

CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING

Wednesday, May 22, 2019 - 7:00 pm
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. Review and Approval of the Agenda - Conflict of Interest
2. Minutes –May 8, 2019
3. Correspondence
4. Reports
 - a. Township Board
 - b. Planning Commissioners
 - c. Staff Report
5. Business to Come Before the Commission
 - a. PD 2019- 49 Car Wash Decibel Limit Text Amendment Intro
 - b. PD 2019- 48 Golf Course Setbacks Text Amendment Intro
 - c. PD 2019- 55 Sideyard Setbacks in R-3 Text Amendment Intro
 - d. PD 2019- 56 Period of Effect-Special use Permits Text Amendment Intro
 - e. PD 2019- 52 Conceptual Subplan for East Side of Township-Notice of Intent to Plan
6. Public Comment
7. Items for Next Agenda – June12, 2019
 - a. Living Hope Church SUP - Public Hearing
 - b. Munson Childcare SUP - Public Hearing
 - c. Ashland Park PUD Amendment - Public Hearing
 - d. French Manor-Terra Energy PUD Amendment - Public Hearing
 - e. Green US-31 Finding of Facts
8. 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

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
May 8, 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, Pat Cline, Chris DeGood, Joe McManus and John Racine

Staff Present: Planner John Sych

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

Racine and DeGood declared conflict with item 5.d.

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

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

Nays: None

2. Minutes (7:01)

a. April 10, 2019

Duell moved and Cline seconded to adopt the minutes of April 10, 2019 as presented.

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

Nays: None

4. Correspondence (7:02)

Correspondence provided on desk – one item on 5.d. and site plan review records related to 5.f.

5. Reports (7:03)

Township Board Report

Duell reported the Town Board passed the Recreational Marijuana Establishments Opt-Out Ordinance. The board also passed the Amended Fireworks Ordinance and the Board adopted a pickleball court policy for the Boardman Valley Nature Preserve. The board showed support for a tax abatement letter for a senior living community. Sych added that a new deputy planner would begin on May 20th.

Planning Commissioners

No reports

Staff Report (7:06)

Sych reminded commissioners of a Planning and Zoning Essentials workshop on June 6th.

6. Business to Come Before the Commission**a. PD 2019-41 Green US-31 C-G Rezoning Public Hearing (7:07)**

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 for 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.

Charles Green, the applicant, said that a commercial general zoning designation would be perfect for what he plans on building on the property. The property is close to an existing commercial property.

Racine opened the Public Hearing at 7:11pm.

Wayne Kylie, owner of the property said he got it rezoned to accommodate commercial office buildings. He agrees with the applicant and thinks that the use would be acceptable on the property. Pat Dunlop real estate group spoke in favor of the applicant.

Racine closed the Public Hearing at 7:13pm.

Commissioners discussed the proposed rezoning.

Duell moved and Fudge seconded to direct staff to draft Finding of Fact for application Z-2019-02.

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

b. PD Report 2019-40 Harris Hills Rezoning Finding of Facts (7:20)

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.

Cline moved and Robertson seconded THAT the Findings of Fact for application Z-2019-01, as presented in Planning Department Report 2019-40 and being made a part of this motion, BE ADOPTED.

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

Cline moved and Robertson seconded to recommend to the Township Board THAT application Z-2019-01 BE APPROVED.

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

c. PD 2019-46 Living Hope Church SUP Intro (7:23)

The applicant is requesting approval of a Special Use Permit for a proposed 13,500 square foot addition to an existing 7296 square foot church, with an associated 134 space parking area. Parking requirements have been met; and landscaping, snow storage, stormwater, the dumpster enclosure and utilities have all been met. Commissioners asked about signage for traffic circulation. Accessory buildings and lighting will need to be addressed by the applicant. Commissioners discussed the proposal and sanitary sewer and stormwater feasibility.

