

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

Wednesday, February 12, 2020 at 7:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of The Planning Commission, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Commission Rules and Procedures: a.) any person wishing to address the Commission is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Commissioner's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time. Note: If you are here for a Public Hearing, please hold your comments until that Public Hearing time.

2. Review and approval of the Agenda – Conflict of Interest

3. Minutes – January 22, 2020

4. Correspondence

5. Reports

- a. Township Board
- b. Planning Commissioners
- c. Staff Report

6. Unfinished Business

- a. PD-2020-31 – Harris Hills Site Condominium SPR – FOF / Update
- b. PD-2020-19 – Village at LaFranier Woods PUD – FOF
- c. PD-2020-32 – BATA Development - Conceptual Review #2

7. New Business

- a. PD-2020-20 – Consumers Energy Boardman Substation SUP - Introduction
- b. PD-2020-22 – Oak Leaf Village #2 – Conceptual Review
- c. PD-2020-23 – Good News Automotive Rezoning – Introduction

8. Public Comment

9. Other Business

10. Items for Next Agenda – February 26, 2020

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

11. Adjournment

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

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922-4412.

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
January 22, 2020**

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: Deputy Planning Director Steve Hannon

1. **Public Comment (7:01)**
None

2. **Review and Approval of the Agenda – Conflict of Interest (7:01)**
McManus moved and Fudge seconded to approve the agenda as presented.

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

Nays: None

3. **Minutes (7:01)**
a. **January 8, 2020**
Fudge moved and DeGood seconded to adopt the minutes of January 8, 2020 as presented.

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

Nays: None

4. **Correspondence (7:02)**
Email from Jennifer Hodges regarding wetland delineations.

5. **Reports (7:02)**
Township Board Report
Duell reported that the board approved an aerial and oblique imagery contract with EagleView for the township and adopted a policy for land donations. He spoke about the Hickory Hills parking situation said that parking had been limited to one side of the street for recent events.

Planning Commissioners

McManus said that there are many approved projects which are being built around the township.

Staff Report

None

6. Unfinished Business

None

7. New Business**a. PD 2020-10 Planning Commission Annual Report for 2019**

Commissioners discussed the many projects approved in 2019.

Duell moved and Cline seconded THAT the 2019 Planning Commission Annual Report, as provided in Planning Department Report 2020-10, BE APPROVED and FORWARDED to the Township Board.

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

Nays: None

b. Village of Barlow Garfield Neighborhood Plan Draft – Review/Discussion

Hannon reviewed the draft and proposed timeline with commissioners. Commissioners commented on the draft and discussed the potential feasibility of a Corridor Improvement Authority Tax Increment Financing, the opportunity zone, and making sure that the proposal is actionable. Commissioners gave suggestions about some details in the draft. Hannon said staff would take all suggestions and bring an update to commissioners in February.

c. PD 2020-12 2020 Priorities

Commissioners reviewed the priority projects that were mentioned in Planning Department Report 2020-12. Possible zoning ordinance amendments were discussed as well as some larger projects. Commissioners will prioritize the order of the items and pass it on to staff. Commissioners made suggestions of other items to be placed on a priority list such as building heights and aesthetics, form-based code, revitalization of malls, the sign ordinance, housing, solar and wind farms, and snow storage on proposed plans brought forth to the township.

d. PD 2020-11 Discussion on Staff/PC Communication

Commissioners made a few suggestions for changes to the packets.

8. Public Comment

None

9. Other Business**a. Traverse Hospitality 2 – Request to Amend Condition of SUP Approval**

Hannon said that the applicant is interested in a condition that was given to the MSU Federal Credit Union pertaining to EGLE Wetland Certification and is asking that they receive the same condition for their project. Commissioners discussed the matter and decided that no action would be taken at this time. Staff will review the wetland certification requirements with EGLE and will update Commissioners in February.

b. Village of LaFranier Woods – Request to Prepare FOF for February 12th Meeting

Hannon said that many outstanding issues were taken care of and staff feels that Findings of Fact can be drafted for commissioner review and approval at the February 12th meeting. Staff will consult the Road Commission and Ridge 45 regarding cross access before drafting the findings of fact.

DeGood moved and Robertson seconded to direct staff to prepare Findings of Fact for the Village of LaFranier Woods PUD.

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


10. Items for Next Agenda – February 12, 2020

- a. Harris Hills Site Condominium SPR – FOF**
- b. Village of LaFranier Woods PUD – Update**
- c. Consumers Energy SUP – Introduction**
- d. Oak Leaf Village #2 – Conceptual Review**
- e. Good News Automotive Rezoning – Introduction**

11. Adjournment

Racine moved to adjourn the meeting at 9:27.

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

 Charter Township of Garfield Planning Department Report No. 2020-31		
Prepared:	February 5, 2020	Pages: 7
Meeting:	February 12, 2020 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	SPR 2019-04 Harris Hills Site Condominium – Findings of Fact	
File No.	SPR 2019-04	Parcel No. 05-007-021-00 & 05-008-022-02
Owner:	Tim and Lisa Schaub	
Agent:	Jesse Mitchell, Bob Mitchell & Associates	

PURPOSE OF APPLICATION:

The applicant intends to develop a site condominium on the subject property, with 40 total single-family units to be built in two phases. Phase 1 would be built on the southern parcel (parcel number 05-008-022-02) with the first 21 units, and Phase 2 would be built on the northern parcel (parcel number 05-007-021-00) with the remaining 19 units. The proposed Harris Hills site is located at the southwest corner of Lone Tree and Harris Roads, east of the existing Lone Tree Planned Unit Development (PUD).

BACKGROUND:

The following is a background of the proposed Harris Hills site condominium:

- The two parcels were first brought before the Planning Commission on February 13, 2019 for a conceptual review to develop a 33-unit site condominium. The proposed concept noted that all units would be served by municipal water and sewer. It was determined that the site condominium could be developed if the property was rezoned from the A – Agricultural district to the R-2 – One- and Two-Family Residential district via Zoning Map Amendment.
- A request to rezone the two parcels from the A – Agricultural district to the R-2 – One- and Two-Family Residential district via Zoning Map Amendment was presented to the Planning Commission on March 13, 2019. A public hearing was held on April 10, 2019. Findings of Fact were adopted on May 8, 2019, when the Planning Commission also made its recommendation of approval for the rezoning. The rezoning request was approved by the Township Board on June 25, 2019.
- The application for a site condominium was first brought before the Planning Commission at its August 14, 2019 meeting. Unlike previously submitted layouts, the site layout presented at this meeting showed individual well and septic systems. Upon feedback from staff and the Planning Commission, the applicant worked over the next few months to submit a revised site layout with all units connecting to municipal water and sewer. The public hearing for the site was held at the November 13, 2019 Planning Commission meeting, after which the Commission directed staff to prepare the Findings of Fact.
- At the December 11, 2019 and January 8, 2019 Planning Commission meetings, Commissioners discussed two remaining major issues – the connection to the Lone Tree Planned Unit Development and a road stub within the development. Commissioners did determine that the road stub within the development was acceptable and that the connection to the Lone Tree Planned Unit Development will be addressed as part of the PUD approval in 2005.

REVIEW PROCESS:

The site condominium review procedures are described by Section 429 within the Zoning Ordinance. The Planning Commission shall recommend to the Township Board the approval, approval with conditions, or denial of the site condominium. The Township Board shall either approve the site condominium subdivision plan, with or without conditions, reject the plan and give its reasons, table the proceedings pending further review or pending changes to the plan to make it acceptable to the Board, or refer that application back to the Planning Commission for further review and report.

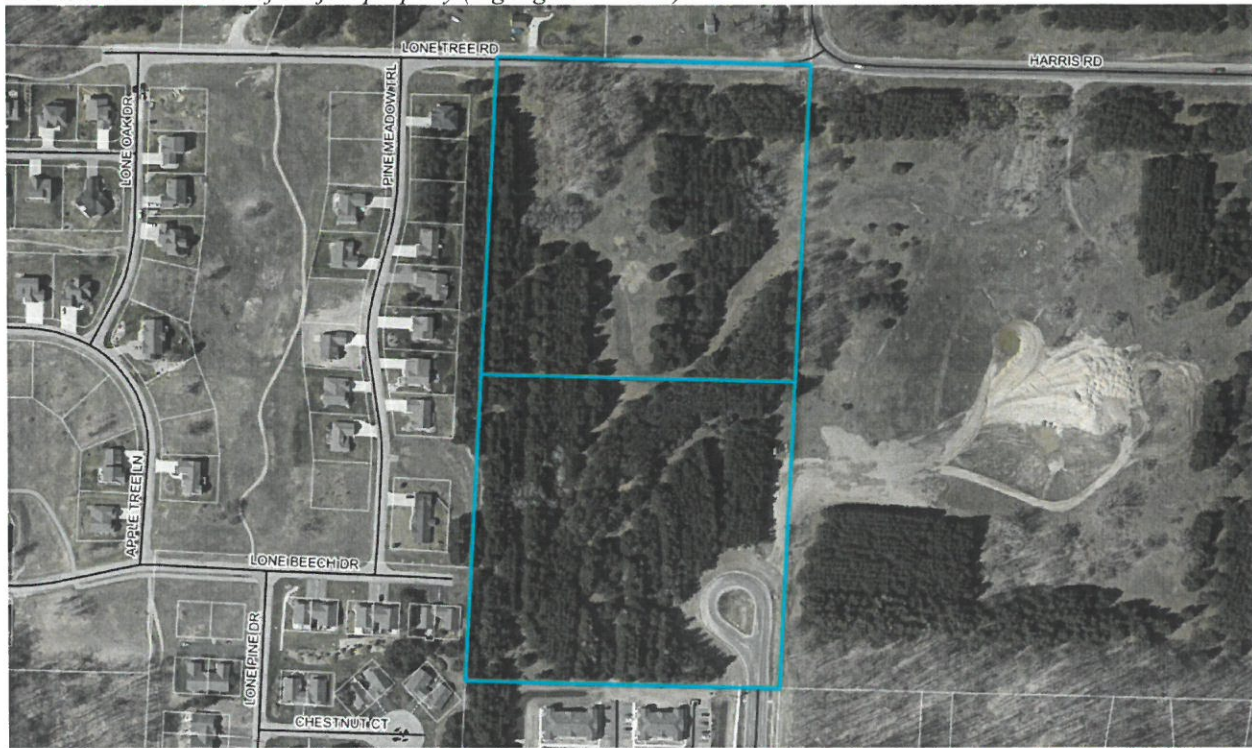
SUBJECT PROPERTY:

The subject site is highlighted in the images below. The aerial imagery is from 2017 and shows significant tree cover which has since largely been removed.

Zoomed-out aerial view of the subject property (highlighted in blue):



Zoomed-in aerial view of subject property (highlighted in blue):



FINDINGS OF FACT:

At its January 8, 2020 meeting, the Planning Commission unanimously passed a motion have staff redraft the Findings of Fact for the application. The following Findings of Fact are prepared for consideration by the Planning Commission.

As stated in Section 429.G - Site Condominium Review Criteria of the Zoning Ordinance, for the purposes of making a decision to approve, approve with conditions or to deny a site condominium subdivision plan, the Township shall consider and make findings with respect to the following criteria:

(1) That each condominium lot in a site condominium subdivision shall be considered as a single lot and shall comply with all regulations of the zoning district in which it is located. In a condominium development containing single-family detached dwelling units, not more than one (1) dwelling unit shall be located on a condominium lot, nor shall a dwelling unit be located on a condominium lot with any other principal structure or use. Required yards shall be measured from boundaries of a condominium lot. These requirements shall be made part of the bylaws and recorded as part of the master deed;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The Harris Hills site is zoned as R-2 – One- and Two-Family Residential. Lots in the R-2 district connected to public sewer have minimum requirements of 12,000 square feet in area and 80 feet in width. All proposed lots in both phases meet or exceed these minimum requirements.
- Each lot provides enough buildable area for a house within the setback requirements.
- No more than one single-family dwelling is proposed per condominium lot.
- These requirements shall be made part of the bylaws and recorded as part of the master deed, and this may be done as a condition of any potential approval.
- Required yards are measured from the boundaries of the condominium lot. The typical unit detail and individual units show the required yards.

(2) That there is a proper relationship between the existing streets and highways within the vicinity, and proposed deceleration lanes, service drives, entrance and exit driveways, and parking areas to assure the safety and convenience of pedestrian and vehicular traffic, and that the proposed streets and access plan conform to any street or access plan adopted by the Township or the County Road Commission;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The site is proposed to have two connections to the existing road system when fully constructed. Phase 1 will connect to Zimmerman Road and Phase 2 will connect to Lone Tree Road. The roads in the site condominium will be private roads maintained by the governing condominium association. In the southeast part of the site, a no-outlet street named St. Christopher Lane serves five units and ends in a T-turnaround (hammerhead) intersection. The primary street running north-south within the site, St. Mary Street, will end in a temporary T-turnaround for Phase 1. For Phase 2, the T-turnaround will be removed and the street will be extended to Lone Tree Road. Also, for Phase 2, a street named St. Mary Court will connect to St. Mary Street at two points and serve nine units.
- The site plan indicates there will be a road connection to Lone Beech Drive to the west by proposing a road to the west line of the Harris Hills site.
- Section 521.G - Connectivity, of the Street Design and Transportation section within the Zoning Ordinance, provides that discontinuous street systems are inefficient and that channeling traffic onto relatively few points of the transportation network causes undue congestion. Section 521.G states that the streets within any proposed subdivision shall provide for a continuous circuit of travel and connection to the surrounding street network.

- Section 521.G provides that dead-end streets are generally discouraged. Only where a cul-de-sac cannot reasonably be constructed due to topography, spatial limitations or other physical characteristics may a dead-end street be permitted.
- Cul-de-sacs may only be permitted where they do not interfere with the objective of interconnectivity, or where physical site conditions prevent through connections, but shall not be permitted where it is reasonable to provide interconnectivity to adjacent parcels.
- In the case of St. Christopher Lane, it was determined that the steep slope of the topography in this area warranted a dead-end street. Furthermore, the conceptual development for this area as outlined in the 2005 approval of the Lone Tree Planned Unit Development showed a dead-end street due to the steep slope.
- It also has been demonstrated that the proposed east-west road can be extended to the west to Lone Tree II and it is reasonable to expect that such interconnectivity can be achieved in light of the Township's prior approval of the development adjacent to the west of Harris Hills.
- Lone Tree II is a part of the Lone Tree PUD that was approved by the Township in 2005. The Township's approval of the Lone Tree PUD was conditioned upon and required interconnection of the PUD to the properties to the east, including the Harris Hills site.
- The Report and Decision Order for the Lone Tree PUD (Special Use Permit #2005-05), approved by the Township Board on May 12, 2005 and signed on June 7, 2005, references and incorporates key documents that indicate a future road connection to the east, including the Harris Hills project site.
 - The Lone Tree PUD Special Use Permit application, dated January 21, 2005, states that:

“The Master Plan submitted with this application further demonstrates the integration possibilities should adjacent development to the north and east proceed in the future.”
 - The Lone Tree PUD Impact Assessment, dated January 21, 2005, states that the:

“Master Plan drawing has been prepared and submitted as part of this submission package (see Sheet 2). The purpose of this Master Plan is to demonstrate the integration of this site with the adjacent lands to the east that will remain possible upon approval of the Lone Tree development. This Master Plan identifies the potential for a northerly extension of Zimmerman Road, as well as the continued extension of a planned road network to the east of that extension. This Master Plan, in our opinion, demonstrates that the proposed design is fully capable of being integrated into the surrounding area in a thoughtful and planned manner.”
 - The Lone Tree PUD Master Plan, dated December 9, 2004, illustrates an extension of Lone Beech Drive to a proposed extension of Zimmerman Road along with extensions of Rosewood Drive and two other unidentified roads.
- Further:
 - The minutes of the Township Board meeting dated May 12, 2005, state that:

“The developer intends to include the Samuelson 40-acre parcel to the east in the Lone Tree Development. The condominium association (commercial, multi-family and residential) will be expandable for future development. The County Road Commission plans to construct a road from Zimmerman to Harris Road. Th developer will make it known to the purchasers of lots that the road will be extended from one phase to the next phase.”
 - The Master Deed for the Lone Tree I Condominium Development, which was also a part of the Lone Tree PUD approved in 2005 was amended in 2015 to grant a reciprocal easement to the Brookside Commons PUD to conform with the requirements of the PUD that was approved in 2005 by the Township to

- extend Rosewood Drive.
- The Master Plan for Lone Tree II depicts Lone Beech Drive as extending to the property line between the Lone Tree II Development and the Harris Hills site.
- The as-built drawings of Lone Tree PUD dated July 23, 2007 indicate that Lone Beech Drive is to be constructed to the east property line of Lone Tree PUD.
- The site condominium as currently proposed does include a connection to Lone Beech Drive to the west as referenced in the Lone Tree PUD approval in 2005.
- The proposed connection to Zimmerman Road will be achieved by removing the current cul-de-sac and constructed a standard “T” intersection as approved by the Grand Traverse County Road Commission.

(3) That as many natural features of the landscape shall be retained as possible, particularly where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes, and where they assist in preserving the general appearance of the neighborhood or help control erosion or the discharge of storm waters;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The site plan indicates that a greenbelt area will be provided once the current Zimmerman Road cul-de-sac is removed. The greenbelt area will contain landscaping, utilities and development signage.
- The developer has indicated that the tree line on the western edge of the development will be protected; this tree line provides the screening from this site for the Lone Tree PUD.
- There are no known wetlands on the site.

(4) That any adverse effect of the proposed development and activities emanating therefrom upon adjoining residents or owners shall be minimized by appropriate screening, fencing or walls, or landscaping;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The developer has indicated that the tree line on the western edge of the development will be protected; this tree line provides the screening from this site for the Lone Tree PUD.
- According to Table 531.1 - Planting Requirements, there is no planting buffer required between two adjacent single-family residential sites.

