting. Sarafa asked for approval of the amendment application without conditions. Attorney Howard said that the conditions set forth are boilerplate items that are consistent with what was put together this evening.

Sarafa again asked for approval without conditions and stated that he did not have time to review all of the conditions. Planning Commissioners believed the conditions were reasonable as they pertained to the ordinance and that the Commission recommends an approval to the Township Board.

Doug Mansfield expressed concerns with the term “dedicated open space” in the RDO. Sarafa said that these small items pertaining to verbage could be worked out later and asked once again for approval without the conditions. Planning Commissioners asked Attorney Howard about the conditions and if the Township board could change language in the conditions or change the conditions at all. Howard assured Planning Commissioners that the parties would work together to create a good document which follows the ordinance.

*Uithol moved and Duell seconded to recommend to the Township Board approval of the Findings of Fact for the Master Plan for the Buffalo Ridge Center Development and the Report and Decision Order for PD 2017-41 which includes conditions for approval and changing the word “dedicated open space” to “designated open space.”*

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

*Nays: None*

**b. PD 2018 – 08 Pine Grove Homes – Mobile Home Sales – SUP Introduction (7:52)**

The applicant is seeking approval to use the property for modular/manufactured home sales and mobile home sales.

Bill Crain representing Pine Grove Homes said the applicant will provide compliant landscaping and is also proposing a new 10’ paved bike path to connect with those existing to the north and south. He will also upgrade

storm water control on the site. There will be approximately 10-12 display models located on the site. Board members asked about the sewer system for the site and asked the applicant to produce documentation of the sewer system and provide information on whether it is a private system and if the applicant has the authority to share the private system. Matt Black said some units will be set up and stay onsite for two to three years and some homes may be brought to the site before moving on to their permanent lots. Snow storage and landscaping was discussed.

*DeGood moved and Uithol seconded THAT application SUP-2017-03 submitted by Richard Newman of Pine Grove Homes requesting a Special Use Permit (SUP) for a modular/manufactured home sales and mobile home sales operation BE ACCEPTED and scheduled for a public hearing at a Planning Commission meeting to be held on February 14, 2018.*

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

*Nays: None*

**c. PD 2018 – 09 Ridges 45 SUP Amendment (8:09)**

This application requests a Major Amendment to Special Use Permit (SUP) approval granted in 2015 to expand the Ridges 45 apartment project on LaFranier Road. An amendment is required to include additional land area in the SUP. Mark Oppenhuizen from Oppenhuizen Architects presented the plan for the fourth phase of Ridges 45. The proposed project affects 8 acres in the northwest quadrant of what was previously rezoned. The building designs for the 96 units will be the same as what already exists and will bring the total to 400 units in the development. A landscaping plan will be required which the applicant will submit prior to the Public Hearing. Scott Jozwiak talked about the landscape plan and developers have determined which trees could be saved.

*Cline moved and Robertson seconded THAT application SUP 2015-01-C submitted by Midwest MFD, LLC for a Major Amendment to a Special Use Permit for a multi-Family Development (SUP 2015-01 BE ACCEPTED and scheduled for public hearing at a meeting to be held on February 14<sup>th</sup> 2018 subject to the applicant providing additional detail as required by the Planning Department.*

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

*Nays: None*

**d. PD 2018 – 10 Brickway Map Amendment – Introduction (8:18)**

The application requests to rezone approximately 3.6 acres of land from the R-1 One-family Residential District to the R-3 Multi-Family Residential District, without restrictions. The parcel is currently adjacent to an R-3 use. The Planning Department told the applicant that the neighboring church could possibly be brought into the rezoning application as well. Jeff Cockfield, representing the applicant, said that the applicant wishes to

use the property as independent housing for people with disabilities which is different from an adult foster care home. They anticipate that the facilities would be single story buildings with six units each. The applicant also said that the church is agreeable to the rezoning idea.

*Duell moved and Robertson seconded that application Z-2017-06, submitted by Brickways to rezone parcel 05-015-042-10 to the R-3 Multi-Family Residential District, BE ACCEPTED with or without the addition of the church property to the south; and further THAT application Z-2017-06 BE SCHEDULED for a public hearing at a meeting of the Garfield Township Planning Commission on February 14<sup>th</sup>, 2018.*

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

**e. PD 2018-13 eCities Recognition (8:29)**

Perdonik said that this item was purely informational and said that that Township has been submitting data for several years and has always been ranked four out of five stars in economic prosperity.

*Uithol moved and DeGood seconded THAT the 2017 eCities Star Report, as attached to PD Report No. 2018-14, BE RECEIVED.*

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

**7. Public Comment (8:31)**

None

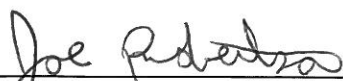
**8. Items for Next Agenda – February 14, 2018**

- a. Annual Report
- b. TBD

Duell talked about the amount of people using Hickory Hills for skiing.

**9. Adjournment**

*DeGood moved and Duell seconded to adjourn the meeting at 8:36pm.*

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