Robertson moved and McManus seconded that application SUP-2019-03, submitted by Peninsula Construction & Design, for a special use permit for expansion of an institutional development at parcel ID: 05-105-001-00, BE ACCEPTED, and BE SCHEDULED for a Public Hearing to be held on the earliest Regular Meeting date that legal notice requirements allow, subject to the following additional information being provided by the applicant:

- 1. An updated site plan that provides a minimum of four (4) bicycle parking spaces and striping of all pedestrian crossings.*
- 2. An updated lighting plan which provides lighting pole heights and replaces the S4FT-2 light which exceeds the color temperature requirements.*
- 3. Removal of the accessory building located at the northwest corner of the subject site from the setback area.*
- 4. Existing and proposed utilities must be shown on at least one sheet.*

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

d. PD 2019-47 Munson Childcare SUP Intro (7:37)

Racine and DeGood excused themselves due to a conflict of interest. The applicant requests approval of a Special Use Permit (SUP) to use an existing 9,256 square foot building as a Child Care Center. The building is located at 5222 North Royal Drive and is zoned C-O – Office Commercial. Child Care Centers are permitted via SUP in the C-O District. The center will be for use by Munson employees only and will have a capacity of 110 children. There will be 20 staff members and hours of the center will be from 6:00m – 6:00pm, Monday through Friday. PD Report 2019-47 indicated that privacy fencing and a landscaping buffer or concrete buffer may be needed to shield the daycare from the neighboring concrete

supply company use. A lighting plan which met lighting requirements was also needed. Petra Kuehnis, from Mansfield Land Use Consultants, spoke and addressed the buffer/barrier. She also said that some asphalt would be removed to make a play area. Kuehnis assured commissioners that she and the applicant would work closely with the township and the neighboring property owners. Commissioners discussed that the concrete service has been there for years. Brigid Wilson, Munson Healthcare spoke regarding the proposed center and addressed the playtime of the children.

Duell moved and Robertson seconded THAT application SUP-2019-01 for Special Use Permit for a childcare center at 5222 North Royal Drive BE SCHEDULED for a Public Hearing for June 12, 2019, subject to the following additional information being provided by the applicant prior to May 23, 2019 to ensure that Staff has adequate time to review the information:

1. *The height and other details of the proposed fence around the playground.*
2. *A buffer of plantings and fencing along the north and east property line.*
3. *A lighting plan for the site.*

Yeas: Duell, Robertson, Cline, Fudge, McManus
Nays: None

e. PD 2019-50 Ashland Park PUD Amendment Intro (7:55)

The application requests an amendment to Phase 2 and Phase 3 of the Ashland Park Planned Unit Development by replacing the 2001 original approved mix of 124 quadplex residential units, 42 duplex residential units and 21 single family residential units with a new pattern consisting of 158 duplex residential units. This would result in a reduction of 24 residential dwelling units. The new open space total would be about 40%. Commissioners discussed the open space areas and connectivity with adjacent residential developments. They also said that the findings from two years ago need to be carried forward to this application.

DeGood moved and Fudge seconded THAT application PUD-2001-01-F, submitted by Peachtree River Investments, LLC, for a Special Use Permit for amendment of Phases 2 and 3 of the Ashland Park Planned Unit Development at Parcel ID: 05-026-018-00, BE ACCEPTED, and BE SCHEDULED for a public hearing at the regular meeting of the Garfield Township Planning Commission on June 12, 2019.

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

f. PD 2019-51 French Manor PUD Amendment Intro (8:07)

The applicant requests an amendment to the Terra Energy PUD, which was approved in 1995, to provide a single-story 80 unit assisted living

facility. Phase 1 development consists of 30 units. Future phases will expand the units to a total of 80 units. The parcel is approximately 3.78 acres and located in the Terra Energy PUD east off of LaFranier Road. The existing zoning of the parcel is R-3 Multiple Family Residential. Commissioners discussed the proposed amendment.

Duell moved and Cline supported that application SUP-1995-03B, submitted by Burdco, Inc. for a Special Use Permit for amendment of the Terra Energy Planned Unit at Parcel ID: 05-023-013-01, BE ACCEPTED and BE SCHEDULED for a public hearing at the regular meeting of the Garfield Township Planning Commission on June 12, 2019, subject to the following additional information being provided by the applicant prior to May 23, 2019 to ensure that Staff has adequate time to review the information:

1. *The proposed sidewalk extended along the entire frontage of Terra Road.*
2. *Lighting pole heights need to be identified on the plan.*

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

7. Public Comment (8:14)

Mark Martin of East River Road commented on the Living Hope special use permit. Monica and Larry Cornell commented on the French Manor project.

8. Items For Next Agenda – May 22, 2019 (8:18)


- a. Auto Wash Text Amendment
- b. Golf Course Text Amendment
- c. R-3 Side Yard Setback Text Amendment
- d. By-Laws Review
- e. Notice of Intent Sub-Plan

Sych reviewed the items for the next agenda.