(5) That all provisions of this ordinance are complied with;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- Section 511 - Driveways requires that all driveways shall be placed a minimum of 10 feet from the property line and at least 12 feet wide. Each unit shows meets or exceeds these requirements.
- Section 533 - Site Grading and Steep Slopes Requirements notes that the general site topography and any natural landforms unique to the property shall be maintained and made part of the development to preserve the natural character. Grading shall complement natural landforms, minimize cut and fill, and shall not be permitted where slopes are 20% grade or greater. The applicant has indicated that the proposed street layout avoids going over a large hill which would necessitate extensive cut and fill.
- As described above, the site condominium as currently proposed does meet the connectivity requirements of Section 521.G - Connectivity, of the Street Design and Transportation section

of the Zoning Ordinance. An exception was provided by the Planning Commission to allow for a proposed cul-de-sac due to a steep slope of the existing topography on the site.

- The standards of Section 429.G - Site Condominium Review Criteria have been met as described in these Findings of Fact.

(6) That all site condominium lots shall be provided access by either public or private roads in conformance with the requirements of this ordinance. All site condominium units shall be accessible to emergency vehicles;

The Planning Commission may find this standard to be MET for the following reasons:

- The site plan indicates the required two connections to the surrounding street system, an no-outlet street that ends in a T-turnaround (hammerhead) intersection, a loop street, and a stub street connecting to the Lone Tree PUD. Metro Fire has indicated that the street layout design is acceptable.

(7) That a plan for erosion control and storm water discharge has been approved by the appropriate public agency; and

The Planning Commission may find this standard to be MET for the following reasons:

- Any proposed stormwater system is subject to review and approval of the Township Engineer. Stormwater application has been made by the developer and review is currently underway. The site slopes from the south part of the site down to the northeast part of the site, near the corner of Lone Tree Road and Harris Road.

(8) That the plan as approved is consistent with the intent and purpose of zoning to promote public health, safety and general welfare; to encourage the use of lands in accordance with their character and adaptability to avoid the overcrowding of population; to lessen congestion on the public roads and streets; to reduce hazards to life and property; to facilitate adequate provisions for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and properties; to preserve property values and natural resources; and to give reasonable consideration to character of a particular area, its suitability for particular uses and the general appropriate trend and character of land, building, and population development and is otherwise in compliance with law.

The Planning Commission may find this standard to be MET for the following reasons:

- The standards as described in these Findings of Fact have been met. The intent and purpose of the Zoning Ordinance to promote public health, safety, and general welfare will be met.
- This criterion includes a provision regarding the intent and purpose of the Zoning Ordinance to facilitate adequate provisions for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements. Providing housing units that connect to public sewer and water systems helps meet this provision.

ACTION REQUESTED:

While the Findings of Fact have been drafted, there remains one unanswered issue: the connection between Lone Tree PUD and Harris Hills Site Condominium. While the proposed Harris Hills Site Condominium provides a road to the west property line, there remains a gap of pavement in the Lone Tree PUD. The

approved plans for the Lone Tree PUD clearly indicate that Lone Beech Drive is to be constructed to the east property line for the PUD to provide a connection for future development. Enforcement of the approved PUD may be required by the Township. This situation should not preclude approval of the Harris Hills Site Condominium.

The purpose of this item being placed on tonight's agenda is to consider adopting Findings of Fact for the application, a suggested motion for which is as follows:

MOTION 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.

The following motion is suggested to recommend approval of the project to the Township Board:

MOTION 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.

Attachment:

1. Site condominium plan for Harris Hills prepared by Jesse E. Mitchell, dated January 15, 2020

HARRIS HILLS ESTATES

PROPOSED SITE CONDOMINIUM
SECTION 7, T27N, R11W, GARFIELD TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN

UNIT LAYOUT PLAN

REVISED DATED JANUARY 15, 2020

LANDS SITUATED IN THE TOWNSHIP OF GARFIELD, COUNTY OF GRAND TRAVERSE, STATE OF MICHIGAN, DESCRIBED AS:

PARCEL 1:

PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE EAST 1/4 CORNER OF SECTION 7, THENCE SOUTH 02°11'29" WEST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 662.08 FEET; THENCE NORTH 89°29'32" WEST A DISTANCE OF 662.08 FEET; THENCE SOUTH 02°11'29" WEST A DISTANCE OF 662.14 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION; THENCE SOUTH 89°29'33" EAST ALONG SAID EAST-WEST 1/4 LINE A DISTANCE OF 658.20 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:

PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7, THENCE NORTH 02°11'29" EAST ALONG THE EAST LINE OF SAID SECTION 7, THENCE CONTINUING NORTH 02°11'29" EAST ALONG SAID EAST LINE A DISTANCE OF 643 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°29'29" WEST A DISTANCE OF 658.29 FEET TO A POINT ON THE EAST 1/4 LINE OF SAID SECTION 7; THENCE NORTH 02°11'43" EAST ALONG 89°29'32" EAST A DISTANCE OF 658.25 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH 02°11'29" WEST ALONG SAID EAST LINE A DISTANCE OF 646.96 FEET TO THE POINT OF BEGINNING.

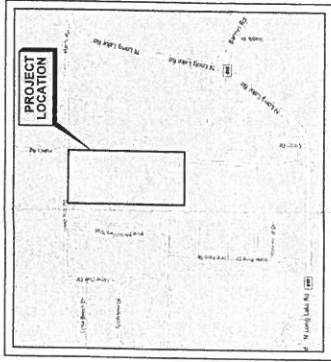
SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, RIGHT-OF-WAYS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

LOCATION OF EXISTING UTILITIES

- EXISTING PUBLIC AND SHOWN UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS. THE LOCATION OF EXISTING UTILITIES IS BASED ON THE INFORMATION PROVIDED BY THE OWNER WITHIN THE CORRECTNESS OF THE INFORMATION IS GUARANTEED. THE UTILITY COMPANIES SHALL BE CONTACTED TO OBTAIN THE LOCATION OF EXISTING UTILITIES. SPECIAL CASES SHALL BE TAKEN IN CONSIDERATION IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE OWNER SHALL PROVIDE SUPPORT FOR ANY UTILITIES WITHIN THE EXISTING CONSTRUCTION. THE UTILITY COMPANIES SHALL BE CONTACTED TO OBTAIN THE LOCATION OF EXISTING UTILITIES. SPECIAL CASES SHALL BE TAKEN IN CONSIDERATION IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE OWNER SHALL PROVIDE SUPPORT FOR ANY UTILITIES WITHIN THE EXISTING CONSTRUCTION. THE UTILITY COMPANIES SHALL BE CONTACTED TO OBTAIN THE LOCATION OF EXISTING UTILITIES. SPECIAL CASES SHALL BE TAKEN IN CONSIDERATION IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE OWNER SHALL PROVIDE SUPPORT FOR ANY UTILITIES WITHIN THE EXISTING CONSTRUCTION.



Know what's below.
Call before you dig.



PROJECT LOCATION MAP
NOT TO SCALE

DEVELOPER
TL SCHAUB LAND, LLC
SOCIETY DRIVE
TRAVERSE CITY, MICHIGAN 49685

DRAWING INDEX

SHEET	SHEET TITLE
C1	COVER SHEET
C2	PHASE I PLAN
C3	PHASE II PLAN

Steve E. Mitchell
Professional Surveyor No. 54433

REVISED DATED JANUARY 30, 2020

UNIT LAYOUT PLAN

20180395

C1

SHEET 1 OF 3

SITE PLAN FOR
HARRIS HILLS ESTATES
PROPOSED CONDOMINIUM
SECTION 7, T27N, R11W, GARFIELD TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN

Bob Mitchell & Associates
PLANNING, ENGINEERING, SURVEYING
MANAGEMENT
425 North Main Street
Traverse City, MI 49781
Tel: (231) 941-2811
Fax: (231) 941-2812
Email: bob@bobmitchell.com



DATE: 1-15-20
DRAWN BY: N. LUDS
CHECKED BY: J. E. MITCHELL
PROJECT NUMBER: 20180395

PROJECT INFORMATION

PHASE II UNIT PLAN HARRIS HILLS ESTATES

PROPOSED SITE CONDOMINIUM
SECTION 7, T27N, R11W, GARFIELD TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN

BOB MITCHELL & ASSOCIATES
SURVEYING & ENGINEERING
Central Michigan
425 North West
Lansing, MI 48206
(517) 487-3000
Fax (517) 487-3001
Email: bob@bobmitchell.com

BOB MITCHELL
PLANNING



CONTRACTOR: L&L UNIT PHASING
UNIT OWNER: 1-11-20
DRAWN BY: JSM
FIELD CHECK: JSM
PROJECT MANAGER: N. LOVIE
PROJECT ARCHITECT: JESSE L. MITCHELL

**SITE PLAN FOR
HARRIS HILLS ESTATES
PROPOSED CONDOMINIUM**
SECTION 7, T27N, R11W, GARFIELD TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN

PHASE II
SITE PLAN

20180395

C3

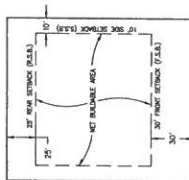
SHEET 3 OF 3



PLAN LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- POWER POLE

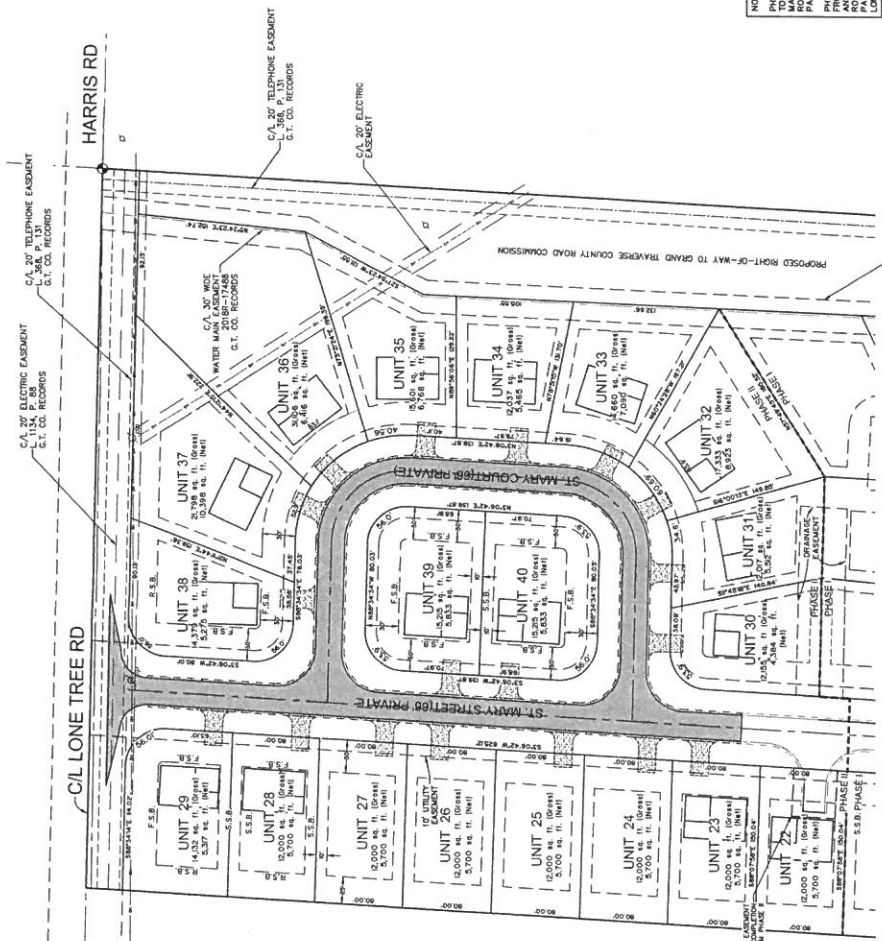
ZONING INFORMATION
RESIDENTIAL
MUNICIPALITY: GRAND TRAVERSE
TAX PARCEL ID: 01-008-032-02 & 01-007-021-00
OWNER: GRAND TRAVERSE L&L LLC
TRAFFIC SIGN: R-1084
MUNICIPALITY: GRAND TRAVERSE
COUNTY: GRAND TRAVERSE



TYPICAL UNIT:
SINGLE FAMILY
MINIMUM HEIGHT OF STRUCTURE IS 10 FEET
MAXIMUM HEIGHT OF STRUCTURE IS 35 FEET
EASEMENTS:
30' F.S.B.
30' R.S.B.
27' S.A.S.
UTILITIES:
WATER MAIN, SEWER, GAS, ELECTRIC, CABLE, TELEPHONE, AND FIBER OPTIC SHALL BE INSTALLED IN THE FRONT YARD OR SIDE YARD.

NOTE:
PHASE II OF THIS DEVELOPMENT TO CONNECT TO THE EXISTING ST. MARY STREET AND TO BE MAINTAINED BY THE GRAND TRAVERSE COUNTY ROAD COMMISSION, AND HAVING A 24-FOOT WIDE ROADWAY. PHASE I OF THIS DEVELOPMENT TO BE ACCESSIBLE FROM JAMESMAN ROAD, A PUBLIC ROAD OWNED BY GRAND TRAVERSE COUNTY ROAD COMMISSION, AND HAVING A 24-FOOT WIDE PAVED ASPHALT SURFACE, AND CONNECT TO LONE TREE DRIVE (A TRAVELLED, MAINTAINED ROAD).


BOUNDARY: MADE MICHIGAN STATE PLANE CENTRAL ZONE



LONE TREE CONDOMINIUM

TEMPORARY DRAINAGE EASEMENT TO BE AMENDED UPON COMPLETION OF CONDOMINIUM DEVELOPMENT

30' WIDE WATER MAIN EASEMENT PER C.T. CO. RECORDS

 Charter Township of Garfield Planning Department Report No. 2020-19			
Prepared:	February 4, 2020	Pages:	5
Meeting:	February 12, 2020 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Village at LaFranier Woods PUD – Findings of Fact		
Applicant:	RW Properties I LLC		
Owner:	Louis G. and Marvel R. LaFranier Trusts		
File No.	PUD 2019-01		
Parcel No.	05-023-041-00		

SUBJECT PROPERTY:

- 2242 LaFranier Road, north of Hammond Road
- 33.19 acres in area
- Currently undeveloped open and wooded land
- A-Agricultural zoning

PURPOSE OF APPLICATION:

The application proposes a 385-unit Planned Unit Development (PUD) for senior living residential development including detached cottages, congregate residential buildings and assisted living residences. The proposed development would be comprised of the following buildings in four phases:

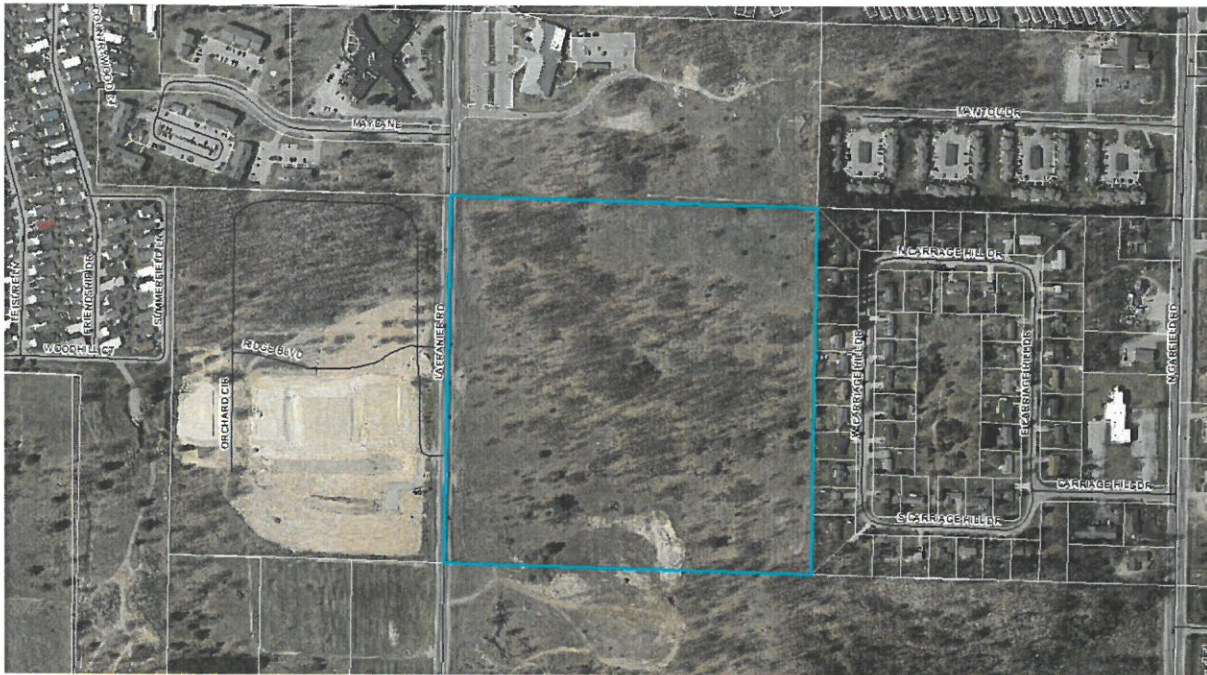
- Phase 1: One (1) three-story building complex containing 116 independent living units.
- Phase 2: Four (4) one-story duplex and eight (8) one-story fourplex independent cottages totaling 40 units.
- Phase 3: One (1) one-story building complex containing 113 assisted living units.
- Phase 4: One (1) three-story building complex containing 116 independent living units.

Note: The subject parcel (05-023-041-00) is approximately 40 acres. The parcel will be split resulting in approximately 33 acres for the subject development.

Aerial image of the subject property (property lines highlighted in blue):



Aerial image of the subject property (property lines highlighted in blue):



STAFF COMMENT:

Since the last Planning Commission meeting, some changes have been made to the site plan. Staff offers the following updated comments:

Vehicular Circulation:

The Village of LaFranier Woods boulevard entry is proposed to have a 30-foot wide median. The proposed boulevard entry does not match with the existing Ridge45 boulevard entry across LaFranier Road. The existing Ridge45 boulevard entry has a 50-foot wide median. Apparently, a 30-foot wide median was permitted by the Road Commission for Ridge45 and a 30-foot wide median was originally approved by the Planning Commission for the first phase of Ridge45. Approvals for subsequent phases of Ridge 45 by the Planning Commission show a 50-foot wide median.

