

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

Wednesday, March 13, 2019 @ 7:00pm

**Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620**

A G E N D A

Call Meeting to Order

Roll Call of Commission Members

1. Public Comment

Public Comment Guidelines: Any person shall be permitted to address a meeting of The Township 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 Planning Commission Rules and Procedures: a.) any person wishing to address the Board 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 Planning Commission Member'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.

2. Review and Approval of the Agenda - Conflict of Interest

3. Minutes

February 27, 2019

4. Correspondence

5. Reports

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

6. Business to Come Before the Commission

- a. PD Report 2019-16 Harris Hills Rezoning-Set for Public Hearing
- b. PD Report 2019-18 Long Lake Master Plan Amendment
- c. PD Report 2019-21 Follow Up Report on Joint Meeting

7. Public Comment

8. Items for Next Agenda – March 27, 2019

- a. Redevelopment Plan Discussion
- b. Training Sessions

9. Adjournment

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

Garfield Township 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 Garfield Township. Individuals with disabilities requiring auxiliary aids or services should contact Garfield Township by writing or calling Lanie McManus, Clerk, (231) 941-1620, or TDD 922

3. a.

**CHARTER TOWNSHIP OF GARFIELD
JOINT PLANNING COMMISSION AND TOWNSHIP BOARD MEETING
February 27, 2019**

Call Meeting to Order: Supervisor Korn called the meeting to order at 6:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Roll Call of Board Members: Denise Schmuckal, Dan Walters, Molly Agostinelli, Lanie McManus, Chuck Korn, Jeane Blood Law, Steve Duell

Roll Call of Commission Members:

Present: Steve Duell, Robert Fudge, Chris DeGood, Joe Robertson, Joe McManus, Pat Cline, and John Racine

Staff Present: Planner John Sych and Deputy Planner Erik Perdonik

1. Review and Approval of the Agenda – Conflict of Interest (6:02)

Blood Law moved and Cline seconded to approve the agenda as presented.

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

2. Minutes (6:03)

a. February 13, 2019

Minutes will be amended to note that Commissioner Fudge excused himself at 9:00pm and did not vote on item 5c. Sentence in item 5b will be changed to read, "Vehicular circulation was discussed and commissioners expressed concerns with any left turning traffic from or onto South Airport Road." In item 5c, the words "as amended" shall be stricken from the second motion.

Robertson moved and DeGood seconded to adopt the minutes of the February 13, 2019 Planning Commission Meeting as amended.

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

3. Business to Come Before the Commission

a. Staff Presentation (6:05)

Sych stated the purpose of the meeting was for the Planning Commission and Township Board to come together on some generalized agreement on issues and opportunities. Sych said he would act as the moderator for discussion.

b. Issues**1. East-West Corridor transportation study (6:08)**

Solutions regarding the east west traffic issue are being evaluated and a preferred solution will be selected. Sych reviewed the proposed solutions with board members and commissioners on a powerpoint presentation. Board members and commissioners discussed the solutions and the funding of the entire project. The group agreed that they would like to see the costs for each option before one is chosen. Sych pointed out that if a solution is found, it will most likely affect Garfield Township and future land uses will need to be considered.

2. Noise Control (6:36)

Sych discussed the noise control issue as it relates to car washes. Currently, the allowed decibels for a car wash is very low. He suggests allowing the noise ordinance to govern this use and work in conjunction with the Zoning Ordinance. All agreed to amend the zoning ordinance to allow for noise to be addressed through the existing noise ordinance.

3. Wineries/Breweries/Distilleries/Cideries (6:44)

Sych said that issues could crop up with these uses such as signage, special events, parking, and traffic. Board members and commissioners discussed the issues and agreed that Agritourism is very important for the township and will help to maintain open spaces in the township. Expectations of these types of uses were discussed and it was agreed that the planning department will look into some regulations for such uses.

4. Recreational Marijuana (6:56)

Sych talked about the recreational marijuana issue and told commissioners and board members that the township needed to specifically opt out if they did not want to allow recreational marijuana establishments in the township. Board members and commissioners discussed the issue and agreed to opt out.

c. Opportunities**1. Community Vision (7:04)**

Sych talked about successful communities and such communities have a vision, good leadership and resources. He gave examples of vision and mission statements and explained the difference between the two and then defined values. Board members thought a vision was a good idea to help further the direction of the township.

2. Economic Development (7:11)

Sych discussed the population and data from the township and a graph showed steady growth. Garfield Township has 26% of all

jobs in the county and roughly 11,503 jobs. In 2017, that job growth showed 13,500 jobs. Jobs by industry were discussed and job density was shown on a map. Sych said one piece of economic development was a branding/marketing/image campaign in the township with such things as welcome signs on the borders. Sych said that the Planning Enabling Act allowed for a sub plan in addition to the master plan and for this sub plan he suggested a redevelopment for the S. Airport/Garfield/Cherryland area. Commissioners and board members discussed the redevelopment along the suggested corridor and thought that establishing developed images and plans of the area would help because then the planning has already been mapped out for developers. Discussion of the ownership of Cherryland Center also could be problematic for any redevelopment. Sych also introduced the concept of Redevelopment Ready Communities and how being certified for this type of community would be of value. Opportunity zones and tax breaks were also discussed.

3. Capital Planning and Budgeting (7:52)

Sych talked about a good Capital Improvement Plan for multiple years out and said it could be a good tool to plan and anticipate costs for the future of the township.


