

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
February 12, 2020**

Call Meeting to Order: Vice Chair McManus 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, and Pat Cline

Absent and Excused: 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 (7:01)

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

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

Nays: None

3. Minutes (7:02)

a. January 22, 2020

Fudge moved and Cline seconded to adopt the minutes of January 22, 2020 as presented.

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

Nays: None

4. Correspondence (7:02)

Correspondence regarding BATA

5. Reports (7:03)

Township Board Report

Duell reported that the Chick-Fil-A rezoning was approved by the board and the Boardman Lake Trail financing was postponed. A PILOT program was approved for the Village at LaFranier Woods pending the contract review.

Planning Commissioners

No reports

Staff Report

No reports

6. Unfinished Business**a. PD 2020-31 – Harris Hills Site Condominium SPR – FOF/Update (7:04)**

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. The revised Findings of Fact are in front of Commissioners this evening for review. Jesse Mitchell, representing the developer, said that all permits are in the process of being obtained and all issues have been resolved Commissioners discussed and asked questions regarding the adjoining road connection with Lone Pine.

Duell moved and Robertson seconded that the Findings of Fact for application SPR 2019-04, as presented in Planning Department Report 2020-31 and being made a part of this motion, BE ADOPTED.

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

Nays: None

Duell moved and Fudge seconded to recommend to the Township Board THAT application SPR 2019-04 BE APPROVED subject to the following conditions:

- 1. Final engineering review and approval by the Township Engineer is required including all infrastructure and stormwater.*
- 2. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.*
- 3. 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.*
- 4. Subsequent to the recording of the condominium plan, master deed, bylaws and deed restrictions, the developer shall file two (2) copies of each document, including all pertinent attachments, with the Township.*
- 5. Condominium Protective Covenants and Deed Restrictions which hold harmless the Township for improvements within the site condominium subdivision and which require conformance with all conditions and requirements of condominium plan approval and this ordinance shall be required.*

6. *The Condominium Master Deed and Bylaws shall include the following statement: "Condominium Amendments which are recorded prior to the receipt of written Garfield Township Planning Department approval shall be considered null and void."*
7. *Subsequent to the construction of all improvements, the developer shall file with the Township two (2) copies of the as-built condominium plan and a certification from the developer's engineer that the improvements have been installed in conformance with the approved construction drawings.*

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

b. PD 2020-19 – Village at LaFranier Woods PUD – FOF

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. Sych said that the boulevard entrance median to Ridge 45 will be reduced to 16 feet in width and the boulevard entrance median to the Village at LaFranier Woods will be ten feet wide. There will be no turning conflicts since the entrances will line up. Lighting now meets the zoning ordinance requirements. Scott Jozwiak, engineer for the applicant said that a cross access agreement will be negotiated and upon a parcel split, another access may be warranted. Commissioners discussed the cross connection and determined that when a land division occurs, the cross access easement will take effect.

DeGood moved and Cline seconded that the Findings of Fact for application PUD 2019-01, as presented in Planning Department Report 2020-19, BE ADOPTED.

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

DeGood moved and Robertson seconded that Application PUD 2019-01 submitted by RW Properties I LLC for the Village at LaFranier Woods PUD, BE RECOMMENDED for preliminary approval by the Township Board, subject to the following conditions:

1. *In accordance with Section 512 of the Zoning Ordinance, a cross access easement and drive to the proposed parcel to the south is required.*
2. *The proposed boulevard entrance median needs to meet the requirements of the Road Commission.*

- 3. *The wall lighting noted on plan sheet ES1.0. which has a color temperature of 5,162K, and the Recessed lighting on plan sheet ES1.0, which has a color temperature of 4,000K, shall be replaced with fixtures that meet the requirements of Section 517 of the Zoning Ordinance.*
- 4. *The developer shall apply for and obtain any necessary approvals from the Township Engineer, Grand Traverse Metro Fire Department, Grand Traverse County Department of Public Works, Grand Traverse County Road Commission and Grand Traverse County Soil Erosion and Sedimentation Control.*

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

c. PD 2020-32 – BATA Development – Conceptual Review #2 (7:58)

This application proposes a development that would facilitate construction of a 57,000 square foot operation facility for the Bay Area Transportation Authority, a bus transfer station and a 120 unit apartment complex on approximately 135 acres of land on the east side of LaFranier Road, roughly 750 feet north of Hammond Road. This land area is a portion of a 76-acre parcel with the address of 2051 North Garfield Road. The subject parcel is zoned A- Agricultural. The Master Plan for the township has designated the parcel as High Density Residential. Kelly Dunham, Director of BATA, said that BATA will purchase an additional 12 acres of land off of Hammond Road. The transit facility will be on Hammond Road and the transfer station and residential area will be located on LaFranier Road. Propane tanks would be located on the property as well as diesel tanks. Realtor Jim Schmuckal also commented on the project and further explained what BATA has purchased. Schmuckal and Dunham also discussed trails on the property.