Ridge45 representatives have met with the Grand Traverse County Road Commission to resolve this conflict. It was determined that even if the median was reduced to 30 feet, the width still exceeds Road Commission design standards for boulevard medians and would not provide for a safe situation. Ridge45 representatives will be reaching out to LaFranier Woods representatives to see about resolution.

Pursuant to Section 512 Access Management and Restrictions in the Zoning Ordinance, a single parcel is entitled to one driveway to a County road. In this case, the subject parcel is to be subdivided with one parcel for the Village of LaFranier Woods and another parcel for a future church planned to the south of the Village. As required by Section 512.3.a, a second driveway to LaFranier Road can be provided for the church site if both newly created parcels are connected with a cross access easement and drive.

Lighting:

A lighting plan with information on the proposed lamps has been provided. In accordance with Section 517, color temperature is measured in Kelvin (K) temperature. In order to minimize negative impacts on

circadian rhythms, melatonin production in humans and other animals, and astronomical observation, all proposed lamps shall emit light measuring 3,500 K or warmer (between 0 K and 3,500 K) on the Kelvin scale. The Wall lighting noted on plan sheet ES1.0 has a color temperature of 5,162 K and the Recessed lighting on plan sheet ES1.0 has a color temperature of 4,000 K.

Agency and Engineer Review:

Agency reviews of the PUD application will include 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.

FINDINGS OF FACT:

- 1) An application has been received to develop a 385-unit Planned Unit Development (PUD) for senior living including detached cottages, congregate residential buildings and assisted living residences.
- 2) The proposed development will be comprised of the following buildings in four phases:
 - a. Phase 1: One (1) three-story building complex containing 116 independent living units.
 - b. Phase 2: Four (4) one-story duplex and eight (8) one-story fourplex independent cottages totaling 40 units.
 - c. Phase 3: One (1) one-story building complex containing 113 assisted living units.
 - d. Phase 4: One (1) three-story building complex containing 116 independent living units.
- 3) The subject parcel is 33.19 acres located at 2242 LaFranier Road.

Section 426.E(4) Criteria

- (a) The uses will be compatible with the natural environment, and with adjacent and surrounding land uses and properties, and will not have an adverse economic, social or environmental impact on adjacent and surrounding land uses and properties;
 - Finding: The Planning Commission finds that this standard HAS BEEN MET because the application proposes a variety of senior living residential housing units which are compatible with surrounding multi-family and single-family residential; are located on a large parcel which will provide open space and landscaping between uses; and will not have an adverse impact on adjacent or surrounding properties.
- (b) The uses will be compatible with the capacity of existing public services and facilities, or of planned and feasible future public services and facilities, and such use is consistent with the public health, safety and welfare of the Township residents;
 - Finding: The Planning Commission finds that this standard HAS BEEN MET. The proposed development is located in an area planned to have high density residential uses and will be adequately served by existing available services, including water and sewer services. Other agency reviews have been conducted to ensure that road design and emergency service requirements have been met.
- (c) The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal;
 - Finding: The Planning Commission finds that this standard HAS BEEN MET. The proposed development includes outdoor amenities such as sidewalks, nature trail and gardens throughout the site. Other outdoor amenities are located adjacent to the buildings

include outside patios, pergolas and fireplaces. The development will include many indoor amenities for residents including entertainment areas, libraries, computer rooms, beauty salons, health clinics, fitness centers, etc.

(d) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal;

- Finding: The Planning Commission finds that this standard HAS BEEN MET. The proposed development has an extensive landscaping plan that utilizes existing trees where possible, provides landscaped buffers with adjacent properties and creates an attractive visual aesthetic for the site. Onsite contaminated soils from previous agricultural uses will be mitigated and addressed to meet residential requirements for the site.

(e) Existing important natural, historical and architectural features within the development shall be preserved;

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the applicant has made reasonable efforts to protect and retain existing mature vegetation and provide open space on the property. The previous use of the site was a fruit orchard with no buildings or structures.

(f) Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings;

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the proposed building setbacks are compatible and create a residential campus setting for all the uses. Street layouts, signs, and landscaping create a unified look for the development.

(g) With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, minimizing potential motorized/non-motorized conflict points, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as is practicable, do not detract from the design of proposed structures and neighboring properties;

- Finding: The Planning Commission finds that the standard CAN BE MET because the proposed roadways, drives, sidewalks and walking paths are laid out in a cohesive manner, however Section 512, as noted above, requires a cross access easement and drive to the proposed parcel to the south and the proposed boulevard entrance median needs to meet the requirements of the Road Commission. Provision of these two conditions will make the development plan conform to this standard.

(h) Landscaping is provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and, where applicable, to create a pleasant pedestrian scale outdoor environment;

- Finding: The Planning Commission finds that the standard HAS BEEN MET because consistent landscaping is proposed that is attractive and serves to provide buffers where needed.

(i) The development consolidates and maximizes useable open space;

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the development plan provides 8.6 acres of open space, including two larger garden areas and one wooded area. Common areas and activities have also been identified, including patios, sidewalks, and walking paths.

(j) The benefits of the development are not achievable under any single zoning classification; and

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the development plan presents a mixed-use development which is not achievable under any single zoning district.

(k) The development is compatible with the intent and purpose of the adopted master plan.

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the amended development plan remains generally consistent with the Master Plan designation for this area as high density residential (6-10 units per acre). The planned density for Village at LaFranier Woods PUD is approximately 11 units per acre.

ACTION REQUESTED:

The following motion is offered for consideration:

MOTION THAT the Findings of Fact for application PUD 2019-01, as presented in Planning Department Report 2020-19, BE ADOPTED.

The following motion is recommended to grant *preliminary* approval for the project in accordance with Section 426 of the Zoning Ordinance, subject to the conditions as noted, and subject to conditions which are routinely added to all approvals.

MOTION 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 5,162 K, and the Recessed lighting on plan sheet ES1.0, which has a color temperature of 4,000 K, 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.

Attachments:

1. Village of LaFranier Woods plan set provided by applicant dated February 5, 2020

The Village at LaFranier Woods

Garfield Township, Michigan

**sponsor/
owner**

LaFranier Woods LDHA Limited Partnership
950 Taylor Avenue
Grand Haven, Michigan 49417
(616) 842-2425

**general
contractor**

Reenders, Inc.
950 Taylor Ave
Grand Haven, Michigan 49417
(616) 842-2425



Progressive Associates, Inc.

38 West Long Lake Road
Suite 250
Bloomfield Hills, Michigan 48302
(248) 540-5940

Issued for :
REVIEW

2/4/2020

638 W. Long Lake #250
 Westborough, MA 01581
 Tel: 301.540.5000
 Email: pad@progressiveassociates.com
 www.progressiveassociates.com

PROGRESSIVE NORTH LLC
 700 Bank St.
 Westborough, MA 01581
 Tel: 301.540.5000
 Email: north@progressive.com
 www.progressive.com

Issue For:
 REVIEW
 03.03.19

CONCEPTUAL REVIEW
 08/09/19

PRELIM P.U.D. REVIEW
 10/10/19

PRELIM P.U.D. REVISED
 12/02/19

PRELIM P.U.D. REVISED
 12/04/19

PRELIM P.U.D. REVISED
 12/20/19

PRELIM P.U.D. REVISED ENTRY
 01/08/20

PRELIM P.U.D. APPROVAL
 02/05/20

EXISTING ZONING:
 R-3 MULTI-FAMILY RESIDENTIAL



SCALE: 1" = 80'-0"

DEVELOPMENT SITE DATA:

SITE AREA: +/- 33.84 TOTAL GROSS ACRES / 1,478,498.4744 TOTAL GROSS SQ. FT. SITE AREA
 DEVELOPMENT PHASE #1 = 7.86 GROSS ACRES (346,865.93 GROSS SQ. FT. SITE AREA)
 DEVELOPMENT PHASE #2 = 7.10 GROSS ACRES (309,443.71 GROSS SQ. FT. SITE AREA)
 DEVELOPMENT PHASE #3 = 8.22 GROSS ACRES (359,187.0 GROSS SQ. FT. SITE AREA)
 DEVELOPMENT PHASE #4 = 10.66 GROSS ACRES (464,962.83 GROSS SQ. FT. SITE AREA)

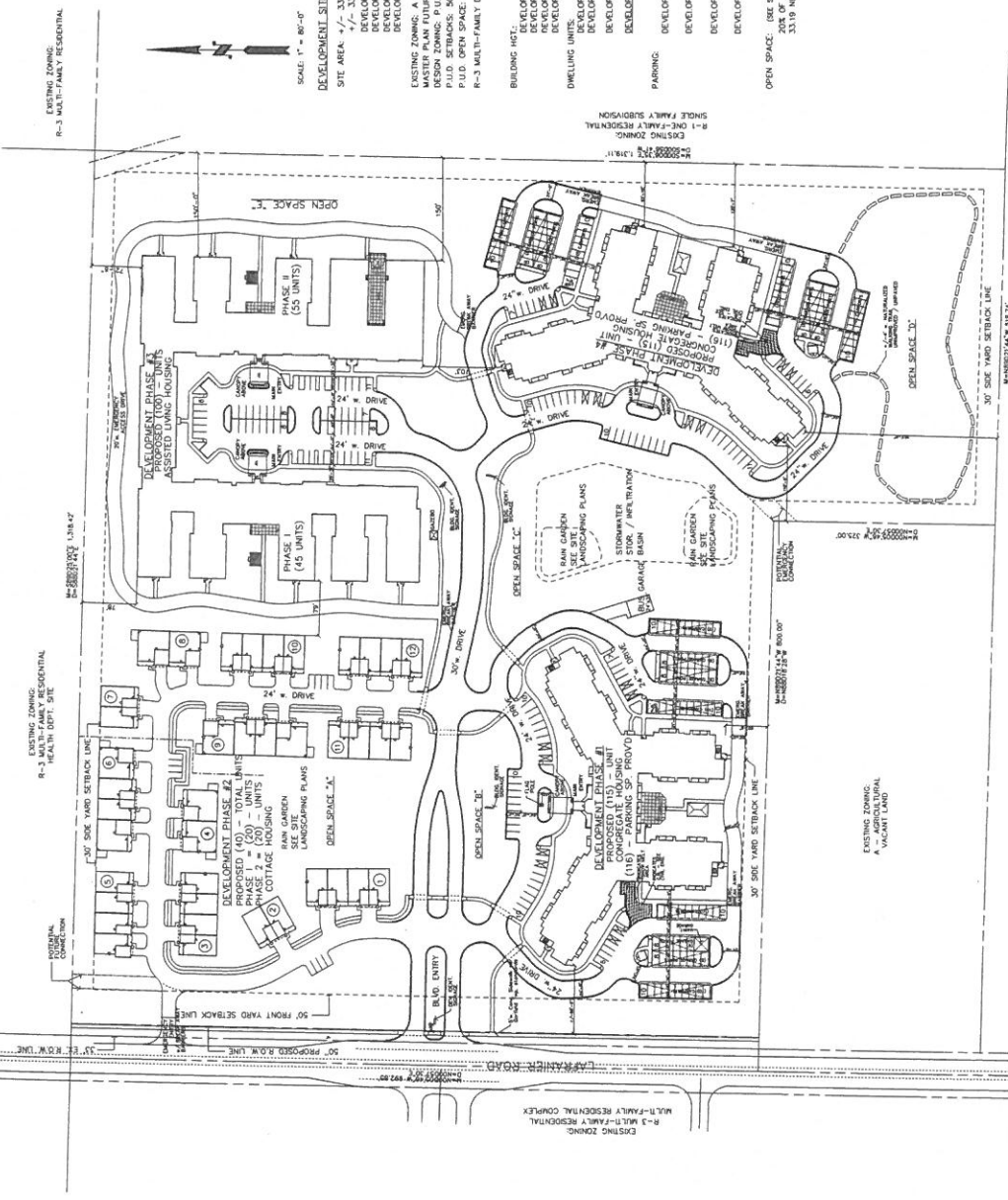
EXISTING ZONING: A - AGRICULTURAL
 MASTER PLAN FUTURE LAND USE: HIGH DENSITY RESIDENTIAL
 DESIGN ZONING: P.U.D. / PLANNED UNIT DEVELOPMENT
 P.U.D. SETBACKS: 25' FRONT YD. / 30' ALL SIDE & REAR YARDS
 SETBACKS: 25' OF SIDE YARD SETBACKS FROM ALL SIDE YARD SETBACKS
 R-3 MULTI-FAMILY DENSITY: 1,445,642,722 NET SQ. FT. OF SITE AREA / 10.9 UNITS PER NET ACRE
 4,000 SQ. FT. OF SITE AREA PER UNIT = 361 UNITS ALLOWED

BUILDING FOOTPRINTS:
 DEVELOPMENT PHASE #1 = (3) STORES / 37'-8"
 DEVELOPMENT PHASE #2 = (1) STORY / 16'-8"
 DEVELOPMENT PHASE #3 = (1) STORY / 24'-0"
 DEVELOPMENT PHASE #4 = (3) STORES / 37'-8"

DWELLING UNITS:
 DEVELOPMENT PHASE #1 = (115) - UNITS TOTAL / SENIOR CONGREGATE RESIDENCE
 DEVELOPMENT PHASE #2 = (40) - UNITS TOTAL / SENIOR ASSISTED RESIDENCE
 DEVELOPMENT PHASE #3 = (100) - UNITS TOTAL / SENIOR ASSISTED RESIDENCE
 DEVELOPMENT PHASE #4 = (115) - UNITS TOTAL - SENIOR CONGREGATE RESIDENCE

PARKING:
 DEVELOPMENT PHASE #1 = (115) - UNITS x (1) SPACE PER UNIT
 DEVELOPMENT PHASE #2 = (40) - UNITS x (1) SPACE PER UNIT
 DEVELOPMENT PHASE #3 = (100) - UNITS x (1) SPACE PER UNIT
 DEVELOPMENT PHASE #4 = (115) - UNITS x (1) SPACE PER UNIT

OPEN SPACE: (SEE SHEET 0550" FOR OPEN SPACE INFORMATION)
 20% OF NET SITE AREA REQUIRED
 33.9 NET ACRES x 20% = 6.78 ACRES



Developer:
 Reenders, Inc.

Project:

The Village at
 LaFrenier Woods

GARFIELD TWP., MICHIGAN

Architectural
 Site
 Plan

Project Number: 19-110
 Checked: EAPN
 Date: 03.21.19
 Sheet Number: **SPI**



Progressive Associates, Inc. Architects
838 W. Long Lake Road
Suite 250
Bloomfield Hills, Michigan 48302
248-340-5940

The Village at LaFranier Woods - Congregate

Garfield Township, Michigan

developer: REENDERS, Inc.

315 W. Lake Lake #200
Bloomfield Hills, MI 48304
248.853.8800
www.progressivearchitects.com

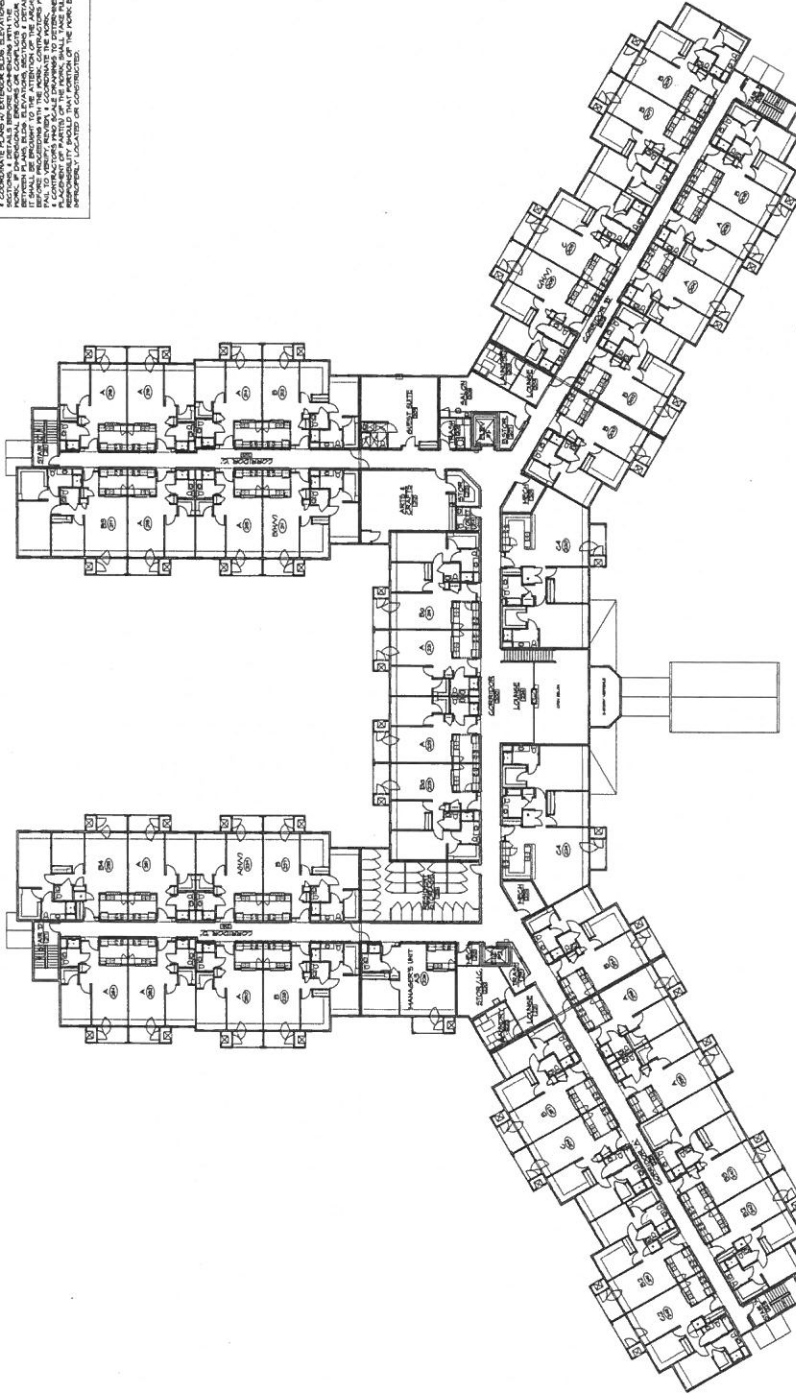
NOTE TO ALL CONTRACTORS:
ALL CONTRACTORS SHALL VERIFY & CORRECTIVE
A. COORDINATE ALL WORK WITH ALL EXISTING AND NEW UTILITIES
B. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND NEW
C. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND NEW
D. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND NEW
E. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND NEW
F. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND NEW
G. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND NEW
H. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND NEW
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J. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND NEW
K. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND NEW
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O. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND NEW
P. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND NEW
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X. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND NEW
Y. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND NEW
Z. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND NEW