6. Public Comment (7:56)

None

8. Adjournment

Cline moved to adjourn the meeting at 7:57pm.

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

 Charter Township of Garfield Planning Department Report No. 2019-16		Pages: Page 1 of 5	
Prepared:	March 5, 2019	Attachments:	<input checked="" type="checkbox"/>
Meeting:	March 13, 2019 Planning Commission	Subject: Harris Hills Site Condominium R-2 Rezoning-Introduction	
File No.	Z-2019-01	Parcel Nos. 05-008-022-02 & 007-021-00	
Owner:	Tim and Lisa Schaub		
Agent:	Jesse Mitchell, Bob Mitchell & Associates		

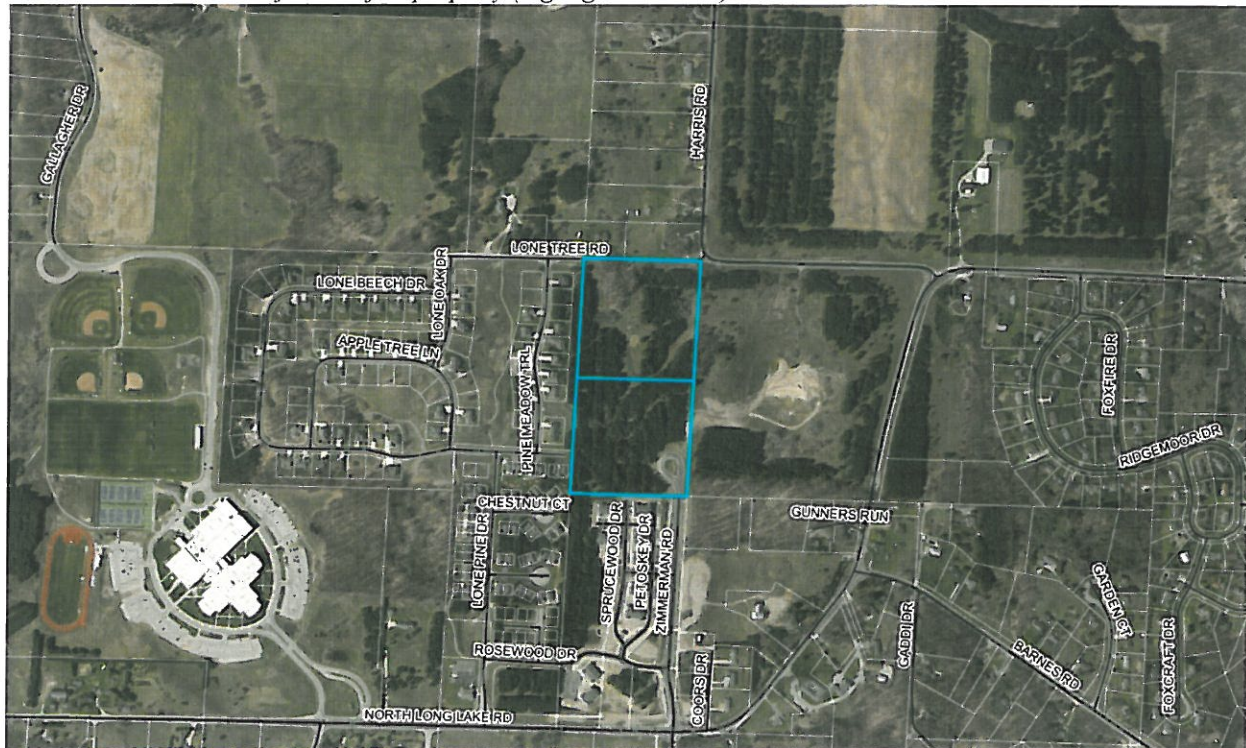
PURPOSE OF APPLICATION:

The application requests to rezone approximately 20 acres of land from the A - Agricultural zoning district to the R-2 One and Two Family Residential district via zoning Map Amendment, without restriction.

SUBJECT PROPERTY:

The vacant subject property is currently comprised of two tax parcels and located at the southeast intersection of Lone Tree and Harris Roads. The aerial imagery provided below dates to 2017 and shows significant tree cover on the property, which has since largely been removed.