Sych said that wetlands exist on the parcels and special care will need to be taken when building on the site and a wetland delineation will be needed. Access points were discussed and Sych thought that a PUD would be the best option for the plan. Commissioners and the applicant discussed the property and the plans on the property extensively and Commissioners were generally favorable towards the conceptual plan and the applicant will work on bringing forth a PUD application.

7. New Business

a. PD 2020-20 Consumers Energy Boardman Substation SUP-Introduction (8:36)

The application requests approval of a Special Use Permit for Consumers Energy to expand its existing Boardman Substation. The substation is considered a major essential service and major essential services may be permitted by Special Use Permit in any zoning district. The site is located

at the southwest corner of Cass Road and Keystone Road and indicates a plan to expand the footprint of the substation and adding new equipment and structures. Sych said that Section 737B of the Zoning Ordinance outlines criteria for the review of major essential service facilities. Commissioners discussed the plan and were concerned with the lighting and the future roundabout planned for the intersection.

Robertson moved and Cline seconded THAT application SUP-2019-07 for a Special Use Permit for expansion of an existing major essential service facility at 825 Cass Road BE SCHEDULED for a public hearing for March 11, 2020.

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

b. PD 2020-22 – Oak Leaf Village – Conceptual Review #2 (8:50)

The application is for a proposed PUD for a senior housing complex on the south side of North Long Lake Road between Zimmerman and Herkner Roads. The proposed project would use 35 acres of a 52 acre parcel. The parcel is zoned A – Agricultural and is designated Low Density Residential by the Master Plan. The development would provide 1 two story building complex containing 50 independent living units, 60 assisted living units and a common area; 1 one story building containing 24 memory care units; 20 duplexes for independent senior living; one maintenance building and two pickleball courts. Sarah Kever representing the applicant, Wallick Communities, said this is very similar to a proposed project presented last summer. There will be a center pond for stormwater and aesthetic reasons. The proposed density will be 4.9 units per acre. She spoke with Consumers Energy regarding high transmission power lines and the Road Commission regarding a boulevard entrance. A traffic analysis was completed and a total of 650 trips per day is estimated. Kever is asking for feedback and a directive on going forward. Staff was concerned with density and a PUD would be the best route for approval. Commissioners discussed the proposal and were concerned with the PUD process on only a portion of the parcel. Jeff Black, with Rembrandt Construction, stated why they were only developing a portion of the property. Commissioners also talked about the connectivity on the site and the fact that a PUD may require an entrance on Zimmerman Road which may be a part of the phase two of the development. Commissioners talked about the PUD on the entire 52 acre site being in the best interest of the community and encouraged the developer to make plans for the remaining 17 acres.

c. PD 2020-23 – Good News Automotive Rezoning – Introduction (8:53)

The applicant requests the rezoning of one parcel at 3300 Cass Road from I-G General Industrial zoning district to the C-G General Commercial zoning district through the Zoning Map Amendment process, without restriction. The property is .96 acres and is currently the home of Good

News Automotive service center, located at the intersection of Cass and South Airport. The applicant will allow for the easement for the Boardman Lake Loop Trail upon completion of the rezoning. The current use would become an existing nonconforming use upon rezoning. This is a township initiated request and the application fees have been waived. The amendment is consistent with the Master Plan and is justifiable.

Fudge moved and Duell seconded that application Z-2020-01 be scheduled for public hearing for the March 11, 2020 Planning Commission Regular meeting.

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

8. **Public Comment**

None

9. **Other Business**

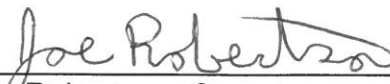
None

10. **Items for Next Agenda – February 26, 2020**

- a. **Barlow Garfield Neighborhood Plan – Review of Full Draft**
- b. **Wetlands Certification requirements discussion**

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