Issued For
REVIEW
7/24/19
REVIEW
8/30/19
REVIEW
10/2/19

Developer:
Reverend's Inc.
Phase 1 Congregate Care
Project:
The Village at
LaFramboise Woods
Clermont Township, Michigan

Sheet Title:
COMPOSITE
SECOND FLOOR PLAN

Project Number: 19-110-1
Drawing: 202
Checked: JF
Date: 7/11/19
Sheet Number:
A2.1



UNIT TABULATION - SECOND FLOOR

UNIT PLAN	UNIT AREA	UNIT DESCRIPTION	TOTAL UNITS
A	0774L2	1 BEDROOM / 1 BATH	14
B	0774L1	1 BEDROOM / 1 BATH	1
C	0774L3	1 BEDROOM / 1 BATH	1
D	0774L4	1 BEDROOM / 1 BATH	1
E	0774L5	1 BEDROOM / 1 BATH (not shown)	2
F	0774L6	1 BEDROOM / 1 BATH (not shown)	2
G	0774L7	1 BEDROOM / 1 BATH (not shown)	3
H	0774L8	1 BEDROOM / 1 BATH (not shown)	3
I	0774L9	1 BEDROOM / 1 BATH (not shown)	1
J	0774L10	1 BEDROOM / 1 BATH (not shown)	2
TOTAL			41

Showing 8 Units Add Units (204, 205, 206, 207, 208, 209, 210, 211, 212)

COMPOSITE SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

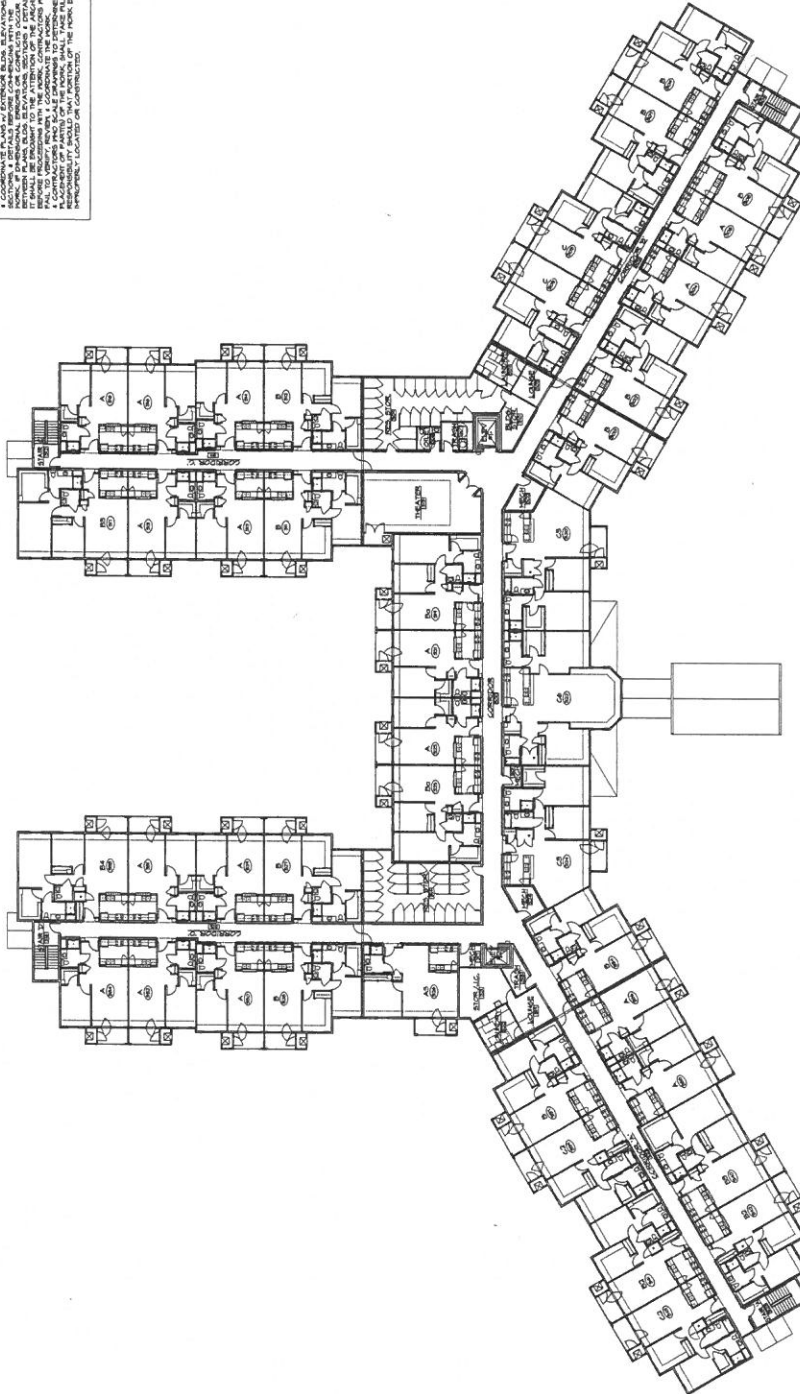
NOTE TO ALL CONTRACTORS:
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B. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
C. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
D. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
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I. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
J. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
K. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
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N. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
O. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
P. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
Q. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
R. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
S. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
T. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
U. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
V. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
W. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
X. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
Y. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
Z. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL

Revised For	By	Date
REVIEW	MM	8.20.19
REVIEW	MM	8.20.19
REVIEW	MM	10.2.19

Developer:
Reanders Inc.
Phase 1 Congregate Care
Project:
The Village at
Lafayette Woods

Garfield Township, Michigan
Sheet Title:
COMPOSITE
THIRD FLOOR PLAN

Project Number: 19-110-1
Drawing: R003
Checked: DJF
Date: 7/11/19
Sheet Number:
A3.1



UNIT PLAN	UNIT AREA	UNIT DESCRIPTION	TOTAL UNITS
A	(0714.2)	1 BEDROOM / 1 BATH	1
B	(0714.2)	2 BEDROOM / 1.5 BATH	11
Ba	(0714.2)	2 BEDROOM / 1.5 BATH	3
Bb	(0714.2)	2 BEDROOM / 1.5 BATH	3
Bc	(0714.2)	2 BEDROOM / 1.5 BATH	3
C	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
Ca	(0714.2)	2 BEDROOM / 1.5 BATH	3
Cb	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
Cc	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
Cd	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CE	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CF	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CG	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CH	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CI	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CJ	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CK	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CL	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CM	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CN	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CO	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CP	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CQ	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CR	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CS	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CT	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CU	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CV	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CW	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CX	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CY	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1
CZ	(0714.2)	2 BEDROOM / 1.5 BATH (incl. amenity)	1

COMPOSITE THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"





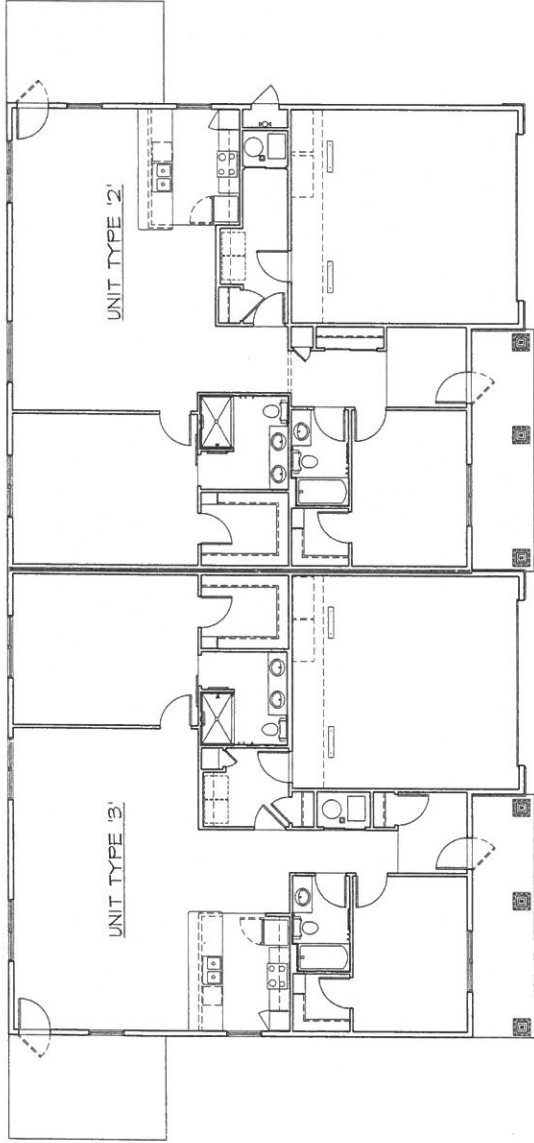
Progressive Associates, Inc. Architects
838 W. Long Lake Road
Suite 250
Bloomfield Hills, Michigan 48302
248-540-5940

The Village at LaFranier Woods - Cottages

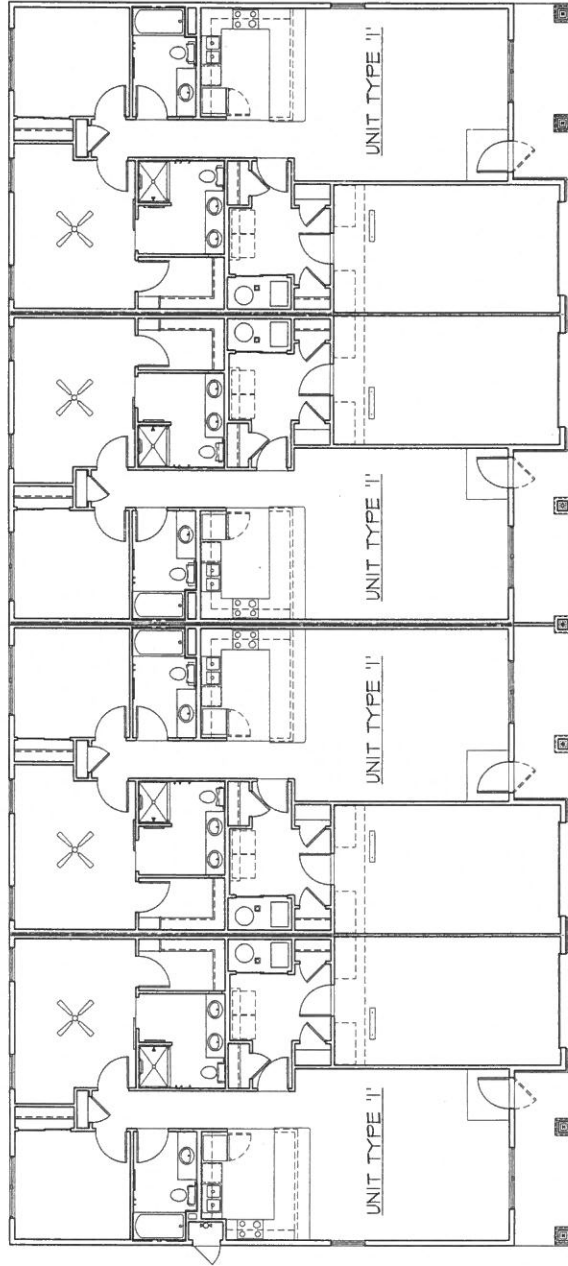
Garfield Township, Michigan

developer: REENDERS, Inc.

Issued For
 REVIEW



TYPICAL COMPOSITE FLOOR PLAN
 SCALE: 3/8" = 1'-0"



TYPICAL COMPOSITE FLOOR PLAN
 SCALE: 3/8" = 1'-0"

Developer:
 Recorders Inc.

Project:

The Village at
 Lahramer Woods
 Cottages

Carfield Township, Michigan
 Sheet Title

TYPICAL
 COTTAGE BUILDING
 FLOOR PLANS

Project Number: 19-110-2

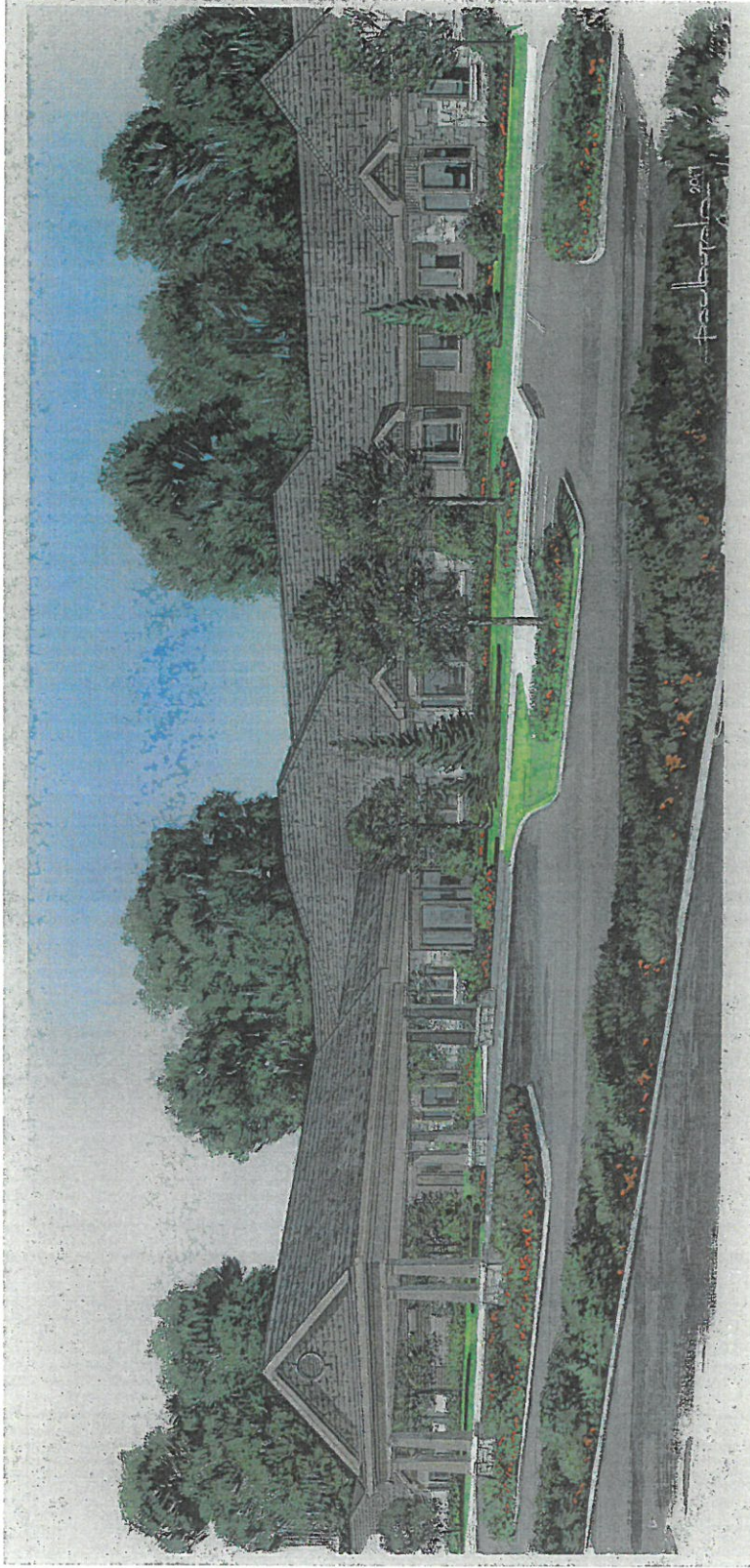
Drawn: PA

Checked: DT

Date: 2-2-20

Sheet Number

SK



Progressive Associates, Inc. Architects
838 W. Long Lake Road
Suite 250
Bloomfield Hills, Michigan 48302
248-540-5940

The Village at LaFranier Woods - Assisted Living

Garfield Township, Michigan

developer: REENDERS, Inc.



Prepared For:

01.29.20 GUYTON BENTLEY
01.29.20 REVISION: Owner Review

Developer:
Renders Inc.