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



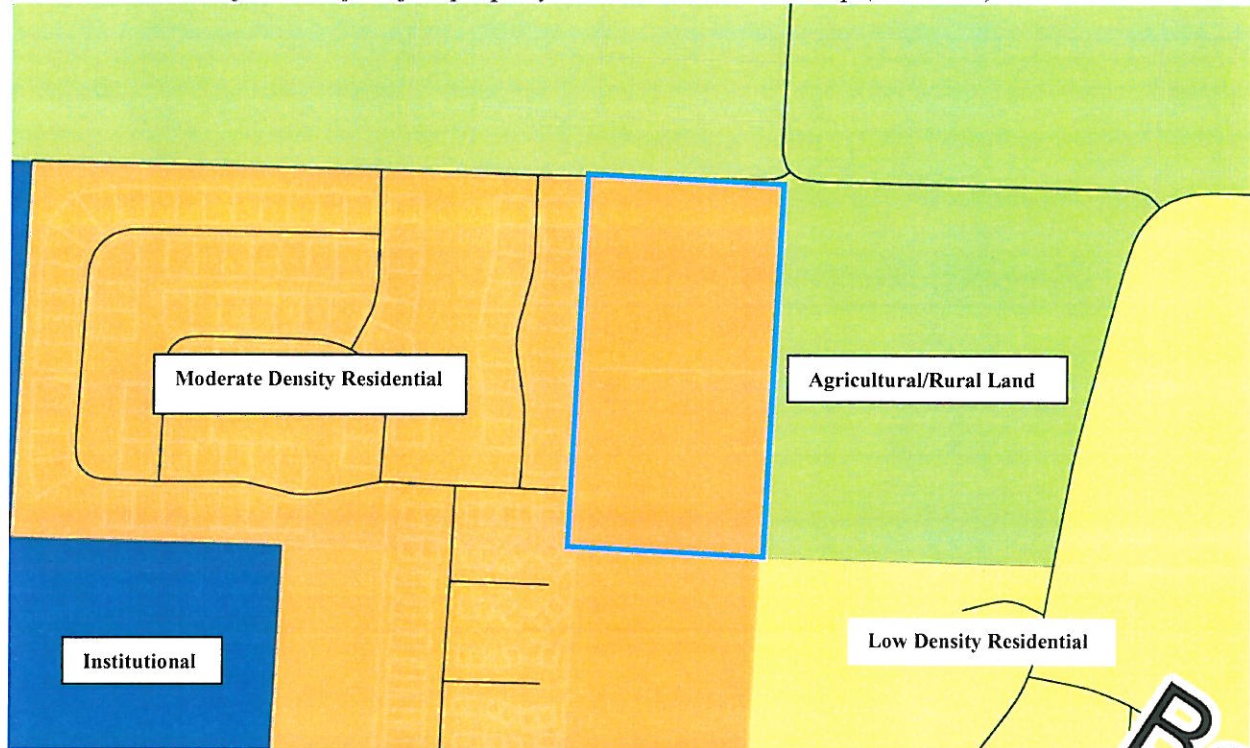
Zoomed-in aerial view of subject property (highlighted in blue):



MASTER PLAN CONSIDERATIONS:

A key factor in considering any rezoning request is whether the request is consistent with the Master Plan. In this case, the Master Plan targets the subject property for “Moderate Density Residential (3-6 Units Per Acre)” (indicated in light orange) which, according to the Zoning Plan, is most consistent with the R-2 zoning district. Therefore, a request to rezone the subject property to R-2 is consistent with the Master Plan.

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



Excerpt from Zoning Plan for subject property’s FLUM classification (highlighted in blue):

Master Plan Designation	Current Zoning	Zoning Ordinance District Intent	Potentially Compatible District
Low-Density Residential (1-3 U/A)	R-1 Single-Family Residential	The R-1 (Single-Family Residential) districts provide areas for low- to medium-density single-family residential dwelling units. The districts include areas of existing single-family developments as well as areas within which such development appears likely and desirable. They are intended to encourage more intense development in and near the core areas of the Township with less intense development moving outward towards the more rural and remote areas of the Township. The R-1 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and parks that will promote a sense of community and urban vitality.	R-R/A/R-1
Moderate-Density Residential (3-6 U/A)	R-2 Two-Family Residential	The R-2 Single- and Two-Family Residential districts provide areas for medium-density single- and two-family residential dwelling units in and near to the developed core areas of the Township. The districts include areas of existing single- and two-family developments as well as areas within which such development appears likely and desirable. The R-2 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools, places of worship, and parks. They provide a range of housing choices and promote a sense of community, urban vitality, and the efficient provision of infrastructure.	R-1/R-3

SUBJECT AND SURROUNDING PROPERTY ZONING:

The subject property is currently zoned A – Agricultural (indicated in light green) and adjoins A – Agricultural along each property line and right-of-way. The subject property also adjoins an R-1 One-Family Residential zoning district at its southeast corner.

