

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
March 14, 2018**

Call Meeting to Order: Chair Racine called the meeting to order at 7:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Roll Call of Commission Members:

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

Absent and Excused: Gil Uithol

Staff Present: Deputy Planner Erik Perdonik

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

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

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

Nays: None

2. Minutes (7:01)

a. February 28, 2018 Regular Meeting Minutes

DeGood moved and McManus seconded to approve the minutes of the February 28, 2018 Regular Meeting as amended removing the words “and re-approved” from item 6.g.

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

Nays: None

Racine pointed out that according to the by-laws, Commissioners shall avoid “ex parte” communication with an applicant or the public outside of the meeting. He said that he has found that to be helpful in the past and would not want that to be changed..

3. Correspondence (7:03)

None

4. Reports (7:04)

Township Board Report

Duell reported that a tax exemption was approved for Traverse Area Machining, Aspen Hills Apartment Complex was granted a PILOT for remodeling and attorneys for the Buffalo Ridge PUD are drafting an agreement. He added that if the agreement came back to the Board with any significant changes, he would recommend that it be remanded back to the Planning Commission for further review. The Board also passed a resolution for the River East development project.

Planning Commissioners

None

Planners Department

None

5. Business to Come Before the Commission**a. PD 2018-31 Amber Rousseau – 1296 Silverwood – Daycare 12 or less (7:08)**

The applicant is seeking approval for a child care facility with 12 children or less located at her home – 1296 Silverwood Drive. The applicant is currently operating a daycare with 6 children and is wanting to expand. The use is allowed by Special Use Permit in the R-1 One Family Residential District. Perdonik said that there were several approval criteria and all were met. He went on to say that the matter does not require a public hearing and that there have been no complaints about the daycare. Commissioners asked about traffic, other daycares in the area and the hours of operation. Rousseau said that even though her hours end at 5:00pm, she would appreciate the extension of hours until 6:00pm in the application.

Duell moved and Robertson seconded that SUP 2018-01 for a Special Use Permit to operate a Childcare, Small Group Home (12 or less) facility at 1296 Silverwood Drive, in accordance with Section 719 of the Garfield Zoning Ordinance, BE APPROVED, subject to the following conditions:

- 1. That the applicant remain in compliance with State of Michigan licensing requirements for a childcare facility for up to 12 children at all times.*
- 2. That the facility operate between the hours of 6:00am to 6:00pm, Monday – Friday, with the exception of occasional evening events for parents.*

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

Nays: None

b. PD 2018-28 Introduction – Dennis Banton/Arlene F. Banton – 3717 S. Airport Rezone (7:15)

Perdonik stated that the applicant wants to rezone a 3.14 acre parcel from the A- Agricultural District to R-3 Multi-Family Residential. The parcel is bordered by one (1) dwelling and a landscape business to the west; W. South Airport Road to the north; A service drive providing access to the Sam's Club parking lot to the east and Sam's Club to the south. As the Master Plan reads right now, the future land use is compatible. The proposed Master Plan would not be compatible with the proposed use. Commissioners saw the proposed zoning change as a buffer between the commercial zoning and single family residential zoning. Under the Zoning

Ordinance, the burden is on the applicant to justify the rezoning. The Director of Planning has waived the written impact statement for this application. Commissioners discussed curb cuts and how to access the property. Sewer and water would have to be hooked up for any development, but both utilities are in close proximity. Perdonik said that this is a small parcel and could be looked at as spot zoning. Staff will communicate with the applicant that the size of the parcel may be an issue and possibly other adjoining properties may want to be rezoned in this application as well.

Robertson moved and McManus seconded THAT application Z-2018-01, submitted by Dennis Banton to rezone parcel 05-021-048-00 from the A- Agricultural District to the R-3 Multi-Family-Residential District, BE ACCEPTED with or without adjoining parcels and scheduled for public hearing at a meeting to be held on April 11, 2018.

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

c. PD 2018-29 Brickways/Church of Christ Map Amendment Findings of Fact (7:32)

The request is to rezone approximately 12 acres of land for the R-1 One-Family Residential District to the R-3 Multi-Family Residential District, without restriction. The Findings of Fact have been drafted and staff has nothing to add. Commissioners said that development to the east of the property needs to be protected from development due to the steep terrain.

Duell moved and Robertson seconded THAT the Planning Commission's adopted Findings of Fact for Application Z-2017-06, attached to PD Report 2018-29 and forming part of this motion, BE APPROVED.

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

Duell moved and Robertson seconded THAT application Z-2017-06, submitted by Grand Traverse Engineering, LLC to rezone lands along Rennie Street to R-3 Multi-Family Zoning District, and constituting amendment No. 9 to the Garfield Township Zoning Ordinance, BE RECOMMENDED FOR APPROVAL to the Garfield Township Board, based on the approved Findings of Fact and for the reasons set out in report PD-2018-29.

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

7. Public Comment (7:36)
None

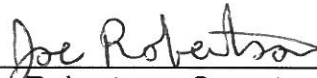
8. **Items For Next Agenda – March 28, 2018 (7:36)**

Perdonik said there will be revised drafts for the Service Drive ordinance, C-P Shopping District ordinance as well as a land use map discussion.

Commissioners discussed the timing of the proposed master plan. Staff will clarify the 63 day period of review and what needs to be done in that timeframe.

9. **Adjournment**

Racine adjourned the meeting at 7:47pm.

A handwritten signature in cursive script, reading "Joe Robertson", is written over a horizontal line.

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