Phase I Congregate Care

The Village at
LaFrammer Woods

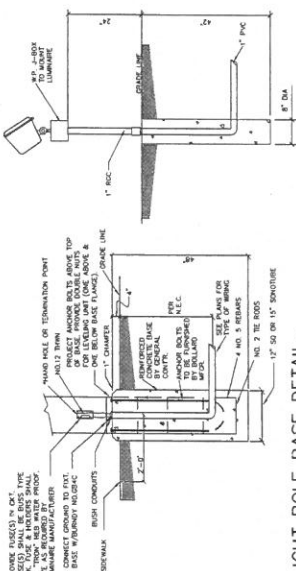
Garfield Township, Michigan

PHASE I SITE
ELECTRICAL/
LIGHTING PLAN

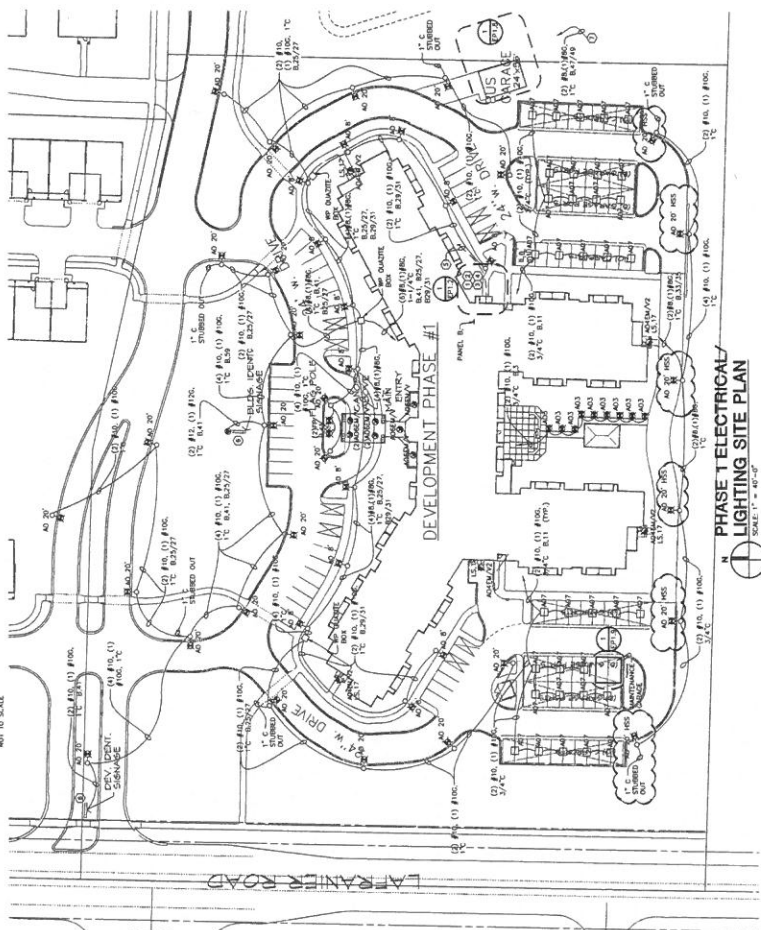
Project Number: 19-110-1
Drawn: [Blank]
Checked: [Blank]
Sheet Number: 11119
Scale: [Blank]

ES.1.0

DESCRIPTION	QUANTITY	UNIT	DATE	BY	REVISION
1.000 POLE #1 (CONCRETE) WITH 10' TOWER	1	POLE	01/29/20	MB	ADD
1.000 POLE #2 (CONCRETE) WITH 10' TOWER	1	POLE	01/29/20	MB	ADD
1.000 POLE #3 (CONCRETE) WITH 10' TOWER	1	POLE	01/29/20	MB	ADD
1.000 POLE #4 (CONCRETE) WITH 10' TOWER	1	POLE	01/29/20	MB	ADD
1.000 POLE #5 (CONCRETE) WITH 10' TOWER	1	POLE	01/29/20	MB	ADD
1.000 POLE #6 (CONCRETE) WITH 10' TOWER	1	POLE	01/29/20	MB	ADD
1.000 POLE #7 (CONCRETE) WITH 10' TOWER	1	POLE	01/29/20	MB	ADD
1.000 POLE #8 (CONCRETE) WITH 10' TOWER	1	POLE	01/29/20	MB	ADD
1.000 POLE #9 (CONCRETE) WITH 10' TOWER	1	POLE	01/29/20	MB	ADD
1.000 POLE #10 (CONCRETE) WITH 10' TOWER	1	POLE	01/29/20	MB	ADD
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1.000 POLE #13 (CONCRETE) WITH 10' TOWER	1	POLE	01/29/20	MB	ADD
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1.000 POLE #17 (CONCRETE) WITH 10' TOWER	1	POLE	01/29/20	MB	ADD
1.000 POLE #18 (CONCRETE) WITH 10' TOWER	1	POLE	01/29/20	MB	ADD
1.000 POLE #19 (CONCRETE) WITH 10' TOWER	1	POLE	01/29/20	MB	ADD
1.000 POLE #20 (CONCRETE) WITH 10' TOWER	1	POLE	01/29/20	MB	ADD

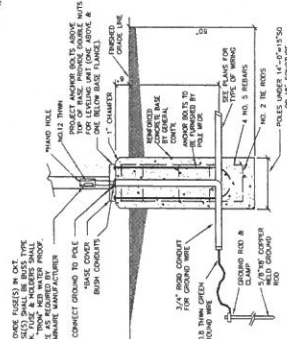


LIGHT POLE BASE DETAIL - BOLLARD
BASE TYPE "C" - BOLLARD

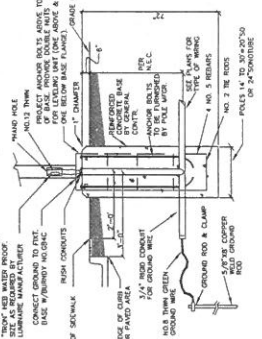


PHASE I ELECTRICAL LIGHTING SITE PLAN
SCALE: 1" = 40'-0"

- PARAMETERS:** FOR EACH POLE, PROVIDE THE FOLLOWING WORK AND INCLUDE ALL NOTES IN THIS LIST.
- ELECTRICAL PANEL, TRANSFORMER LOCATION, EXACT LOCATION TO BE DETERMINED BY THE OWNER. PROVIDE ALL NECESSARY CONDUIT AND CABLE TRAYS TO THE PANEL.
 - TRANSFORMER RELOCATION, CONDUIT AND CABLE TRAYS TO BE DETERMINED BY THE OWNER.
 - EMERGENCY GENERATOR.
 - INSTALL 10' TOWER POLE WITH 10' TOWER AND 10' TOWER. PROVIDE ALL NECESSARY CONDUIT AND CABLE TRAYS TO THE PANEL.
 - CONDUIT INTERNALLY ILLUMINATED SIGN TO BE DETERMINED BY THE OWNER.
 - PROVIDE ALL NECESSARY CONDUIT AND CABLE TRAYS TO THE PANEL.
 - CONDUIT INTERNALLY ILLUMINATED SIGN TO BE DETERMINED BY THE OWNER.



LIGHT POLE BASE DETAIL - POLE TYPE "A" IN LAWN AREA



LIGHT POLE BASE DETAIL - POLE TYPE "B" IN LAWN AREA



VILLAGE OF L'ANSE-AU-LOUP
 PHASE 2 SITE PLAN PHOTO METRICS

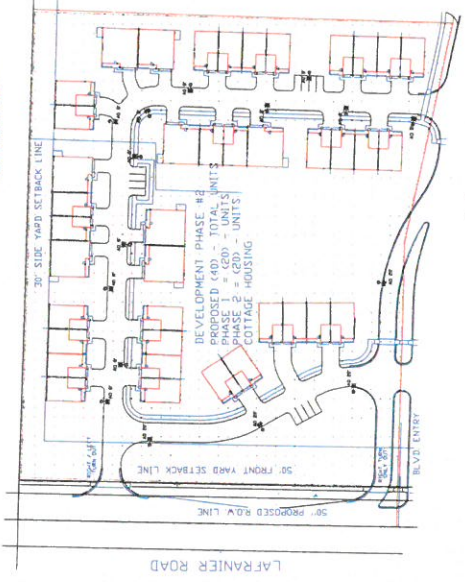
Project No. 2018-001
 M. BÉGIN
 24/03/2018
 JAC. BOUTIN
 20/03/2018
 20180317 - SITE
 Summary

1 of 1

Item	Description	Value	Unit
AD4	AD4 - 12' SIDE YARD SETBACK	1	12'
AD5	AD5 - 10' SIDE YARD SETBACK	1	10'
AD6	AD6 - 10' SIDE YARD SETBACK	1	10'
AD7	AD7 - 10' SIDE YARD SETBACK	1	10'
AD8	AD8 - 10' SIDE YARD SETBACK	1	10'
AD9	AD9 - 10' SIDE YARD SETBACK	1	10'
AD10	AD10 - 10' SIDE YARD SETBACK	1	10'
AD11	AD11 - 10' SIDE YARD SETBACK	1	10'
AD12	AD12 - 10' SIDE YARD SETBACK	1	10'
AD13	AD13 - 10' SIDE YARD SETBACK	1	10'
AD14	AD14 - 10' SIDE YARD SETBACK	1	10'
AD15	AD15 - 10' SIDE YARD SETBACK	1	10'
AD16	AD16 - 10' SIDE YARD SETBACK	1	10'
AD17	AD17 - 10' SIDE YARD SETBACK	1	10'
AD18	AD18 - 10' SIDE YARD SETBACK	1	10'
AD19	AD19 - 10' SIDE YARD SETBACK	1	10'
AD20	AD20 - 10' SIDE YARD SETBACK	1	10'
AD21	AD21 - 10' SIDE YARD SETBACK	1	10'
AD22	AD22 - 10' SIDE YARD SETBACK	1	10'
AD23	AD23 - 10' SIDE YARD SETBACK	1	10'
AD24	AD24 - 10' SIDE YARD SETBACK	1	10'
AD25	AD25 - 10' SIDE YARD SETBACK	1	10'
AD26	AD26 - 10' SIDE YARD SETBACK	1	10'
AD27	AD27 - 10' SIDE YARD SETBACK	1	10'
AD28	AD28 - 10' SIDE YARD SETBACK	1	10'
AD29	AD29 - 10' SIDE YARD SETBACK	1	10'
AD30	AD30 - 10' SIDE YARD SETBACK	1	10'
AD31	AD31 - 10' SIDE YARD SETBACK	1	10'
AD32	AD32 - 10' SIDE YARD SETBACK	1	10'
AD33	AD33 - 10' SIDE YARD SETBACK	1	10'
AD34	AD34 - 10' SIDE YARD SETBACK	1	10'
AD35	AD35 - 10' SIDE YARD SETBACK	1	10'
AD36	AD36 - 10' SIDE YARD SETBACK	1	10'
AD37	AD37 - 10' SIDE YARD SETBACK	1	10'
AD38	AD38 - 10' SIDE YARD SETBACK	1	10'
AD39	AD39 - 10' SIDE YARD SETBACK	1	10'
AD40	AD40 - 10' SIDE YARD SETBACK	1	10'
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AD44	AD44 - 10' SIDE YARD SETBACK	1	10'
AD45	AD45 - 10' SIDE YARD SETBACK	1	10'
AD46	AD46 - 10' SIDE YARD SETBACK	1	10'
AD47	AD47 - 10' SIDE YARD SETBACK	1	10'
AD48	AD48 - 10' SIDE YARD SETBACK	1	10'
AD49	AD49 - 10' SIDE YARD SETBACK	1	10'
AD50	AD50 - 10' SIDE YARD SETBACK	1	10'



EXISTING ZONING
 R-3 MULTI-FAMILY RESIDENTIAL
 HEALTH DEPT. SITE

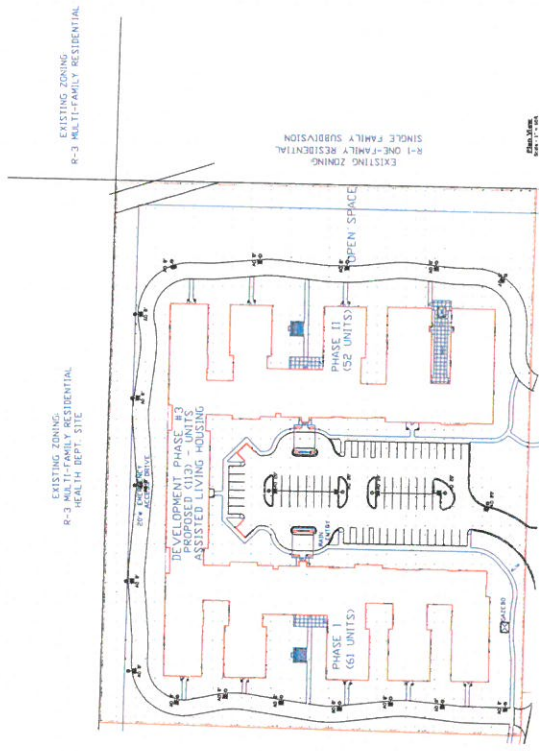


EXISTING ZONING
 R-3 MULTI-FAMILY RESIDENTIAL
 MULTI-FAMILY RESIDENTIAL COMPLEX

Scale 1/4" = 1'-0"

SYMBOL	DESCRIPTION	AREA (SQ. FT.)	PERCENT OF TOTAL AREA	PERCENT OF TOTAL AREA (BY PHASE)
1	PHASE 1 (61 UNITS)	10,000	10.0%	10.0%
2	PHASE 2 (120 UNITS)	20,000	20.0%	30.0%
3	PHASE 3 (120 UNITS)	20,000	20.0%	50.0%
4	PHASE 4 (120 UNITS)	20,000	20.0%	70.0%
5	PHASE 5 (120 UNITS)	20,000	20.0%	90.0%
6	PHASE 6 (120 UNITS)	20,000	20.0%	100.0%
7	PHASE 7 (120 UNITS)	20,000	20.0%	100.0%
8	PHASE 8 (120 UNITS)	20,000	20.0%	100.0%
9	PHASE 9 (120 UNITS)	20,000	20.0%	100.0%
10	PHASE 10 (120 UNITS)	20,000	20.0%	100.0%
11	PHASE 11 (120 UNITS)	20,000	20.0%	100.0%
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99	PHASE 99 (120 UNITS)	20,000	20.0%	100.0%
100	PHASE 100 (120 UNITS)	20,000	20.0%	100.0%

PHOTOMETRIC DATA
 DATE: 10/11/2017
 TIME: 10:00 AM
 PROJECT: PHASE 3
 DRAWING: PHOTOMETRICS
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN
 SCALE: 1/8" = 1'-0"

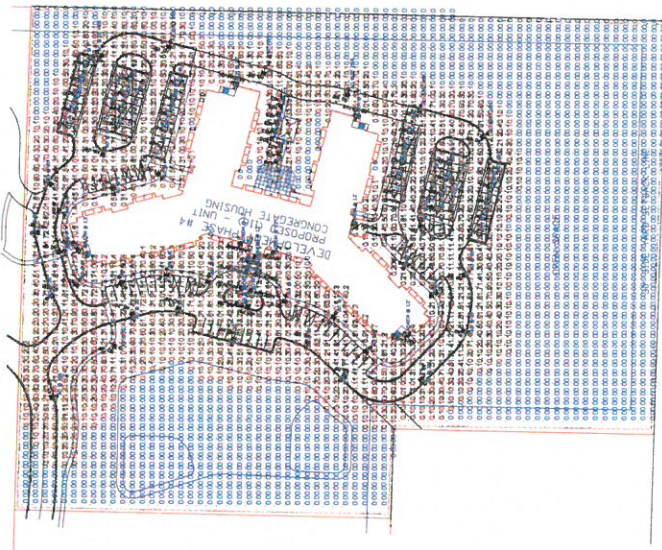




VILLAGE OF LARAVIER WOODS
GARFIELD TOWNSHIP, MICHIGAN
PHASE 4 SITE PLAN PHOTOMETRICS


Project No. 201807-1578
Date: 08/08/2018
Author: J. B. BELLER
Checked: J. B. BELLER
Scale: AS NOTED
Drawing: 201807-1578
Summary

Code	Description	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
AD @ 12'	AD @ 12'	1,000	1,000	1,000	1,000	1,000	1,000
AD @ 8'	AD @ 8'	1,000	1,000	1,000	1,000	1,000	1,000
AD @ 30'	AD @ 30'	1,000	1,000	1,000	1,000	1,000	1,000
AD3	AD3	1,000	1,000	1,000	1,000	1,000	1,000
AD @ 12' HSS	AD @ 12' HSS	1,000	1,000	1,000	1,000	1,000	1,000
AD @ 30' HSS	AD @ 30' HSS	1,000	1,000	1,000	1,000	1,000	1,000
AD7 @ 8'	AD7 @ 8'	1,000	1,000	1,000	1,000	1,000	1,000



EXISTING ZONING:
A - AGRICULTURAL
VALLEY LAND

201807-1578
08/08/2018
J. B. BELLER

 Charter Township of Garfield Planning Department Report No. 2020-32			
Prepared:	February 5, 2020	Pages:	4
Meeting:	February 12, 2020 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	BATA Development - Conceptual Review #2		
Applicant:	Bay Area Transportation Authority (BATA)		

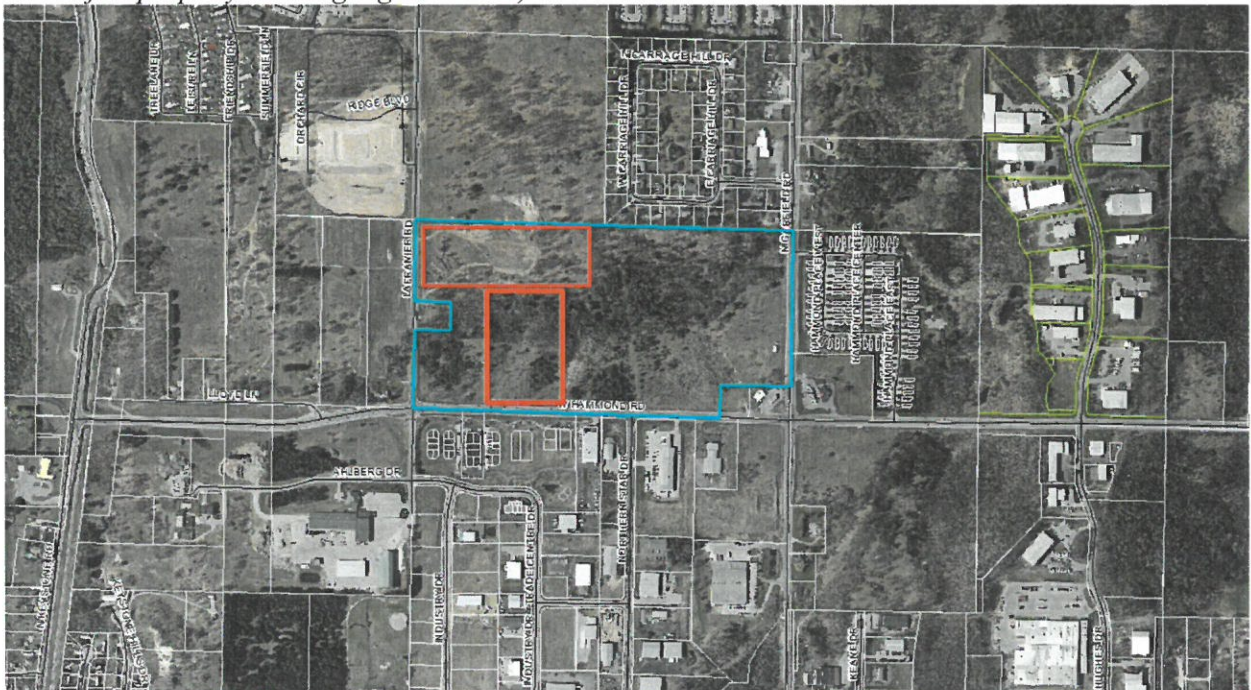
STAFF COMMENT:

This application is for conceptual review of a proposed development that would facilitate construction of a 57,000-square operation facility for the Bay Area Transportation Authority (BATA), a bus transfer station and a 120-unit apartment complex on approximately 13.5 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.