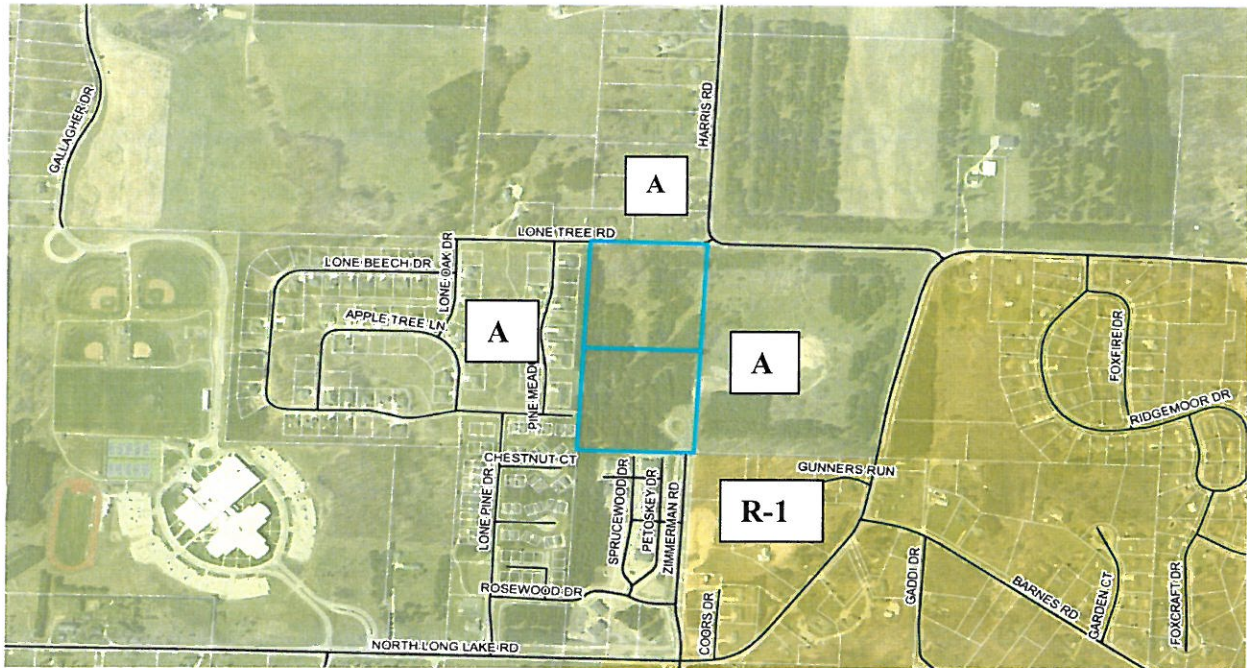
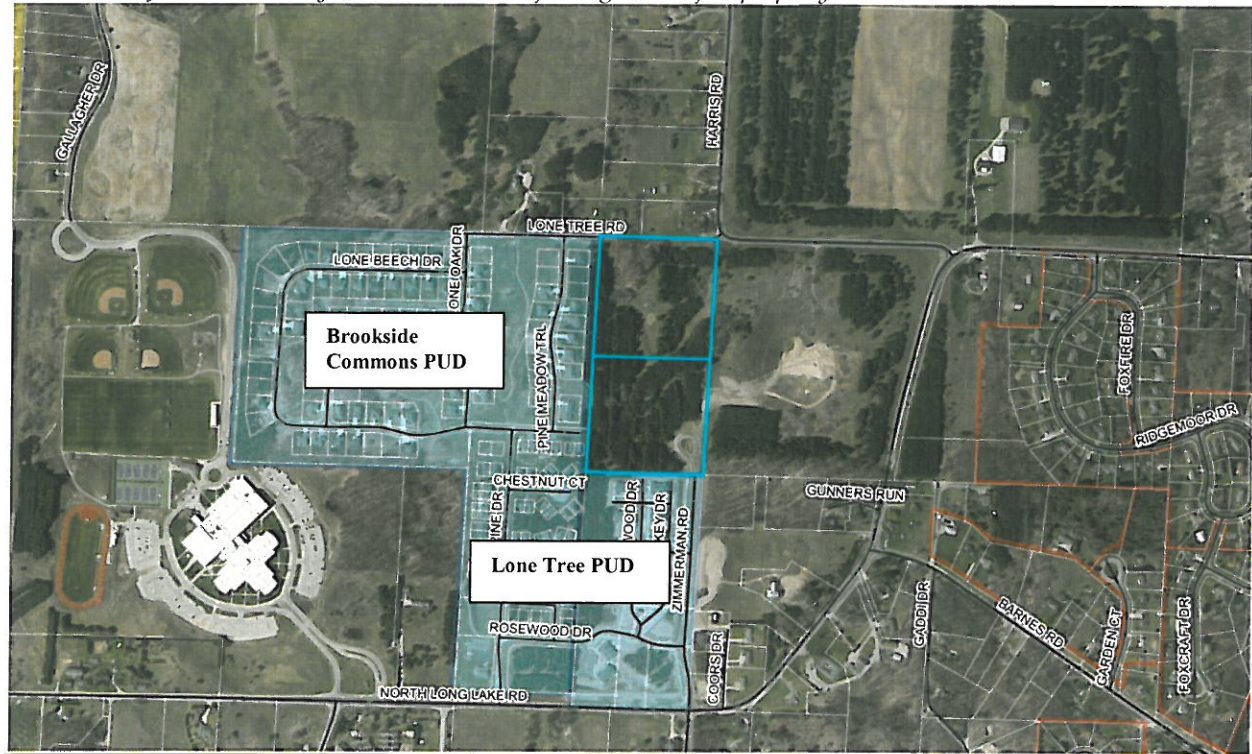


Illustration of PUD boundary (shown in blue) adjoining the subject property:



USES OF SUBJECT AND SURROUNDING PROPERTIES:

The subject property is currently vacant and adjoins low-density residential uses (within an A – Agricultural District) to the north; vacant land (within an A – Agricultural District) to the east; moderate-density residential uses (within an A – Agricultural District via PUD) to the south; and moderate-density residential uses (within an A – Agricultural District via PUD) to the west.

STAFF COMMENT:

Following a preliminary Staff analysis taking into account the subject property’s Master Plan classification, the zoning and uses of the subject property and each of the properties surrounding it, 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 uses. Furthermore, the property is arguably unsuitable as presently zoned as it is unlikely to be used for agricultural purposes, adverse impacts on neighboring lands are unlikely in light of the relatively low density allowed within an R-2 district, and the size of the tract is more than adequate to support single- and two-family uses at approximately 20 acres.

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 purpose of this item being placed on tonight’s agenda is to introduce the rezoning application and consider scheduling it for public hearing for the Planning Commission’s April 10, 2019 Regular Meeting. If, following applicant presentation and Commissioner discussion, the Planning Commission is prepared to schedule the application for public hearing, the following motion is suggested:

MOTION THAT application Z-2019-01 BE SCHEDULED for public hearing for the April 10, 2019 Regular Meeting of the Planning Commission.

