

**CHARTER TOWNSHIP OF GARFIELD
VIRTUAL PLANNING COMMISSION MEETING
May 13, 2020**

Call Meeting to Order: Chair Racine called the meeting to order at 7:02pm via the ZOOM application.

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: Planning Director John Sych and Deputy Planning Director Steve Hannon

1. Public Comment (7:03)

Rob Larrea commented on the 3077 Garfield rezoning and said that the application is incomplete and is inconsistent with the Master Plan. He added that the request does not justify the amendment and asked the Planning Commission to deny the application.

2. Review and Approval of the Agenda – Conflict of Interest (7:15)

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

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

Nays: None

3. Minutes (7:16)

a. April 22, 2020

Fudge moved and McManus seconded to adopt the amended minutes of April 22, 2020 as presented.

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

Nays: None

4. Correspondence (7:17)

None

5. Reports (7:17)

Township Board Report

Duell reported that the board discussed the potential economic ramifications of the COVID-19 crisis. He added that the Planning Commission may need to consider outdoor seating for restaurants when they are allowed to reopen. Duell added that the board discussed homeless issues and denied a permit agreement for Haunted Tours of Traverse City.

Planning Commissioners

None

Staff Report

Sych mentioned that planning staff is in the office occasionally and plans and reviews are picking up a bit.

6. Unfinished Business

a. PD 2020-72 Barlow Garfield Neighborhood Plan PH (7:22)

Planner John Sych said that the planning process for the Barlow Garfield Neighborhood Plan began one year ago. He reviewed the process that the plan has gone through and explained the public engagement process. Chair Racine opened the Public Hearing at 7:24pm. Rob Larrea commended the Planning Commission for their work on this plan. Jennifer Hodges commented on the plan as it pertains to infrastructure and capacities. The Public Hearing was closed at 7:36pm. Sych said that some comments were received via emails and some adjustments may be made based on the feedback. Commissioners commented on the housing types and uses.

DeGood moved and Cline seconded to direct staff to prepare the Final Draft of the Barlow Garfield Neighborhood Plan to consider for formal recommendation by the Planning Commission to the Township Board.

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

b. PD 2020-69 3479 Veterans Drive C-O Rezoning PH (7:45)

This application requests the rezoning of one parcel at 3479 Veterans Drive, totaling 1.93 acres, from the R-1 One family Residential zoning district to the C-O Office Commercial zoning district via the zoning map amendment process, without restriction. The corridor contains different uses such as the VFW, Metro Fire, Garfield Township Hall, offices and single family homes. Chair Racine opened the Public Hearing at 7:49pm. Bill Tomlinson, one of four owners of the property, commented that the person buying the property may not do anything right away due to COVID situation. Stated the lot width is 198 feet of road frontage, not 109 feet as indicated on page 6 of PD 2020-69. Maria Desphanos Post, neighboring property owner, asked about the tree line and any changes to the lot lines. Chris Post agreed with split zoning. Sych explained the process of review pertaining to the lot lines and the landscaping. Chair Racine closed the Public Hearing at 7:55pm.

Commissioners discussed the proposed rezoning and shared concerns about spot zoning. It was reiterated that all neighbors were sent notices about the public hearing. Commissioners talked about the adverse

impacts on the neighbors zoned R-1 Residential and talked about the need to protect the residential uses nearby.

Fudge moved and DeGood seconded to direct Staff to draft Findings of Fact for application Z-2020-04.

Staff added that the applicant could revise their rezoning request to include less of the property, but any expansion of the rezoning request would require a separate application.

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

Nays: None

c. PD 2020-71 Chick-Fil-A SUP Update (7:44)

Progressive AE is requesting approval of a Special Use Permit for a proposed 4,998 square foot restaurant with seating for 110 inside the building and 12 outside at the patio. There will be parking for 71 vehicles and a drive-through window that could accommodate 32 cars. Drive-through businesses uses are permitted via Special Use Permit in the C-G General Commercial District. Planner Sych said that the applicant requested that any action on the item be postponed until the June meeting.

Duell moved and Fudge seconded to postpone any action on SUP 2020-01 until the regular meeting in June.