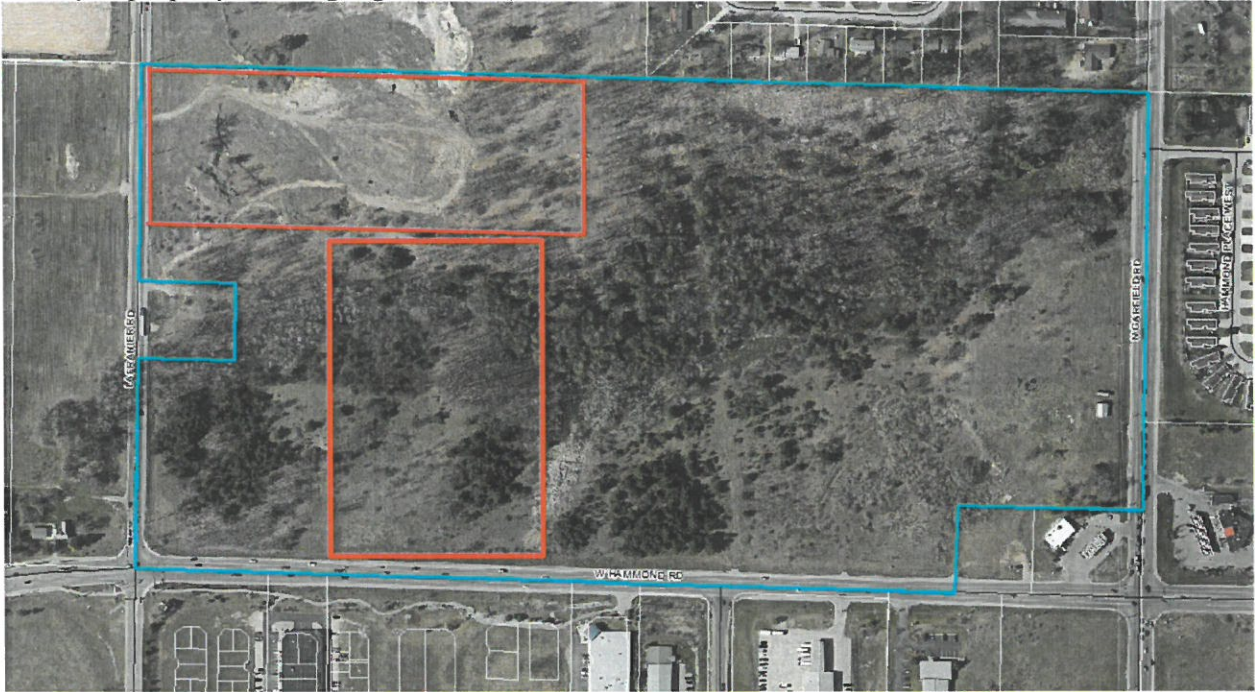
A version of this proposal first appeared before the Planning Commission at the January 8, 2020 meeting. The updated conceptual proposal addresses items of concern raised by Commissioners during that meeting. The subject site is currently undeveloped. It is mostly open with clusters of existing trees. Land to the east and south is undeveloped. Land to the west is being developed as Ridge45 apartments. Land to the north is site of the proposed Village at LaFranier Woods along with another site expected to be the location of a future church.

The subject parcel is zoned A-Agricultural. Pursuant to the Township Master Plan, the future land use designation for the subject parcel is High Density Residential (6 to 10 units per acre).

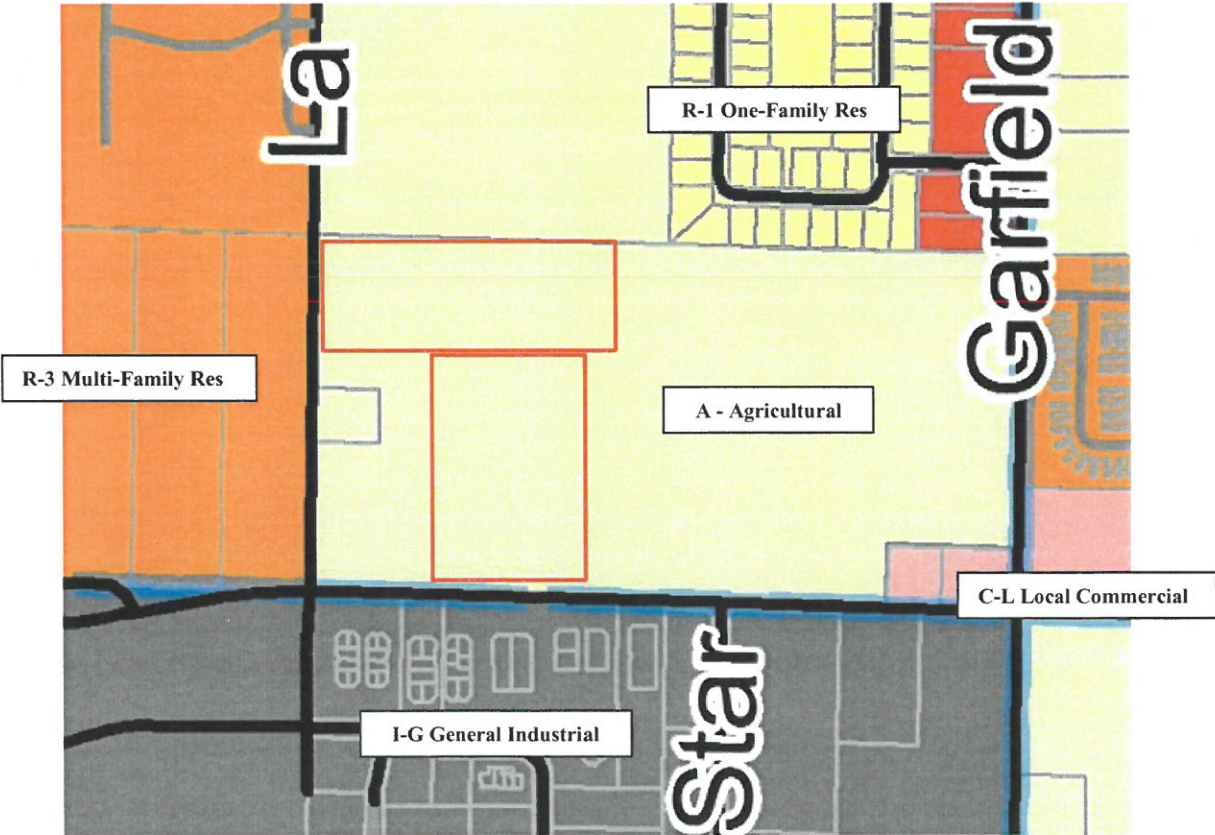
Zoomed-out aerial photo of subject property (the parent parcel property lines are highlighted in blue while the subject property lines highlighted in red):



Zoomed-in aerial photo of subject property (the parent parcel property lines are highlighted in blue while the subject property lines highlighted in red):



Zoning of the subject parcel and surrounding area is shown below:

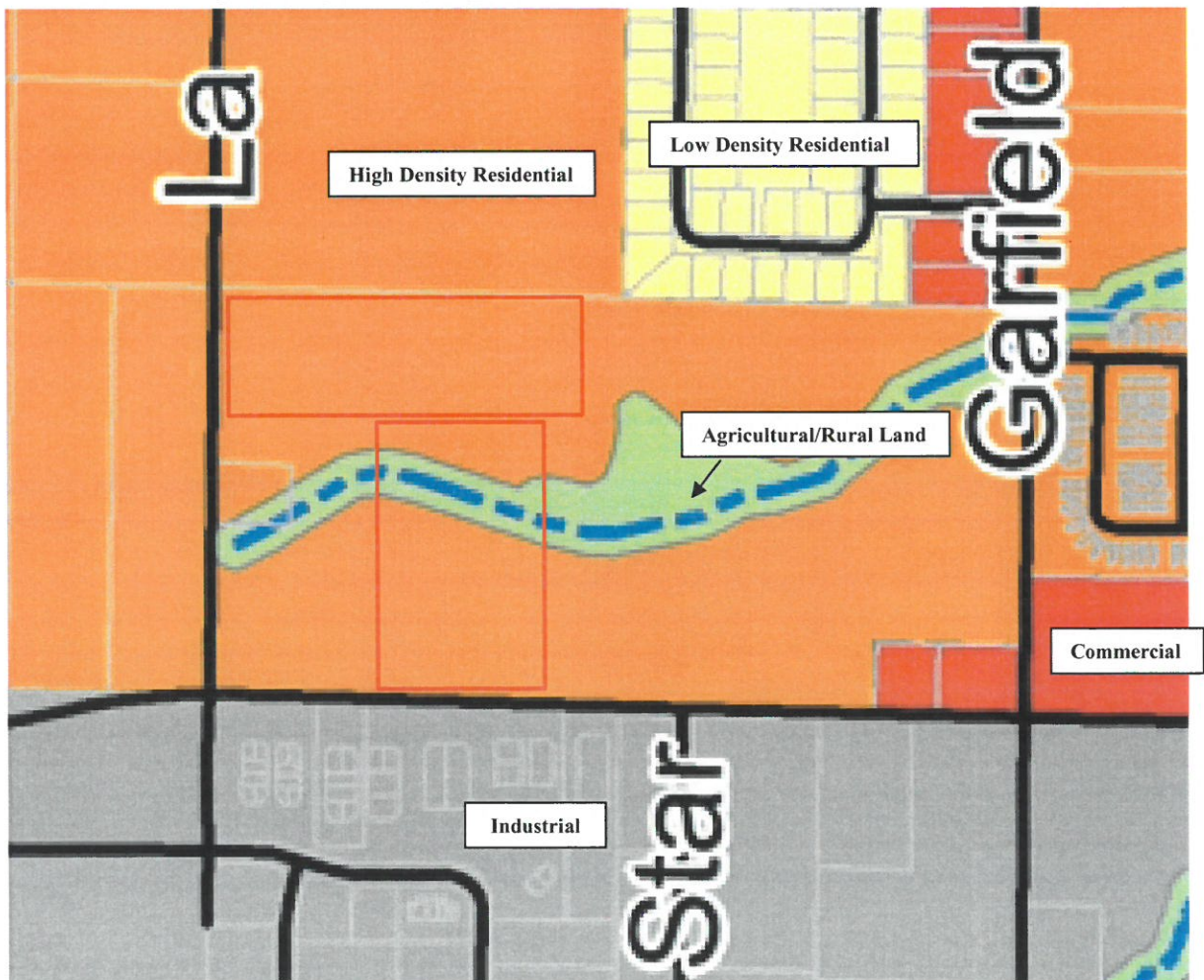


Master Plan

The High-Density Residential designation provides areas for medium- to high-density single- and two-family residential dwelling units mixed with a variety of multi-family residential dwelling types, including apartments where adequate public facilities and services exist with capacity to serve such development. The districts are composed mainly of areas containing an existing mix of these dwelling types, as well as areas within which such development appears likely and desirable. They are intended to encourage more intensive development in and near the core areas of the Township.

Design should encourage a neighborhood environment for family life and include uses such as schools, places of worship, and parks that will promote a sense of community, urban vitality, and the efficient provision of infrastructure. Zoning district regulations should allow for market and design flexibility, while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and natural land areas. The most compatible zoning district for this designation is R-3 Multi-Family Residential and potentially compatible with R-1 One-Family Residential and R-2 Two-Family Residential. Land uses generally permitted in the R-3 district include residential uses, adult and childcare facilities, and institutional uses.

Future land use designation of the subject parcel and surrounding area is shown below:



Site Design:

In response to the feedback from the Planning Commission, the applicant has submitted a site design with two development components. In the northwest corner of the site, the transfer station would be located the closest to the road, with the 120-unit apartment complex behind it to the east. There is space available to the east for additional development and a stub connection would be provided.

The BATA administration and operations facility would be located on Hammond Road directly south of the apartments across the wetlands. The design shows the front of the administration building facing the road and the storage bay doors facing the side. Future expansion of the storage bays is accommodated on the north side of the proposed storage bays. The two development components would not be connected.

Current Location:

The current location of the BATA operation facility is 3233 Cass Road at the intersection of Cass Road and South Airport Road. The location is designated as Industrial according to the Township Master Plan and is zoned I-G General Mixed Used Industrial Business.

Access Management

Pursuant to Section 512 of the Zoning Ordinance, only one (1) driveway is permitted to a County road per existing parcel. Some relief regarding access to LaFranier Road is provided in the Zoning Ordinance due to existing wetlands bifurcating the parcel.

In this case, one (1) driveway to LaFranier Road north of the wetlands, one (1) driveway to LaFranier Road south of the wetlands, and one (1) driveway to Hammond Road is permitted. Any further development on the parcel would need to be coordinated with the access for the parent parcel along each road so that only the permitted driveways are constructed. Cross-access agreements and easements shall be required upon development to ensure that further development of the parent parcel may occur.

Water and Sewer Services:


Existing water main and sanitary sewer services are available nearby.

ACTION REQUESTED:

The conceptual review process is intended to provide an opportunity for dialogue between the Planning Commission and the applicant. No formal action is requested.

Attachments:

1. Conceptual Site Plan dated January 31, 2020

 Charter Township of Garfield Planning Department Report No. 2020-20			
Prepared:	February 5, 2020	Pages:	5
Meeting:	February 12, 2020 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	SUP-2019-07 Consumers Energy Boardman Substation – Introduction		
File No.	SUP-2019-07	Parcel No.	05-034-010-00
Owner:	Consumers Energy		
Agent:	Consumers Energy		

BRIEF OVERVIEW:

- 825 Cass Road; 6.27 acres on one parcel
- Existing use is the Consumers Energy substation (major essential service)
- Primarily R-1 One-Family Residential zoning district (some in A-Agricultural zoning district)

PURPOSE OF APPLICATION:

This application requests approval of a Special Use Permit (“SUP”) for Consumers Energy to expand its existing Boardman Substation. The substation is considered a major essential service, and major essential service facilities may be permitted by special use permit in any zoning district.

SUBJECT PROPERTY:

The site is located at the southwest corner of Cass Road and Keystone Road. The application indicates a plan to expand the footprint of the substation, including adding new equipment and structures. No other improvements or changes to the site are anticipated.

Zoomed-out aerial image of the subject property (property lines highlighted in blue):



Zoomed-in aerial image of the subject property (property lines highlighted in blue):



SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

In approving any special use permit pursuant to Section 423, the Planning Commission may impose such reasonable standards, conditions, or requirements, in addition to or that supersede any standard specified in this ordinance, as it may deem necessary to protect the public interest and welfare. Such additional standards may include, but need not be limited to:

- a) Financing;
- b) Availability of adequate public facilities or services;
- c) Dedication of land;
- d) Reservation of land;
- e) Creation of special assessment districts;
- f) Creation of restrictive covenants or easements;
- g) Special setbacks;
- h) Yard requirements;
- i) Increased screening or landscaping requirements;
- j) Area requirements;
- k) Development phasing; or
- l) Standards pertaining to traffic, circulation, noise, lighting, hours of operation, protection of environmentally sensitive areas, and similar characteristics.

Section 737.B of the Zoning Ordinance outlines the criteria for review of major essential service facilities. In considering applications for the placement of any Major Essential Service Facilities the Township shall consider the effects of the proposed project upon the health, safety and welfare of the Township, as existing and anticipated; and the effect of the proposed project upon the Master Plan. In addition, the following specific standards shall be reviewed as they may apply to the application:

An applicant proposing a Major Essential Service Facility in a residential district shall demonstrate that there are no other feasible and prudent alternatives than to locate the Major Essential Service Facility in the proposed location. Furthermore, the applicant shall show that all reasonable efforts to locate the Major Essential Service Facility in an adjacent zoning jurisdiction have proven impracticable or an incompatible land use as determined by the Planning Commission.

The site is located within the R-1 One-Family Residential district; however, the proposal is for an expansion of an existing Major Essential Service Facility. All proposed expansion as part of this project will take place on the existing parcel.

All above ground major essential service facilities shall be located in conformance with the yard, lot width and lot area standards of this ordinance.

The existing parcel meets the minimum parcel dimensions. The existing substation and proposed expansion appear to meet all setback standards.

With the exception of elevated water storage facilities and electrical transmission towers and poles, major essential service facilities shall not exceed the maximum height requirements of the zoning district in which they are located.

The maximum height for any structure is 35 feet; this should be verified by the applicant for both the existing substation and proposed expansion.

Major essential service facilities located out-of-doors shall to the extent possible be screened from view from adjoining properties and from road rights-of-way.

There appears to be a landscaped screening wall on the southern lot line and some screen on the western lot line, but there is no screening on the northern (Cass Road) or eastern (Keystone Road) lot lines. Additional landscaping and screening may be considered as part of this review.

Equipment buildings intended to house major essential service facilities, such as well houses, pump buildings or equipment shelters, shall be constructed of face brick, decorative masonry, cement board or wood lap siding designed to resemble nearby structures. Provided, that a side of such equipment building that is not visible from a public right-of-way, may be constructed of common cement block or metal panels, if further screened with evergreen landscaping.

One existing storage house is proposed to be removed, and there are no new equipment buildings proposed as part of this substation expansion.

Any above ground Major Essential Service Facility shall be fully secured from unauthorized entry either by construction of the facility itself or through fencing which meets the requirements of this ordinance.

The existing substation is surrounded by a fence. It appears that all improvements for this project will take place within the already fenced area.

Compliance with the Township Non-Motorized Plan is required.

The Township Non-Motorized Plan shows a bike lane/route along both Cass Road and Keystone Road, and a nature trail heading east from this intersection. There are no bike paths or sidewalks proposed on the subject parcel.

A Major Essential Service Facility located on a vacant parcel shall be considered the principal use of that parcel.