Attachments:

1. Certificate of Survey for subject property provided by applicant (2 pages total)
2. Written Impact Statement provided by applicant (1 page total)

CERTIFICATE OF SURVEY

Legend

- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- ⊕ GOVERNMENT CORNER
- (R) RECORD
- (M) MEASURED



SPACE RESERVED FOR REGISTER OF DEEDS

C 1/4 COR. SEC 7.
T27N, R11W.
IRON OF RECORD

E 1/4 COR. SEC 7.
T27N, R11W.
N32W 61.39' 14" MAPLE
N20E 127.21' P.POLE
S38E 38.08' P.POLE
S36W 32.86' CMP



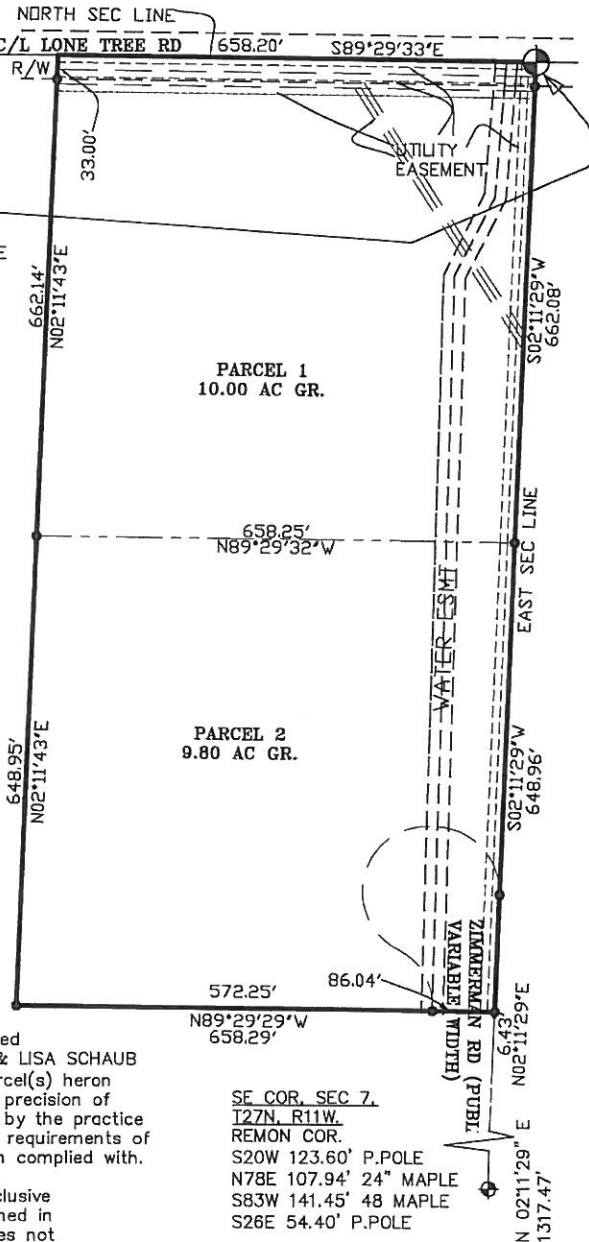
Jesse E. Mitchell
Professional Surveyor No. 54433

BASIS OF BEARING: NAD 83 MI CENT SPCS

ABSOLUTE ACCURACY 0.20' PER CORNER.

I Jesse E. Mitchell #54433 being a Licensed Professional Surveyor, hereby certify TIM & LISA SCHAUB that I have surveyed and mapped the parcel(s) heron described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all the requirements of P.A. 132 of 1970, as amended, have been complied with.

This survey plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed third person without an express re-certification by the surveyor naming said third person.



SE COR. SEC 7.
T27N, R11W.
REMON COR.
S20W 123.60' P.POLE
N78E 107.94' 24" MAPLE
S83W 141.45' 48 MAPLE
S26E 54.40' P.POLE

CLIENT: TIM & LISA SCHAUB
T.L. SCHAUB LAND, LLC

LOCATION:
SEC 7,
T 27 N, R 11 W,
GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY,
MICHIGAN.



BOB MITCHELL & ASSOCIATES
SURVEYING / ENGINEERING
 404 West Main Street P.O. Box 306 NORTH 1ST STREET
 Kingsley, MI 49649 Harrison, MI 48625
 (231) 263-5463 · FAX (231) 263-7821
 Toll free in Michigan 1-800-533-6827
 email jesse@mapcivilsurvey.com

DWN. JEM	DATE 01.01.2019	FILE NO. 20180385
CK. WPM	F.L.D. BK. X PG. X	SHEET 1 OF 2

DESCRIPTION

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 658.25 feet to a point on the East 1/16 line of said section; thence North 02°11'43" East along said East 1/16 line 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 a distance of 1,317.47 feet to the South 1/8 line of Section 7; thence continuing North 02°11'29" East along said East line a distance of 6.43 feet to the Point of Beginning; thence North 89°29'29" West a distance of 658.29 feet to a point on the East 1/16 line of said Section 7; thence North 02°11'43" East along said East 1/16 line a distance of 648.95 feet; thence South 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 648.96 feet to the Point of Beginning.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.



Jesse E. Mitchell
Professional Surveyor No. 54433

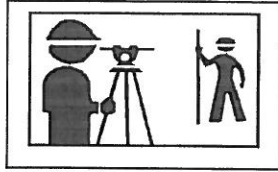
CLIENT: TIM & LISA SCHAUB
T.L. SCHAUB LAND, LLC

LOCATION:
SEC 7,
T 27 N, R 11 W,
GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY,
MICHIGAN.