9. Adjournment

Fudge moved to adjourn the meeting at 8:28pm.

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

 Charter Township of Garfield Planning Department Report No. 2019-49		
Prepared:	April 23, 2019	Pages: Page 1 of 1
Meeting:	May 22, 2019 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Car Wash Decibel Limit (Section 712) Text Amendment—Introduction	

BACKGROUND:

Section 712 of the Zoning Ordinance provides the following regarding decibel levels for car washes:

- (4) Noise generated on site from any source shall not exceed 40 decibels measured at any property line.

For nearly two years now, Township Officials have been discussing the appropriateness of the 40-decibel limit. There is a consensus that the level is far too low in the context of Serra Automotive’s noise study and the City’s regulations just across the street, for example. However, precisely how to move forward has been the subject of considerable debate. Staff has presented considerable research and data to provide context for amending the Section. For example, mean and median decibel levels were offered from a sample of 30 communities.

After all of the discussion, Staff is of the opinion that, rather than seeking a “magic” decibel level, the limit ought to be removed entirely. Noise in general is governed by the Township’s Noise Ordinance, which is a police power ordinance more suited to address potentially ongoing issues like noise, and noise coming from a car wash. The Planning Commission retains highly effective tools for ensuring that any noise generated from car wash dryers be mitigated, such as the Special Use Permit (“SUP”) review process. During such a process, the Planning Commission may require design features that mitigate noise and/or a variety of different buffering requirements.

The 40-decibel limit is arbitrary, unenforceable, and it appears highly unlikely that a modern automated car wash could reasonably meet it, which raises the question of why it should not be struck from the Ordinance at this time. It is causing at least one applicant, Serra Automotive, considerable trouble currently. We already know from their noise study that the noise generated will not be detrimental to neighboring residences.

ACTION REQUESTED:

If, following Commissioner discussion, the Commission is prepared to schedule the attached draft amended Section 712 of the Zoning Ordinance for public hearing, the following motion is suggested:

MOTION THAT the draft amended Section 712 of the Zoning Ordinance, as attached to Planning Department Report 2019-49, BE SCHEDULED for public hearing for the June 26, 2019 Planning Commission Regular Meeting.


Attachments:

- 1. Draft amended Sec. 712 of the Zoning Ordinance with changes shown

SECTION 712 AUTOMOBILE LAUNDRIES

A. REGULATIONS AND CONDITIONS

- (1) All such facilities shall be connected to a public water and sewer system.
- (2) All washing activities shall be carried out within a building.
- (3) No vacuum equipment shall be located closer than one hundred (100) feet to any property line which abuts a property zoned or used for residential purposes.
- ~~(4) Noise generated on site from any source shall not exceed 40 decibels measured at any property line.~~

 Charter Township of Garfield Planning Department Report No. 2019-48			
Prepared:	April 23, 2019	Pages:	Page 1 of 1
Meeting:	May 22, 2019 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Golf Course Setbacks (Section 749) Text Amendment—Introduction		

STAFF COMMENT:

Section 749 of the Zoning Ordinance provides the following regarding setbacks for golf courses:

- (3) Development features shall be so located as to minimize any potential adverse affects upon adjacent property. All principal and accessory buildings, structures, and parking areas shall not be less than two hundred (200) feet from any property line of abutting residentially zoned land.

The 200-foot setback has proven problematic for at least one golf course owner. The owner of the Bay Meadows Golf Course has twice sought and been granted variances from the Zoning Board of Appeals for reduced building setbacks from the adjacent residential property lines. The building closest to a residential property line sits approximately 84 feet away following the two variances.

This setback requirement was not in the previous zoning ordinance but was included in the 2015 Ordinance. The three golf courses operating in the Township were developed well prior to 2015 and it is unlikely that a new one will be developed considering the trajectory of golf course construction both state and nationwide. Staff has looked at golf course setbacks in other ordinances and cannot find precedent for a 200-ft overall setback. The case most often is that golf courses are simply subject to the requirements of the zoning district in which they are located, which makes sense as housing is often highly integrated with golf courses and there is value in being in close proximity to one.

Additional buffering requirements are also an option. For example, lengthy setbacks may not be needed where screening of buildings is required. Staff suggests reducing the 200-foot setback to 80 feet in keeping with the variance requests and requiring that all principal and accessory buildings and structures be screened with landscaping where appropriate, as determined by the Zoning Administrator. The Zoning Administrator is the proper official to give the discretion on this issue because additional landscaping may not be appropriate in all instances thus requiring flexibility, and new structures within golf courses will typically not be subject to Planning Department or Commission review.