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

Nays: None

d. PD 2020-70 3077 Garfield Conditional Rezoning Update (8:31)

This application requests conditional rezoning of a portion of Parcel #05-014-077-00 at 3077 Garfield Road. The subject lands are approximately a 2.85 acre parcel and was brought forward by the applicant. Conditional rezoning is described in Section 422 of the Zoning Ordinance. This request would conditionally rezone part of the site from the C-G General Commercial to I-G General Industrial. Any conditions of the rezoning are voluntarily made by the applicant and the underlying zoning is always kept in place. The only use permitted would be small warehousing establishments. Doug Mansfield, representing the applicant, commented that the master plan is vague on this use and allows several other heavier uses in the area and thought that there was going to be a legal opinion issued by the township legal counsel on this use. Applicant Tom Krause said that they have no intention of splitting the property or allowing utilities in the storage units. Planner Sych said that the conditions offered by the applicant for the conditional rezoning are included in the PD report and commissioners can accept those four conditions, ask the owner to amend them or deny the application. Objections to the conditional rezoning were

raised. Commissioners discussed the conditions and the use as it relates to the Master Plan and found the conditions lacking. Doug Mansfield, requested to postpone any action on the conditional rezoning to have a chance to address the four conditions.

DeGood moved and Fudge seconded to postpone any action on application Z-2020-03.

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

Staff agreed to solicit a legal opinion on the legality of a possible property split on the land.

7. New Business

a. **PD 2020-67 Chelsea Park West PUD Minor Amendment (9:12)**

The subject parcel is approximately 19.31 acres and is located in the Chelsea Park PUD off of Hartman Road east of US 31. This request is a minor amendment and would increase the number of carports from 63 to 195, remove four dumpsters and replace a 2,400 square foot resident storage and maintenance building with a compactor and recycling building. There will be no increase in the number of parking spaces. Last fall, a major amendment increased the dwelling units to 192. Bill Crain of Crain Engineering, proposes adding additional carports so that each unit will have the carport amenity. Chris Wickline, with the JB Donaldson Company, said these changes come from comments of people who are interested in the property. Commissioners commented favorably on the project.

Duell moved and DeGood seconded THAT Findings of Fact for application SPR 2000-09-J, included in PD Report 2020-67 and forming part of its motion, BE APPROVED.

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

Duell moved and McManus seconded THAT application SPR 2000-09-J, submitted by Bennett Donaldson/JB Donaldson Company to construct additional carports and reconfigure maintenance buildings for the Chelsea Park West apartments on parcel 05-21-066-00, BE APPROVED.

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

b. **PD 2020-68 Oakleaf Village of Garfield Township PUD Intro (9:25)**

This application proposes a Planned Unit Development for senior living at 5143 North Long Lake Road. The property is 52.56 acres and is currently

undeveloped and is zoned A- Agricultural. Planner John Sych said that PUD applications need to be reviewed in a two step process which include a preliminary approval; and then an engineering approval. Phase one would include 154 units including a building housing 50 independent living apartments, 60 assisted living units and 24 memory care units. There would also be 20 independent living detached villas and a maintenance building. Phase two would be 75 units and would include 33 detached single family homes and an addition to the adult care facility. Michael DiCarlantonio gave some background on the company and said that the proposed density would be 4.4 units per acre and 77% of density will be in northern portion of the property. Engineer John Urbain spoke about the proposed utilities and engineering for the project and said that the stormwater plan would be for a 100 year storm. Oakleaf Village proposes over 6 acres of open space including walking paths, gazebos, a pond, etc. and would include type B and C buffers. The timeline for Phase One is to break ground in early 2021. Commissioners commented favorably on the proposed plan and discussed a bike path to Zimmerman Road and the proposed pond.

DeGood moved and Fudge supported that application PUD 2020-01 submitted by Wallick Communities be accepted.

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

DeGood moved and Fudge seconded that application PUD 2020-01 be scheduled for public hearing at the regular meeting of the Garfield Township Planning Commission on June 10, 2020.

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

8. Public Comment (10:07)
None

9. Other Business (10:08)

- 10. Items for Next Agenda – May 27, 2020 (10:09)**
- a. **Redevelopment Ready Communities – Intro**
 - b. **Zoning Ordinance Use Chart Project – Intro**
 - c. **C-P Sign Regulations – Discussion**
 - d. **Barlow Garfield Neighborhood Plan – Final Draft**

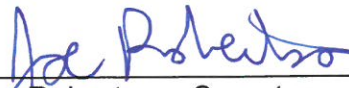
Commissioners discussed restaurant ordinances and possible changes upon a reopening and also shared frustration with the online meeting platform.

11. **Adjournment**

Duell moved and Robertson seconded to adjourn the meeting at 10:20pm.

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

Nays: None



Joe Robertson, Secretary
Garfield Township Planning
Commission
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