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email jesse@mapcivilsurvey.com

DWN. JEM	DATE 01.01.2019	FILE NO. 20180385
CK. WPM	F.LD. BK. X	PG. X SHEET 2 OF 2



**BOB
MITCHELL &
ASSOCIATES**

PROFESSIONAL BOUNDARY SURVEYING

February 12, 2019

Rezoning Impact Statement

Parcels 05-008-022-02 & 05-007-021-00 are currently zoned Agriculture. The land to the Southeast of these parcels is currently zoned R-1. The land to the West and South were developed under a PUD with zoning similar to R-2. IN the master Plan for these parcels, the Master plan shows MDR, with a proposed density of 3-6 units per acre. The application for rezoning is requesting a change similar to the proposed Master plan.

The adjoining land is currently being used for residential and the adjoining owners have expressed support for a Single family use similar to Lone tree.

The current zoning requires 1 acre units, which will only allow about 15 units. With water and sewer in fracture being installed, any project would have to be priced very high. The proposed zoning change would allow homes to be built more affordable.

Many changes have occurred in the area since the zoning map was drafted, mainly the approval of multiple PUD developments around the subject parcel. These PUD development have changed the theme of the area from Agg to residential.


There currently is a need for affordable single family housing this area. Rezoning application will encourage the installation of water and sewer, which increase the sustainability of the public infrastructure and ensure the new homes have safe water while limited contamination sources. Public policy by the township has approved developments similar in size and use to the requested rezone within the neighborhood area.

On behalf and conjunction with Tim & Lisa Schaub

Respectfully,
Jesse E. Mitchell, PS
Bob Mitchell & Associates

Northwestern Michigan
404 West Main Street • P.O. Box 306
Kingsley, MI 49649
(231) 263-5463
FAX (231) 263-7921

Toll Free in Michigan 1-800-533-6627 • Email jesse@mapcivilsurvey.com

 Charter Township of Garfield Planning Department Report No. 2019-18		
Prepared:	March 5, 2019	Pages: 1
Meeting:	March 13, 2019 Planning Commission	Attachments: <input type="checkbox"/>
Subject:	Long Lake Township Master Plan Amendment Review	

BACKGROUND INFORMATION:

In accordance with the Michigan Planning Enabling Act, local units of government considering adopting or amending a Master Plan are required to request comment upon such from the Planning Commissions of all neighboring municipalities.

At this time, Long Lake Township has requested your comment upon a proposed amendment to its Master Plan, which was originally adopted in 2005. The purpose of this report is to detail the proposed amendment, to provide Staff comment for your consideration, and to identify any proposed changes that may detrimentally affect land uses or property in Garfield Township.

STAFF COMMENT:

At the north end of Long Lake, the Township is amending its master plan to acknowledge a small pattern of non-residential uses (commercial, institutional) that create a hamlet. In this case, the designation as a hamlet is not as intensive as a village center. The Township Master Plan has two village center designations in the vicinity of (1) Strait and N. Long Lake Roads; and (2) North Long Lake and West Long Lake Roads. Furthermore, by recognizing this area as a hamlet, the Township Master Plan may accommodate rezoning requests for those non-residential uses and allow them to expand or be improved.

For example, the Long Lake Grocery located in this vicinity is zoned Low Density Residential and is limited in its ability to expand as a nonconforming use. By recognizing the hamlet as a cluster of non-residential uses in an area that is primarily residential, the zoning may be altered to accommodate some amount of expansion of those non-residential uses.

ACTION REQUESTED:

No action is required. However, if there are comments made by the Planning Commission, then the following motion is suggested:

MONTION THAT Planning Staff is directed to prepare and send a letter to Long Lake Township outlining the comments of the Planning Commission.

Attachments:

1. Long Lake Township Notice of Public Hearing
2. Long Lake Township Master Plan Amendment



8870 North Long Lake Rd., Traverse City, MI 49685
PH (231) 946-2249 • FAX (231) 946-4573

February 13, 2019

Dear Planning Commission members, staff, and other interested parties:

Pursuant to the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, this notice is to inform you that, at its regular meeting held Tuesday, February 12, the Long Lake Township Board approved the distribution of a draft amendment to the Township Master Plan. A copy of the proposed amendment is attached.

NOTICE OF PUBLIC HEARING

Following the close of the 42-day notice period for a Master Plan amendment, the Long Lake Township Planning Commission will hold a public hearing on the proposed amendment on Thursday, April 4th at its regular (rescheduled) meeting starting at 6:00 p.m. The hearing will take place at the Long Lake Township Hall, 8870 North Long Lake Road, Traverse City, MI 49685. Individuals may make public comment, in person, at the public hearing or written and/or faxed (231-946-4573) or emailed to planner@longlaketownship.com. Comments will be received until 5:00 p.m. on Thursday, April 4, 2019. Address comments to: Planning Commission, Long Lake Township Hall, 8870 North Long Lake Road, Traverse City, MI 49685. Written comments may also be submitted at the public hearing.

If you have any questions, please feel free to contact me.