The existing substation is the principal use of its parcel. There are no other uses on the parcel.

An above ground Major Essential Service Facility which is fenced or which is housed in an equipment building shall include a sign placard of not more than two square feet which shall indicate the owner or operator's name, address and emergency contact information. In addition, such facilities may include any required hazard warning signage.

This standard can be made a condition of the special use approval, if the current signage on the substation facility were to be found insufficient. Any proposed changes to existing signage on the site shall be indicated by the applicant.

Other site plan elements include the following:

Lighting / Photometric Plan

Lighting requirements are in Section 517 and include the following:

- **Shielding and Filtration.** Lighting fixtures shall provide a glare free area beyond the property line and light shall be confined to the lot from which it originates. All fixtures shall have full cut-off and shall not direct light upwards.
- **Illumination.** Average illumination levels shall not exceed 3.0 foot-candles for the main parking area, 2.0 foot-candles for the peripheral parking area, 5.0 foot-candles for the main drive areas, and 20.0 foot-candles directly below the lighting fixture. Illumination shall also not exceed 1.0 foot-candles adjoining another nonresidential zoning district along a local street or property line.
- **Color Temperature.** All proposed lamps shall emit light measuring 3,500 K or warmer on the Kelvin scale.
- **Pole Height.** All pole-mounted lighting shall not exceed the maximum permitted height of the zoning district.

The lighting plan submitted does not address all the lighting aspects in Section 517 as described above and should be resubmitted with additional details.

Landscaping and Screening

Major essential service facilities have a landscape planting requirement of a Type “D” buffer adjacent to any other use according to Table 531.1. A Type “D” buffer consists of the following:

- **Planting requirement.** Ground cover as specified in Section 530.J, plus 4 large trees, 3 medium or small trees, and 3 evergreen or coniferous trees per 100 linear feet of greenspace area.
- **Minimum width of 20 feet.**

The applicant shall provide a landscape plan to address these landscaping and screening standards.

Site Access

There is one access to the site on Cass Road and none on Keystone Road. The Grand Traverse County Road Commission (GTCRC) is looking at constructing a roundabout at the intersection of Cass Road and Keystone Road in the next few years. It is unknown how or if the proposed roundabout would affect the existing access to the Consumers Energy site.

Section 521.G (6) says that “where necessary to ensure desired vehicular or pedestrian access over private property, the approval authority may require the recording of a cross-access easement.” Cross-access to this site is not likely to be beneficial in its current configuration, but this may need to be reviewed if the proposed roundabout affects the location of the existing access.

Natural Features

The site does not contain any significant natural features and the proposed substation expansion is within the existing fenced area. The western edge of the site may contain wetlands or wetland soils based on the previous location of the Boardman River prior to the removal of the dam and relocation of the river.

Parking / Snow Storage

Major essential service facilities have no specific requirements for parking or snow storage.

Storm Water Management

Storm water management is subject to review and approval by the Township Engineer.

Trash Enclosure

No trash enclosure is shown; the applicant should clarify if any trash produced is taken off-site.

ACTION REQUESTED:

The purpose of the introductory meeting is to accept the application and to identify concerns that should be addressed prior to holding a public hearing on the application. As such, following an opportunity for applicant presentation and Commissioner discussion, the following motion is offered for consideration:

MOTION 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.

Any additional information the Commissioners deem necessary should be added to this motion.

Attachment:

1. Letter from applicant dated December 6, 2019
2. 11” x 17” site plan set from applicant (individual pages with different dates)

December 6, 2019

Garfield Township
3848 Veterans Drive
Traverse City, MI 49684

Dear Sir or Madam,

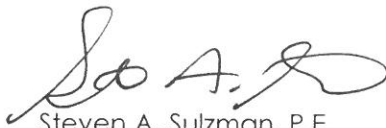
The following letter documents Consumers Energy's Impact Statements as requested in the Garfield Township Ordinance and in accordance to requirements set forth within your Special Land Use Permit procedure.

- The site prior to the planned development is an existing electric bulk power substation utilized to serve the area's customers. The area surrounding the substation of the subject parcel is grass with minor trees / shrubbery. The area to be modified is currently mowed yard surrounding the substation. Existing surficial soils per the USDA soil survey is Kalkaska Loamy Sand.
- The planned development at the Boardman Substation includes expanding the footprint of the substation, adding new equipment and structures. Consumers Energy's Boardman Substation provides High Voltage Distribution bulk power to the greater surrounding area and is interconnected and served from the Transmission system. Consumers Energy's project to upgrade relaying and protection systems at Boardman Substation is required to coordinate with Transmission system upgrades being done by the Transmission company.
- There are no planned staff or employees to be housed at the substation. Consumers Energy's employees will visit the substation periodically but typically visitations to the substations will occur monthly.
- No vegetation beside grass will be removed to facilitate the expansion of the substation. The surrounding area will not be impacted since the usage of the parcel will remain unchanged. Surrounding parcels are utilized by other substations for other electric utilities in the area.
- No water or sanitary systems are required for the planned development.

- Soil erosion and sedimentation control features will be installed during construction. See drawings submitted. Area outside of the expanded substation will be restored to grass.
- The planned development is not expected to impact / increase noise levels in the area.
- Lighting is shown on the submitted drawings including intensity and locations.
- Consumers Energy is currently in the process of obtaining the soil erosion and sedimentation control permit required for this project.

Based on the statements above, Consumers Energy feels that the planned expansion of the Boardman Substation will not adversely impact the area or change the use of the parcel. If you have any further questions or concerns, please feel free to contact us.

Kind Regards,



Steven A. Sulzman, P.E.
Senior Engineer Lead
Substation Civil Design



Wendy Churette
Senior Engineer Lead
Substation Layout Design

NO.	DESCRIPTION	DATE	BY	CHECKED
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STRENGTH ENHANCEMENT, REINFORCEMENT, REPAIRS, AND MAINTENANCE
 CONCRETE REPAIRS



NE 1/4 SECTION 34, T27N, R11W
 GARFIELD TWP, GRAND TRAVERSE CO.
 MICHIGAN

GENERAL LAYOUT & PROPERTY PLAN	
DATE	11/15/11
BY	J. J. ...
CHECKED	...
SCALE	AS SHOWN
PROJECT NO.	5000-04
DATE	11/15/11
BY	J. J. ...
CHECKED	...

Consumers Energy
 ONE ENERGY PLAZA, JACKSON, MI 49201
 800.452.5000
 WWW.CONSUMERSENERGY.COM

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 Charter Township of Garfield Planning Department Report No. 2020-22			
Prepared:	February 5, 2020	Pages:	3
Meeting:	February 12, 2020 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Oak Leaf Village – Conceptual Review		
Applicant:	Wallick Communities		

STAFF COMMENT:

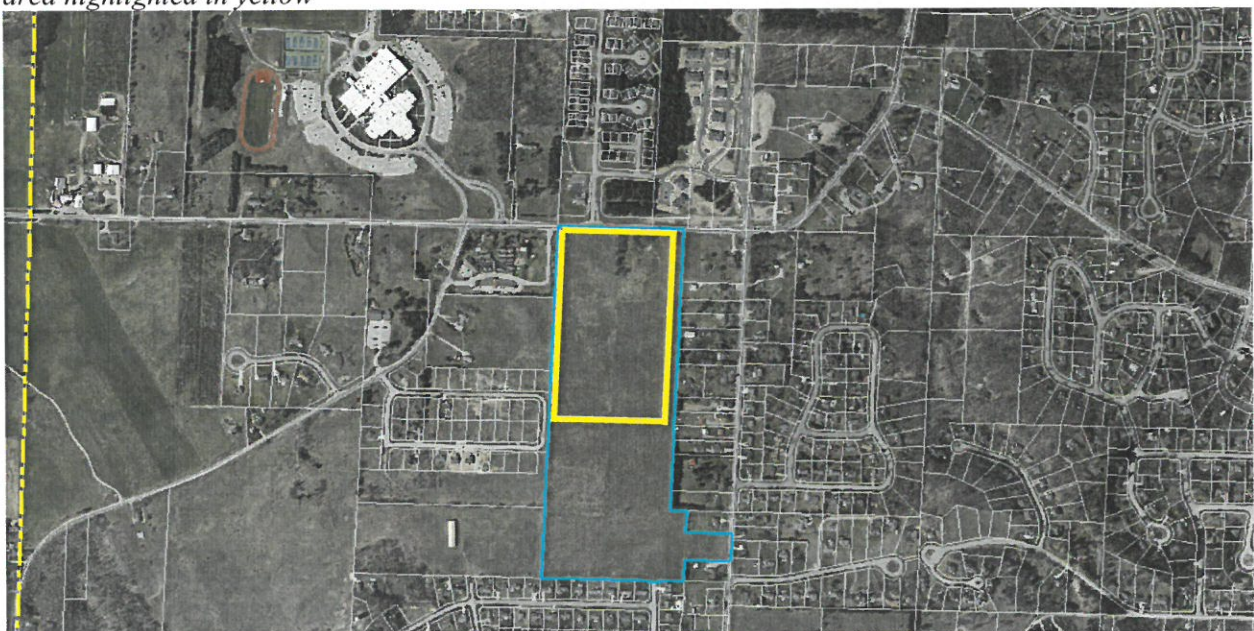
This application is for a conceptual review of a proposed Planned Unit Development for a senior housing complex on the south side of North Long Lake Road, between Zimmerman Road and Herkner Road. The proposed project would use 35 acres of a 52-acre parcel. The site is a vacant field and is surrounded by a Montessori school to the west, Brookside Commons to the north, single-family homes to the east, and the also-vacant remainder of the subject parcel to the south. The applicant brought before Commissioners in August 2019 a conceptual review for this project on a different site.

The proposed development would be comprised of the following:

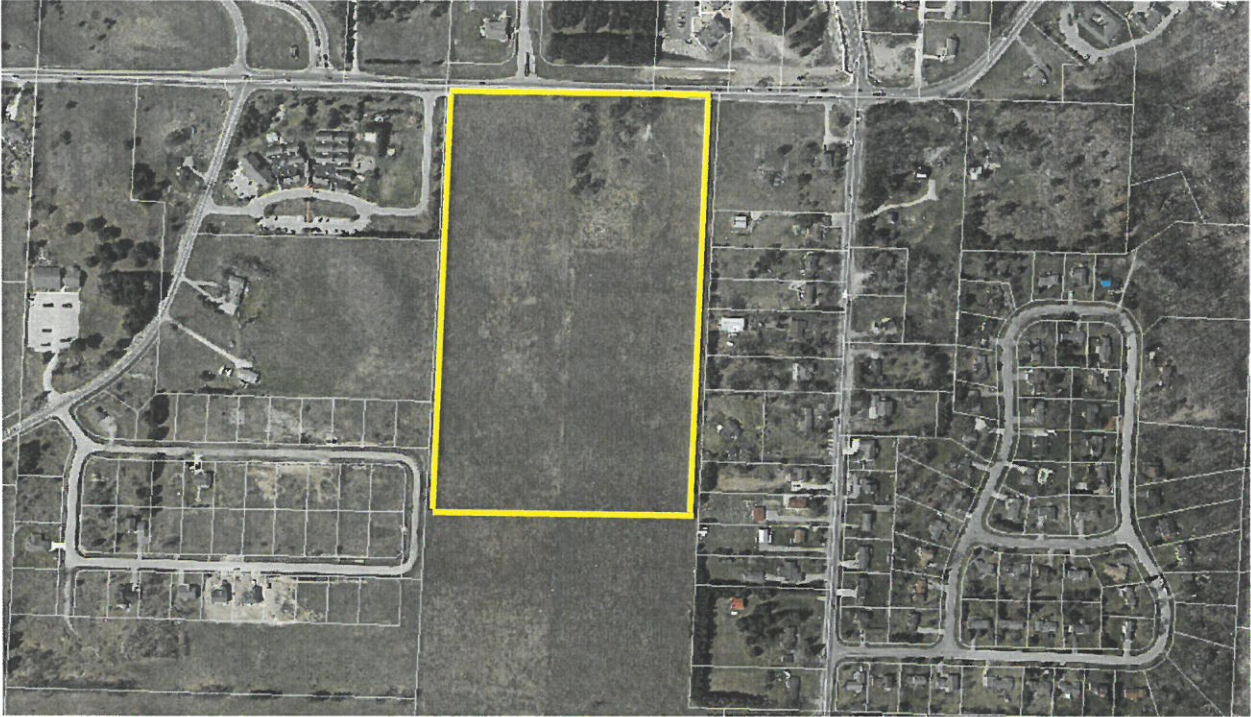
- One main, two-story building complex containing 50 independent living units, 60 assisted living units and a commons area with kitchen
- One one-story building containing 24 memory care units
- 20 duplexes for independent senior living (40 total units)
- One maintenance building
- Two pickleball courts

Based on this configuration, 174 total units are proposed.

Zoomed-out aerial photo of subject property, with property lines highlighted in blue and the development area highlighted in yellow



Zoomed-in aerial photo of subject site, with development area highlighted in yellow



Parcel Configuration

The subject parcel (05-018-013-00) is 52.56 acres and has frontage along North Long Lake Road between Zimmerman Road and Herkner Road as well as frontage along Zimmerman Road near the Westchester Commons. The area proposed for development is a subarea of the entire parcel and covers approximately 35 acres. Any approval would only apply to the development area and the parcel would be split.

Development Approval

The property is zoned A-Agricultural. The property is designated Low Density Residential by the Master Plan. The applicant is considering a Planned Unit Residential Development (PURD) for this project. The site could be potentially rezoned to the R-1 One-Family Residential zoning district to qualify for a PURD. The project would need to meet the full qualifications for PURD including clustered development, design innovation, desirable open space, and pedestrian connectivity.

However, a Planned Unit Development (PUD) application could also be considered where the site meets one (1) or more of the following criteria:

- a) Mixed or varied uses are proposed that cannot be achieved under a single zoning district;
- b) The site exhibits unusual topography or a unique setting within the community;
- c) Innovation and variety of design are proposed that are not achievable under the current zoning districts of this ordinance;
- d) Additional amenities are made possible by and incorporated within the development;
- e) A substantial public benefit is proposed within or as a result of the project;
- f) A cross-jurisdictional development is proposed that warrants flexibility in terms of design and layout.

The proposed density is 4.9 units per acre. Compared to other PUDs in the vicinity, the Lone Tree PUD is approximately 3.4 units per acre and the Brookside Commons PUD is approximately 4.8 units per acre.

Vehicular Access and Circulation

The site is proposed to have direct access from North Long Lake Road with the access drive aligning with the existing Lone Pine Drive on the other side of North Long Lake Road. Internally, the road would be a loop around the entire site with another internal road approximately bisecting the site. The memory care units are proposed as closest to North Long Lake Road, with the independent living units the next closest and the duplex villas at the back of the site.

Non-Motorized Access and Circulation

Section 522 of the Zoning Ordinance states public pathways shall be constructed for all new development, re-developments, and amendments to previously approved site development plans, including substantial additions or improvements to existing buildings with a construction cost of \$20,000 or more within a 12-month period. The type of pathway required shall be determined through the adopted Garfield Township Non-Motorized Plan. According to the Non-Motorized Plan map, this site is identified to have a bicycle path connection from North Long Lake Road, towards Traverse City West Senior High, to Zimmerman Road and neighborhoods to the east towards the Buffalo Ridge Trail. Additional pathways and sidewalks would also be recommended within the proposed development.

Parking

There are 158 parking spaces, not counting onsite parking at the duplex villas, including the following:

- There is a proposed below-grade parking garage with fifty (50) spaces for the independent living apartments, and twenty-five (25) surface spaces, for one-and-a-half (1.5) parking spaces per unit, which is acceptable for the proposed fifty (50) units.
- There are thirty (30) spaces proposed for the assisted living facility with one (1) space for every two (2) units, which is acceptable for the proposed sixty (60) units.
- There are six (6) spaces proposed for the memory care facility with one (1) space for every four (4) units, which is acceptable for the proposed twenty-four (24) units.
- There are thirty-two (32) spaces for staff and fifteen (15) spaces for visitors.

Landscaping

Proposed conceptual landscaping is shown, with the most intensive screening on the east side of the site for the adjacent single-family homes. Existing landscaping will need to be identified, but some existing landscaping may be credited toward the complete landscaping plan when submitted.

Water/Sewer

Although it is not identified on the plan, it is assumed the site will connect to the existing water main and sanitary sewer infrastructure in the area.

