

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
April 10, 2019**

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

Roll Call of Commission Members:

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

Absent and Excused: Pat Cline

Staff Present: Planner John Sych and Deputy Planner Erik Perdonik

1. Public Comment (7:01)

None

2. Review and Approval of the Agenda – Conflict of Interest (7:01)

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

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

Nays: None

3. Minutes (7:02)

a. March 27, 2019

Robertson moved and McManus seconded to adopt the minutes of March 27, 2019 as amended noting that in the Town Board report, the words “at the next meeting” will be changed to “on April 23, 2019.”

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

Nays: None

4. Correspondence (7:03)

None

5. Reports (7:03)

Township Board Report

Duell reported that the marihuana ordinances were still under discussion and a Public Hearing will be held in two weeks. The board voted to rescind the resolution to leave Metro Fire at this point if conditions are met. The Township is looking at adding two phases of parking to Station 12.

Planning Commissioners

McManus asked staff to check on temporary signage at the Crossings.

Staff Report

Sych mentioned that there are several reviews coming up for May. Kohl's is responsible for replacing the trees that were cut down.

6. Business to Come Before the Commission**a. PD Report 2019-37 Harris Hills Site Condo R-2 Rezoning Public Hearing (7:11)**

This 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. The vacant property is comprised of two tax parcels and is located in the southeast intersection of Lone Tree and Harris Roads. Staff said that this rezoning is consistent with the master plan for that area. Jesse Mitchell, representing the owner, said that the project slated for the piece of land will be made up of affordable single family homes and all water and sewer extensions will be made.

Chair Racine opened the Public Hearing at 7:15pm.

Jim Hoffman of Pine Meadows Trail owns property that adjoins the proposed rezoning property. He feels that the rezoning would be a detriment to his property value.

Ken Sams of Lone Tree Road is against the zoning change.

Jesse Mitchell said that the fire chief would mandate the egress and ingress to the property.

The Public Hearing was closed at 7:23pm.

Planning Commissioners discussed the use by right and said that adherence to the Master Plan was a strong idea. The area is zoned for moderate residential and commissioners saw no problem with the proposed density. The surrounding PUD's have higher density than would be allowed under an R-2 zoning area.

Robertson moved and Fudge seconded to direct staff to draft Findings of Fact for application Z-2019-01.

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

Nays: None

b. PD Report 2019-24 Green US 31 C-G Rezoning Intro (7:40)

The applicant requests to rezone approximately $\frac{3}{4}$ of an acre of land from C-O Office Commercial to C-G General Commercial via map amendment. The property is located at 1202 N. US 31 South and is vacant except from a paved parking and turnaround area. The property was formerly a scenic overlook. Staff said that this proposed rezoning is not consistent with the Master Plan as the master plan targets the property for agricultural purposes. Pat Dunlop, speaking on behalf of the applicant, said that the Master Plan should be reevaluated in this area. The property is located on a five lane road and already has a curb cut. Commissioners discussed the proposed plan and said that further expansion of the zoning on the

property would go against the Master Plan and would result in a non-conforming use.

DeGood moved and Robertson seconded that application Z-2019-02 be scheduled for public hearing for the May 8, 2019 Regular Meeting of the Planning Commission.

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

Nays: None

c. PD Report 2019-36 Alliance Property Holdings/Surg Center SPR (7:50)

The 2.71 acre property is located at 3663 North Country Drive west of US 31 and south of South Airport Road in the C-H Highway Commercial district. The Cracker Barrel restaurant is located north of the site and the Fairfield Inn is located west of the site. The owner proposes developing the 8,677 square foot parcel for an out-patient surgical facility. Medical Clinics are a use by right in this area but need to come to the Planning Commission to comply with Article 4 Section 424. Staff said that a transition strip is needed but that parking, lighting, circulation, landscaping, bicycle parking and water /sewer are all in accordance. According to the Zoning Ordinance, the owners would need to provide a sidewalk. Jason Martin and Darren Graham from Engineering firm Gosling Czubak spoke regarding the sidewalk requirement and said that because of the topography, it would be difficult to place a sidewalk in front of the building. Commissioners discussed an alternative option for the sidewalk and determined that a walkway placed at an angle with a culvert on one side of the property would be acceptable. The stormwater plans will need to be reviewed and there was a memo from the Township engineer which identified issues with water and sewer in the area.

Duell moved and Robertson supported THAT application SPR-2019-01, submitted by Kadean Construction to construct a surgery center on portions of parcel no. 05-01-053-40, BE APPROVED, subject to the following conditions:

- 1) That the trash enclosure and generator pad be relocated outside of the transition strip.*
- 2) That a landscaped island be provided in place of the striped pavement area at the northeast corner of the building.*
- 3) That the proposed outdoor illumination of the building be removed.*
- 4) That a five-foot wide sidewalk be installed which connects the front of the building to North County Drive at the NW corner of the building.*
- 5) That four bicycle parking spaces are required to be installed.*
- 6) Review and approval by the Township Engineer for water, sanitary sewer and stormwater.*
- 7) A DEQ wetland delineation is provided.*

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

Nays: None

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

None

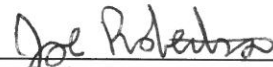
8. **Items For Next Agenda – April 24, 2019 (8:32)**

a. To be determined

Commissioners decided to cancel the meeting for April 24th. Since this was Deputy Planner Erik Perdonik's last meeting, Chair Racine thanked him for his service to the Township.

9. **Adjournment**

Fudge moved to adjourn the meeting at 8:37pm.



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