Sincerely,

Leslie Sickterman, AICP

Township Planner

On behalf of the Long Lake Township Planning Commission

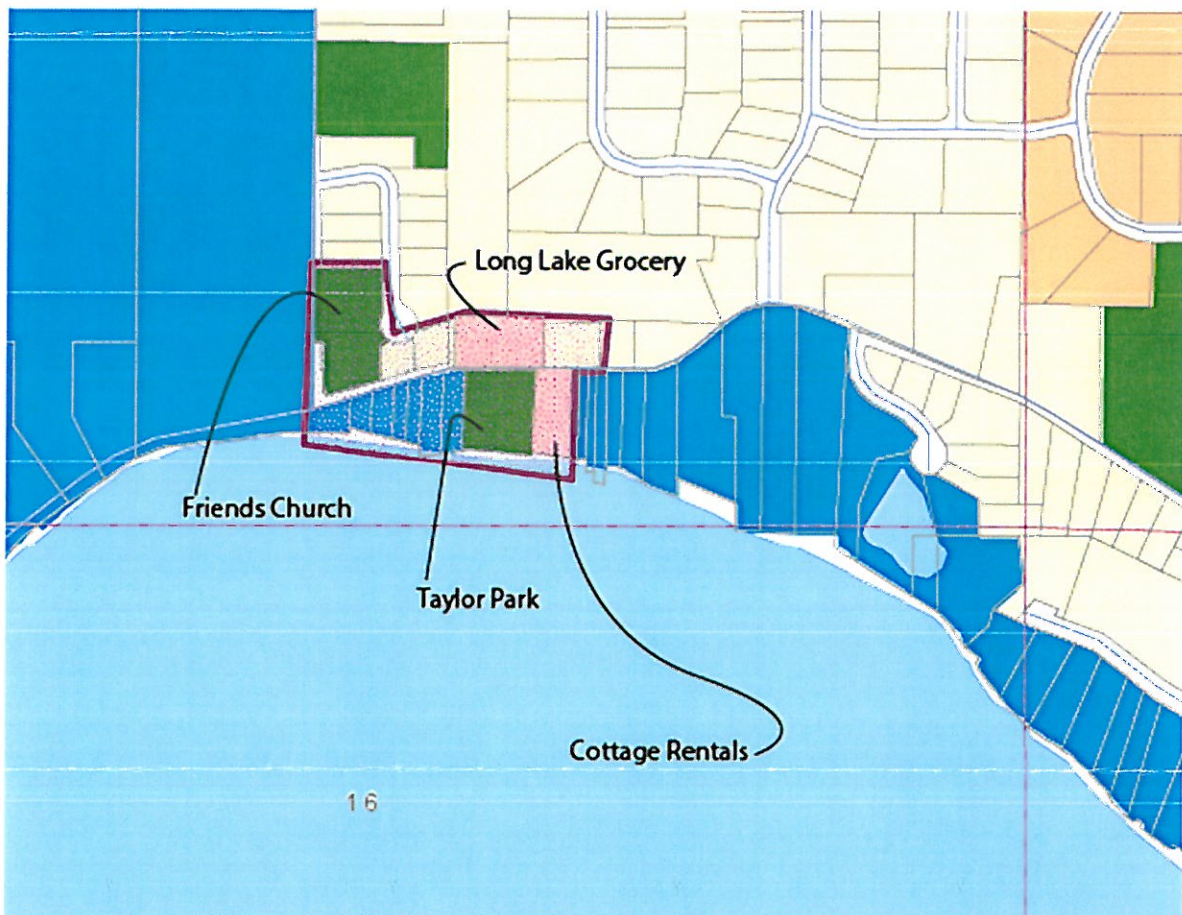
Karen Rosa, Supervisor • Carol Hoffman, Clerk • Patricia Mehney, Treasurer

Dave Garvin, Trustee • Ron Lemcool, Trustee • Duane Schaub, Trustee • Linda Wheelock, Trustee

DRAFT MASTER PLAN AMENDMENT HAMLET PLAN DISTRICT

At the Long Lake Township's January 22, 2019 Planning Commission's meeting, there was concurrence on the proposal of adding a new Future Land Use Designation to the Township's Master Plan. This new district would be called Hamlet and would be located in a small area reflective of the historic settlement area of Linwood.

The location of the proposed Hamlet plan district (outlined in purple) overlying existing uses is shown below:



Such a change on the Future Land Use Plan would allow the Planning Commission to consider rezonings to a new zoning category that would be created consistent with the Hamlet Master Plan district. It would not necessarily rezone all of these properties to the new district.

Under this proposed Master Plan amendment, the language reproduced on the following pages would be inserted in the Master Plan along with a Future Land Use Plan map change.

Hamlet: The Hamlet future land use designation is intended to recognize an historic settlement area that continues to serve as a hub of activity and services to nearby residences. A hamlet is a more diminutive development pattern than a “village center”. Often, a hamlet is located at an historical center of activity or at a rural crossroads. A hamlet is often a concentration of uses that may include a cluster of homes, small businesses, public facilities, and gathering places such as churches. It is not uncommon to see an upcoming hamlet-style settlement signaled by a reduction in posted road speeds, a cross roads, and an uptick in activity and pedestrians.

Many local examples of hamlet settlements are sprinkled through the region. Some go largely unnoticed as their histories are forgotten and the last reason for them to be visited and recognized as a hub -- such as the existence of a granary, railroad station, or post office -- have fallen out of use. Some of the region’s examples of hamlets include Mayfield and Summit City (both in Paradise Township), Mapleton and Bowers Harbor (both in Peninsula Township), Bendon (in Inland Township), Glen Haven (now part of Sleeping Bear Dunes National Park), or even the ghost town of Yuba (in Acme Township).

