

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
April 11, 2018**

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

Roll Call of Commission Members:

Present: Joe McManus, Steve Duell, Gil Uithol, Joe Robertson, Chris DeGood, Pat Cline, and John Racine (7:30)

Staff Present: Eric Perdonik

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

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

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

Nays: None

2. Minutes (7:01)

a. March 28, 2018 Regular Meeting Minutes

Uithol moved and Cline seconded to approve the minutes of the March 28, 2018 Regular Meeting as presented.

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

Nays: None

3. Correspondence (7:02)

Letter of Haggard's Plumbing and Heating in favor of the Banton request

4. Reports (7:02)

Township Board Report

Duell reported that Buffalo Ridge was approved and explained the delay for the documents. The existing RDO was amended to allow for the new development and the new conditions and the word "phasing" was taken out and replaced with "build-outs".

Planning Commissioners

No reports

Planners Department

No report

5. Business to Come Before the Commission

a. PD 2018-43 Banton – South Airport Property Rezoning – Public Hearing (7:08)

The applicant wishes to rezone a 3.14 acre parcel from

Waldie spoke with neighbors and most are indifferent or agree with the rezoning.

DeGood moved and Cline seconded THAT application Z-2018-02 submitted by Living Hope Church requesting to rezone approximately 3.20 acres at Parcel ID: 05-105-001-00 from R-1 One Family Residential to C-O Commercial Office BE ACCEPTED and schedule for a public hearing at the May 9, 2018 Regular Meeting of the Planning Commission.

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

c. PD 2018-44 Pine Grove Home Findings of Fact (7:47)

The property is essentially a vacant site with a large asphalt pad running through its center. The area is 3.2 acres in area, is located at 4030 Meadow Lane and is zoned C-G General Commercial District. Applicant Rick Newman is seeking approval for modular/manufactured homes sales and mobile home sales uses on the site. Staff has worked with the applicants and all concerns have been addressed. The Findings of Fact in support of the application are recommended for approval.

Duell moved and Uithol seconded that the Findings of Fact for application SUP-2017-03, as presented in Planning Department Report 2018-44, BE ADOPTED.

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

Duell moved and Uithol seconded THAT application SUP-2017-03 to request a Special Use Permit for a modular/manufactured home sales operation in the C-G General Commercial District at Parcel ID 05-032-001-20 BE APPROVED, subject to the following conditions:

- 1. No loading or unloading of units or maintenance to units shall take place between the hours of 7:00pm and 7:00am.*
- 2. Final engineering review and approval by the Township Engineer including all infrastructure, stormwater, and FAA if necessary.*
- 3. All final reviews from agencies with jurisdiction shall be provided prior to any land use permits being issued.*
- 4. The applicant shall provide two (2) full-size plan sets, one 91" 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*
- 5. 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*

Waldie spoke with neighbors and most are indifferent or agree with the rezoning.

DeGood moved and Cline seconded THAT application Z-2018-02 submitted by Living Hope Church requesting to rezone approximately 3.20 acres at Parcel ID: 05-105-001-00 from R-1 One Family Residential to C-O Commercial Office BE ACCEPTED and schedule for a public hearing at the May 9, 2018 Regular Meeting of the Planning Commission.

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

c. PD 2018-44 Pine Grove Home Findings of Fact (7:47)

The property is essentially a vacant site with a large asphalt pad running through its center. The area is 3.2 acres in area, is located at 4030 Meadow Lane and is zoned C-G General Commercial District. Applicant Rick Newman is seeking approval for modular/manufactured homes sales and mobile home sales uses on the site. Staff has worked with the applicants and all concerns have been addressed. The Findings of Fact in support of the application are recommended for approval.

Duell moved and Uithol seconded that the Findings of Fact for application SUP-2017-03, as presented in Planning Department Report 2018-44, BE ADOPTED.

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

Duell moved and Uithol seconded THAT application SUP-2017-03 to request a Special Use Permit for a modular/manufactured home sales operation in the C-G General Commercial District at Parcel ID 05-032-001-20 BE APPROVED, subject to the following conditions:

1. *No loading or unloading of units or maintenance to units shall take place between the hours of 7:00pm and 7:00am.*
2. *Final engineering review and approval by the Township Engineer including all infrastructure, stormwater, and FAA if necessary.*
3. *All final reviews from agencies with jurisdiction shall be provided prior to any land use permits being issued.*
4. *The applicant shall provide two (2) full-size plan sets, one 91" 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*
5. *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.

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

d. Continued Discussion of the 2018 Draft Master Plan (7:50)

Commissioners studied both future land use maps and compared them. They asked staff questions about certain parcels. Discussion took place regarding the current future land use map and the one slated to be in the draft Master plan.

Underlying zoning and the designation of PUD's on the maps were discussed at length. Staff will look into some of the questions regarding certain parcels and determine answers for the next meeting.

7. Public Comment (9:14)

Carey Waldie commented that his building was built in the 70's and they have grown out of it. He addressed spot zoning as well.

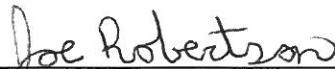
8. Items For Next Agenda – April 25, 2018 (9:16)

Possible service drives and planned shopping districts along with Master Plan discussion may be on the next agenda.

Planning Commissioners are invited to tour a new housing development near the Depot.

9. Adjournment

Duell adjourned the meeting at 9:18pm.



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