Stormwater

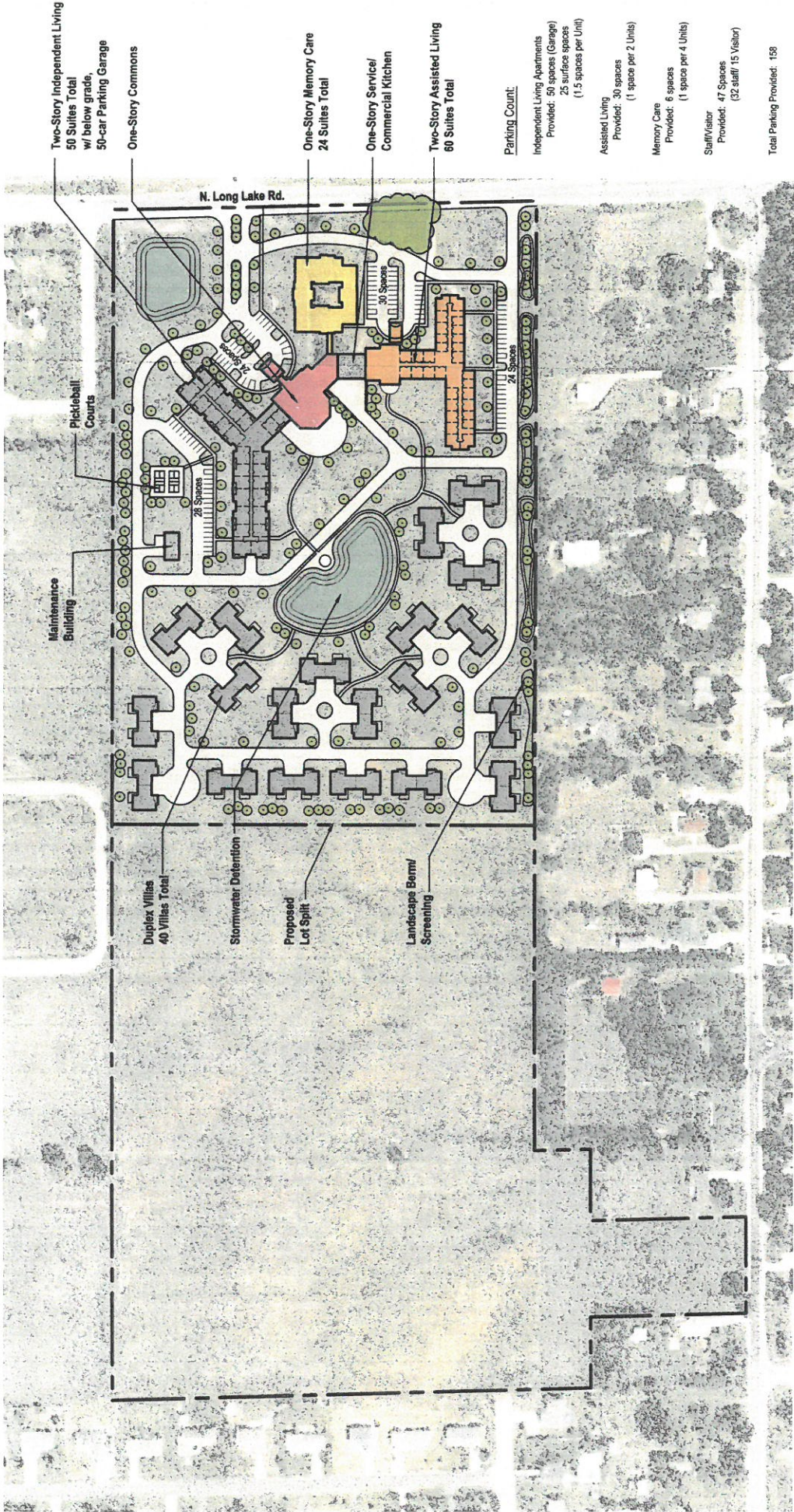
A stormwater plan was not provided for this conceptual review, but one will be required with formal plan submittal. Two ponds are shown: one at the center of the site and another at the northwest corner.

ACTION REQUESTED:

The conceptual review process is intended to provide an opportunity for dialogue between the Planning Commission and the applicant. No formal action is requested.

Attachments:

1. Conceptual site plan provided by applicant dated January 7, 2020



January 07, 2020 rds #15090 COPYRIGHT © 2020
 SCALE: 1" = 200'-0"
 0 100' 200'

PROPOSED SITE PLAN - 5143 Long Lake Road
Traverse City Senior Living
 TRAVERSE CITY, MI

RDL ARCHITECTS
 16102 Chagrin Blvd., Suite 200
 Shaker Heights, Ohio 44120
 T: 216-752-4300 F: 216-752-4301
 www.rdlarchitects.com



 Charter Township of Garfield Planning Department Report No. 2020-23			
Prepared:	February 5, 2020	Pages:	5
Meeting:	February 12, 2020 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Good News Automotive C-G Rezoning – Introduction		
File No.	Z-2020-01	Parcel No.	05-310-001-00
Owner:	Good News Automotive Inc.		
Applicant:	Good News Automotive Inc.		

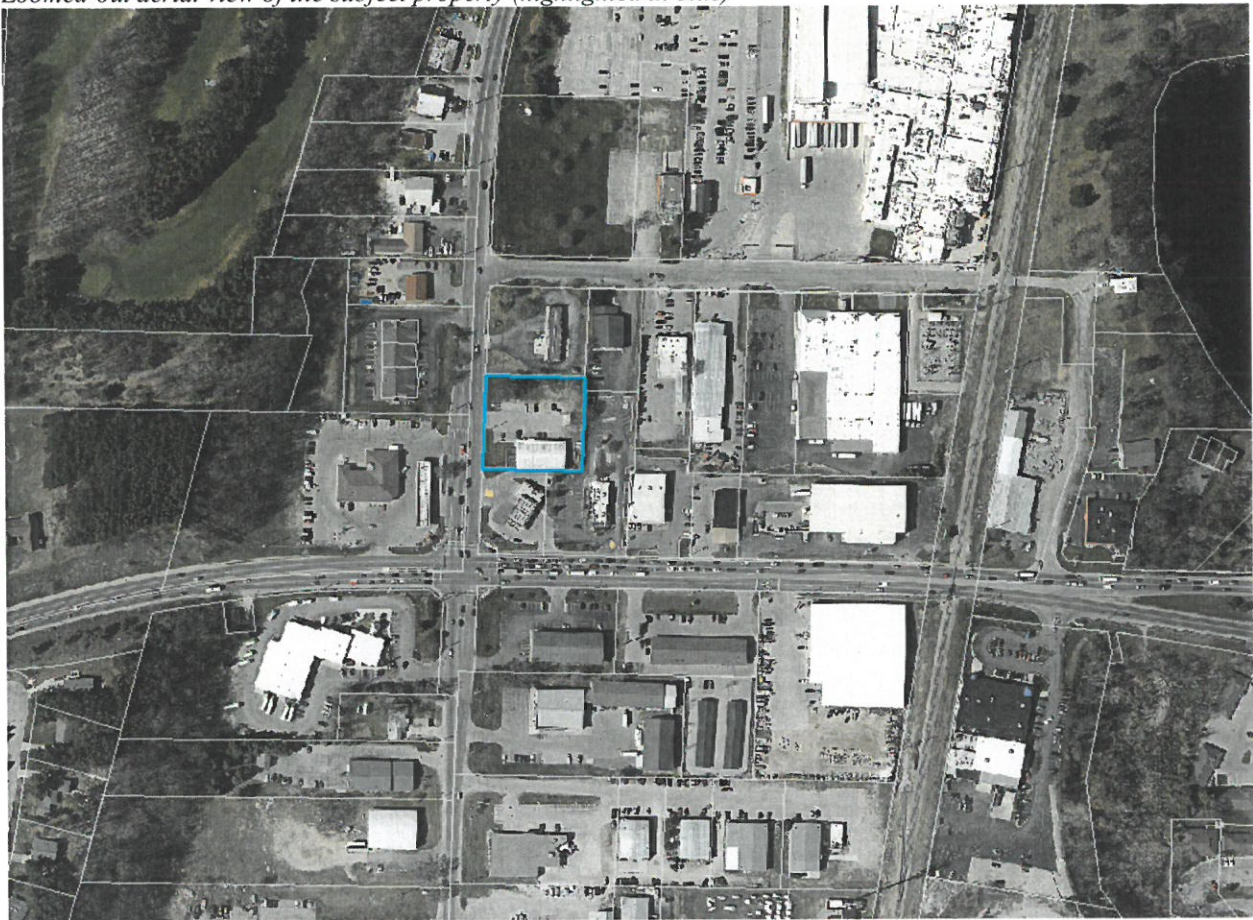
PURPOSE OF APPLICATION:

This application requests the rezoning of one parcel at 3300 Cass Road, totaling 0.96 acres, from the I-G General Industrial zoning district to the C-G General Commercial zoning district through the zoning Map Amendment process, without restriction.

SUBJECT PROPERTY:

The subject property is currently home to the Good News Automotive service center. The site is on the east side of Cass Road north of the intersection with South Airport Road. This neighborhood includes a variety of industrial and commercial businesses.

Zoomed-out aerial view of the subject property (highlighted in blue)



Zoomed-in aerial view of the subject property (highlighted in blue)

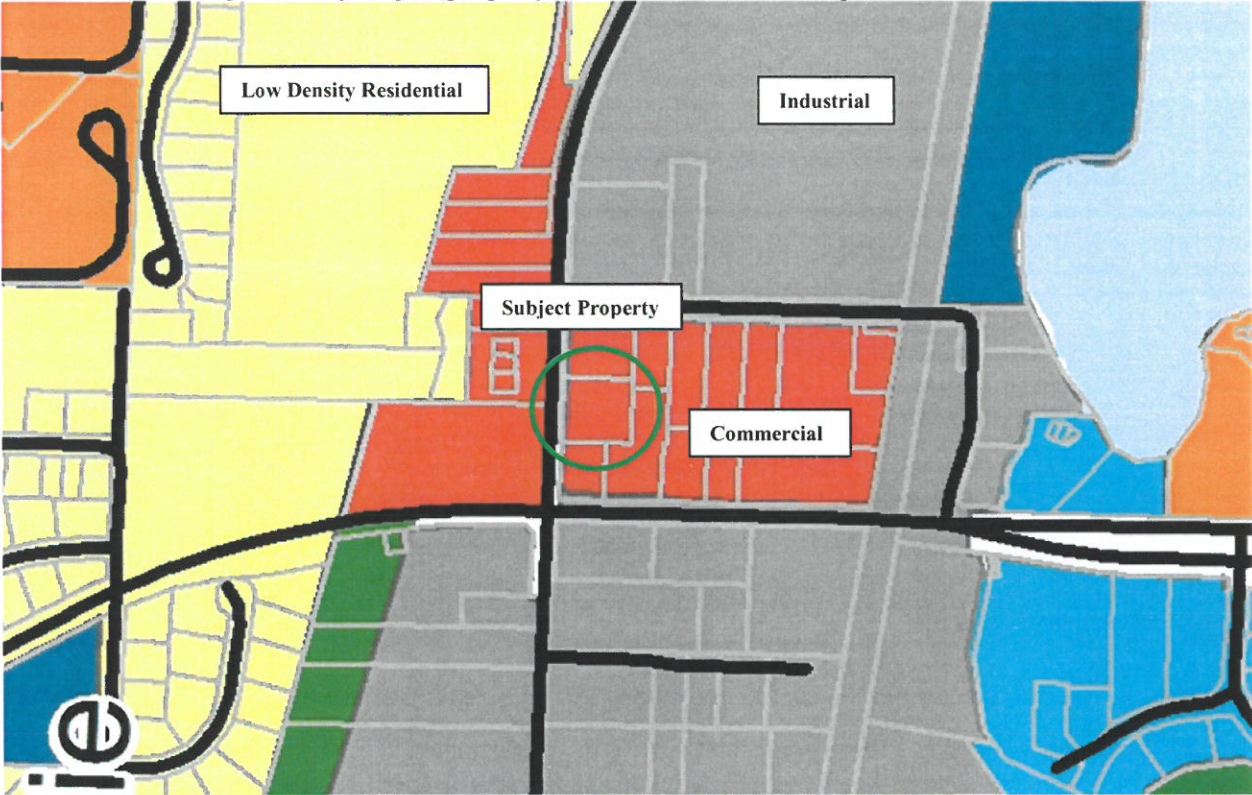


MASTER PLAN CONSIDERATIONS:

A key factor in considering a rezoning request is whether the request is consistent with the Master Plan. In this case, the Master Plan shows the subject parcel with the “Commercial” designation on the Future Land Use Map. The plan has only one commercial designation which is “intended to encompass a variety of commercial zoning districts which may be appropriate on a case-by-case, property-by-property basis.” Any of the commercial zoning districts (C-L, C-P, C-H, C-G, and C-O) are potentially compatible with this designation.

The subject site is currently zoned I-G General Industrial. The requested zoning district is C-G General Commercial, a zoning designation shared by three bordering parcels and all parcels across the subject site on Cass Road. All these parcels also have a Future Land Use designation of “Commercial” as shown on the map below. Thus, the C-G district would appear to be the most appropriate commercial district for a potential rezoning of this parcel. An excerpt from the Zoning Plan for C-G is provided below.

Location and classification of subject property on Future Land Use Map (“FLUM”):

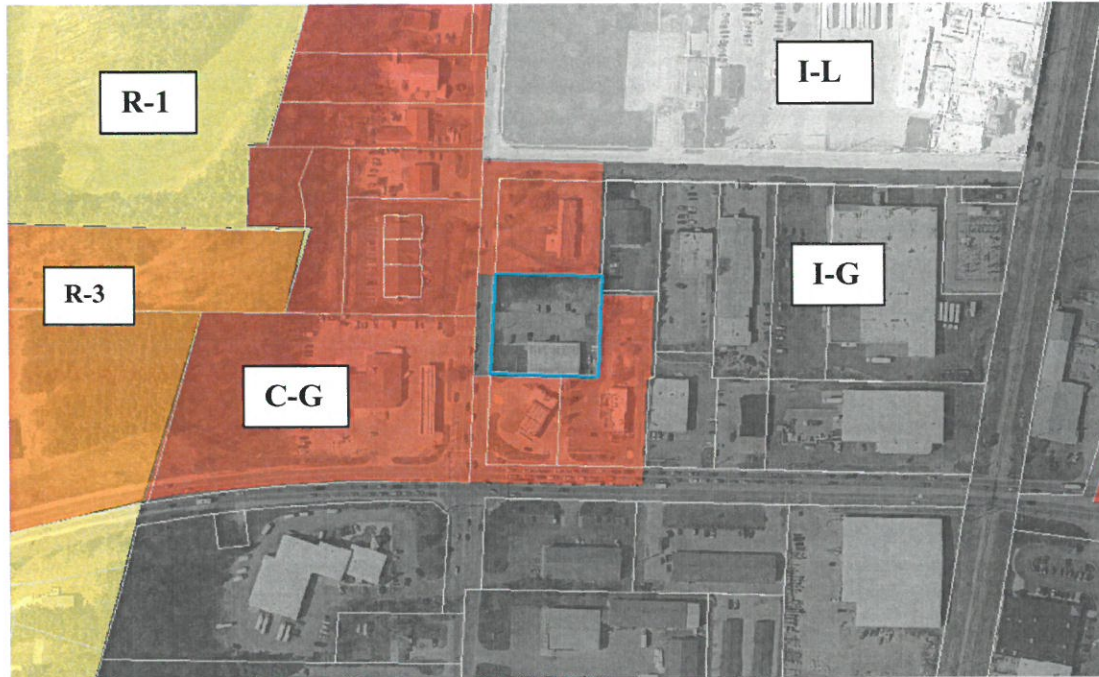


Excerpt from Zoning Plan for subject property’s FLUM classification:

Master Plan Designation	Commercial
[Requested] Zoning	C-G General Commercial
Zoning Ordinance District Intent	The C-G (General Commercial) districts provide areas for a broad range of commercial activities and services designed to cater to the needs of a large consumer base. The districts include areas of existing commercial developments as well as areas within which such development appears likely and desirable. They are intended to encourage more intensive commercial development in and near the core areas of the Township. The C-G districts are designed to support diversification of the economic base in a manner compatible in use, character, and size to the site and the surrounding areas.
Potentially Compatible District	C-H/C-P
Considerations for Downzoning (Less Density)	The more restrictive C-H District is similar to the C-G district as it relates to allowable uses; however, it is more advanced from a planning perspective due to cross-access requirements, and service drive agreements and installations. A change to the C-H district would likely be encouraged. Discussion should continue regarding the combination of these two districts.
Considerations for Upzoning (More Density)	Due to the leniency of the C-G district, a change to a more lenient or higher density district would be limited to the C-P district.

SUBJECT AND SURROUNDING PROPERTY ZONING:

The subject property is currently zoned I-G General Industrial, shown below in dark grey. Several of the other properties in the neighborhood are also zoned as I-G. The Tyson/Sara Lee plant to the north of the subject parcel is zoned I-L Limited Industrial, shown in light grey. Three parcels surrounding the subject parcel and several parcel on the west side of Cass Road are zoned as C-G General Commercial, shown in red. Further west is a portion of the Traverse City Country Club zoned as R-1 One-Family Residential, shown in yellow, and the site of the Traverse City Church of Christ zoned R-3 Multi-Family Residential, shown in orange.



USES OF SUBJECT SITE AND SURROUNDING SITES:

The subject site is currently occupied by the Good News Automotive service center. To the south and the east are the Grand Traverse Salad Company and McDonald’s on South Airport Road. To the west is the Holiday gas station and an office building across Cass Road. To the north is a vacant old car wash.

STAFF COMMENT:

The Township and the property owner have been in discussions regarding this rezoning since 2018 as part of the proposed project to complete the Boardman Lake Loop Trail. This parcel requires the donation of an easement for a spur trail from the Boardman Lake Loop Trail along Cass Road to South Airport Road as part of the overall project. Upon negotiation with the property owner, it was determined this would be a Township-initiated rezoning and the application fee would be waived.

Upon preliminary review of the Master Plan and Future Land Use designation for the subject site, context of zoning and future land uses of the surrounding neighborhood, and other factors, Staff is of the opinion that this Map Amendment is certainly justifiable. The Amendment is consistent with the Master Plan and generally compatible with the adjoining zoning and land uses. The proposed zoning would match that of the immediately adjacent parcels to the north, south, and across Cass Road. The parcel is 0.96 acres and has a lot width of about 194 feet, both of which meet minimum C-G dimensional standards.

The current use on the site is an Auto Service business, which is allowed by right in the current zoning of I-G but are not permitted in the proposed C-G zoning district. The current use would become an existing nonconforming use upon rezoning. It should be made clear that no variances would be granted as part of this rezoning and that any future change of use on the site would need to comply with the uses allowed by right, by special conditions, or via special use permit in the C-G district.

PRELIMINARY APPROVAL CRITERIA DISCUSSION:

To focus the discussion on the factors relevant to approving a Map Amendment, the following approval criteria are included below for reference:

Section 421.E Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E (1) Master Plan Consistency through § 421.E (8) Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information to address the following:

1. Master Plan Consistency
2. Adverse Impacts on Neighboring Lands
3. Suitability as Presently Zoned
4. Changed Conditions
5. Health, Safety, and Welfare
6. Public Policy
7. Size of Tract
8. Other Factors

ACTION REQUESTED:

The item is placed on tonight’s agenda to introduce the rezoning application and consider scheduling it for a public hearing at the Planning Commission Regular Meeting on March 11, 2020. If, after the applicant’s presentation and following discussion, the Planning Commission is prepared to schedule the application for a public hearing, then the following motion is suggested:

MOTION THAT application Z-2020-01 BE SCHEDULED for public hearing for the March 11, 2020 Planning Commission Regular Meeting.

Additional information should be added to the motion as deemed necessary by the Planning Commission.