Long Lake Township has two historic settlement areas. One of these is Cedar Run, located near the intersection of Cedar Run Road and Cedar Valley Road in Section 6 of the Township just east of the Benzie County line. A railroad station, a store, and a post office were located here. Today there is almost no remnant of this center of activity except for the nearby Long Lake Historical Building (once a one-room school house). A second settlement in Long Lake was sometimes referred to as Linwood or Neal. A church (now the location of the Long Lake Friends Church), former township hall, and post office were located here in the area of present-day Long Lake Grocery. The post office was known as the Neal Post Office-- as Long Lake itself was once called Neal Lake. Linwood Cemetery takes its name from the name of the settlement.

Today in the Linwood settlement area, Linwood Cemetery is the site of annual community ceremonies; the Friends Church is a thriving community place of worship; Long Lake Grocery is frequented by locals and visitors for convenience store items, prepared food, and fuel; the township-owned Taylor Park is a popular picnic spot and beach; and the adjacent tourist home/bed and breakfast is the last of several tourist cottages businesses on Long Lake still operating as a cottage rental business. (Some have been converted to condominiums with each cottage under separate ownership, some have been replaced by a new single home or a family compound not rented to visitors.)


The Linwood settlement area is considered a hamlet and is designated under this plan as a special use area. The area is considered a hamlet as it has many of the markers and characteristics of a hamlet:

- Historic significance as a settlement
- Location of community gathering places (Taylor Park, Long Lake Friends Church, Linwood Cemetery)
- Commercial uses (Long Lake Grocery, Buttleman family tourist cottages)
- Limited, but essential, retail services (retail grocery, food, liquor, fuel)
- Cross roads (Church and North Long Lake Roads)

- Noticeable increase in activity and pedestrians
- Decrease in posted speed limit
- Concentration of residences

It is recommended that the Linwood settlement hamlet be regulated under a newly created “Hamlet Overlay District”. The district should allow for the legal continuation of the existing range of uses in this area and provide for expansions of, changes in, and creation of new non-residential uses within its boundaries while protecting and enhancing the residential character of the area. The purpose of the Hamlet Overlay District should reflect the need to:

- Provide for a small scale and pedestrian oriented commercial and residential center integrated into the existing community;
- Enhance an existing focal point of activity;
- Promote efficient utilization of land and existing buildings and businesses;
- Take advantage of the locational attributes Long Lake;
- Maintain the existing residential character of the area;
- Reflect the residential building vernacular typical of a recreational lake community;
- Allow for the reuse of existing residential structures for non-single-family residential uses within a well-defined set of standards and restrictions;
- Allow for economic viability of the district in part through the expansion of and establishment of new non-residential businesses and activities
- Protect the health, safety, and welfare of the community.

 Charter Township of Garfield Planning Department Report No. 2019-21		
Prepared:	March 4, 2019	Pages: 2
Meeting:	March 13, 2019 Planning Commission	Attachments: <input type="checkbox"/>
Subject:	Follow-Up Report: Joint Meeting of Township Board and Planning Commission	

In follow-up to the joint meeting of the Township Board and Planning Commission on February 27, 2019, below are recommended next steps to be considered by both the Board and the Planning Commission:

ISSUES:

East/West Transportation Study

Solutions regarding the east west traffic issue are being evaluated and a preferred solution will be selected later this spring. As the primary planning and zoning entity for the majority of the study area, the Township has an essential role in how land use is developed in relation to any transportation changes or improvements.

Recommended Next Steps: Once a preferred solution is selected, the Township may weigh in on the preferred solution particularly regarding the impact of any transportation improvements on land use and the appropriate response for land use planning and zoning in the vicinity of the improvements.

Noise Control

In relation to car washes, a more appropriate way to address noise concerns would be through the existing Township Noise Ordinance. However, as part of the development review process, the Planning Commission could require appropriate design measures to mitigate any potential noise from a car wash.

Recommended Next Steps: The Planning Commission will consider amending the Zoning Ordinance to remove the decibel requirement for car washes and incorporate other standards in Section 712 of the Zoning Ordinance to mitigate any potential sound issues related to car washes.

Wineries/Breweries/Distilleries/Cideries

There was general support for agritourism businesses and activities in the Township with interest in averting any potential issues, including signage, special events, parking, and traffic.

Recommended Next Steps: Planning Department staff will investigate potential zoning regulations for these uses for consideration by the Planning Commission.

Recreational Marijuana (Michigan Regulation and Taxation of Marijuana Act)

The State of Michigan will be issuing licenses for recreational marijuana operations later this year. There was general discussion to opt out of the requirement and not allow for such uses.

Recommended Next Steps: Township Board will consider a resolution and/or ordinance to opt out of the recreational marijuana provisions.

OPPORTUNITIES:

Community Vision

Board members thought a vision was a good idea to help further the direction of the township.

Recommended Next Steps: Planning Department staff will outline an approach to develop a strategic plan that creates a Township vision, mission, values and goals.

Economic Development

For economic development efforts, there was discussion on developing a redevelopment/investment plan for the east side of the Township with a focus on redevelopment of Cherryland Center and neighboring corridors, promoting the Opportunity Zone, applying for the Redevelopment Ready Communities (RRC) program, and branding and marketing of the Township as a great place to invest in and live in.

Recommended Next Steps: Planning Commission and staff will discuss developing a redevelopment plan for the east side of the Township at its March 27 study session.

Capital Planning and Budgeting

A capital improvement plan aids in making smarter investments and improvements in Township infrastructure and operations.

Recommended Next Steps: Planning Department staff will outline an approach to develop capital improvement planning process.

ACTION REQUESTED:

This report is intended to provide follow up overall direction and dialogue between the Township Board and Planning Commission. No formal action is requested. Questions and further feedback can be directed towards Planning Department staff.