ACTION REQUESTED:

If, following Commissioner discussion, the Commission is prepared to schedule the attached draft amended Section 749 of the Zoning Ordinance for public hearing, the following motion is suggested:

MOTION THAT the draft amended Section 749 of the Zoning Ordinance, as attached to Planning Department Report 2019-48, BE SCHEDULED for public hearing for the June 26, 2019 Planning Commission Regular Meeting.

Attachments:


- 1. Draft amended Sec. 749 of the Zoning Ordinance with changes shown

SECTION 749

GOLF COURSES AND COUNTRY CLUBS

A. REGULATIONS AND CONDITIONS

- (1) These regulations shall not include stand-alone golf-driving ranges and miniature golf courses.
- (2) The site area shall be a minimum of fifty (50) acres and have its main ingress and egress from a major thoroughfare, as classified on the Master Plan of Garfield Township.
- ~~(3) Development features shall be so located as to minimize any possible adverse effects upon adjacent property.~~ All principal and accessory buildings, structures, and parking areas shall not be less than ~~eightytwo hundred (80200)~~ eightytwo hundred (80200) feet from any property line of abutting residentially zoned land.
- ~~(3)(4)~~ The Zoning Administrator may require that any principal and accessory buildings and structures be buffered by landscaping determined by the Zoning Administrator to be appropriate for minimizing potential adverse impacts on any neighboring property.
- ~~(4)(5)~~ Whenever a swimming pool is to be provided, said pool shall be located at least one hundred (100) feet from abutting residentially zoned property lines and shall be enclosed with a protective fence six (6) feet in height, with entry limited by means of a controlled gate.

		Charter Township of Garfield	
		Planning Department Report No. 2019-55	
Prepared:	May 8, 2019	Pages:	Page 1 of 1
Meeting:	May 22, 2019 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Side Yard Setbacks in R-3 District (Section 315) Text Amendment—Introduction		

BACKGROUND:

Section 315 R-3 Multiple Family Residential District of the Zoning Ordinance provides areas for medium to high density one and two family residential dwelling units mixed with a variety of multiple family residential dwelling types, including apartments and group housing, where adequate public facilities and services exist with capacity to serve such development.

There is concern about the side yard setback requirements in this District and how they apply to one-family dwellings. Please see the attached memorandum from the Zoning Administrator dated May 6, 2019.

In order to accommodate one-family dwelling expansions in R-3 Multiple Family Residential zoning district, staff recommends a “sliding scale” of the side yard setback requirements depending on the dwelling type: One-family dwelling at 10 feet; two-family dwelling at 15 feet; and, multi-family dwelling at 20 feet. This amendment will accommodate changes in established one-family residential neighborhoods that are zoned R-3 which has a primary focus on accommodating multi-family dwellings. Furthermore, this amendment will also have one-family dwellings match the 10-foot side yard setback requirements in the R-1 One Family Residential and the R-2 One and Two Family Residential districts.

ACTION REQUESTED:

If, following Commissioner discussion, the Commission is prepared to schedule the attached draft amended Section 315 of the Zoning Ordinance for public hearing, the following motion is suggested:

MOTION THAT the draft amended Section 315 of the Zoning Ordinance, as attached to Planning Department Report 2019-55, BE SCHEDULED for public hearing for the June 26, 2019 Planning Commission Regular Meeting.

Attachments:

1. Memorandum from Zoning Administrator dated May 6, 2019
2. Draft amended Sec. 315 of the Zoning Ordinance with changes shown



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

To: John Sych, Planning Director

From: Michael Green, Zoning Administrator

Subject: Side Setbacks in the R-3 District

Date: May 6, 2019

BACKGROUND AND PURPOSE OF REPORT:

The Township Zoning Map identifies various subdivisions and platted areas with an R-3 designation.

In 2017, a property owner with a 50 ft. wide parcel in the Brookside subdivision requested a ten (10) foot variance from the required twenty (20) ft. side setback to build a new home in the R-3 district. In this particular scenario, application of the twenty (20) foot side yard setbacks to a fifty (50) ft. lot results in a ten (10) ft. wide buildable area, which conflicted with the required twenty-four (24) ft. minimum building cross-section size (building width) for a dwelling. As a result of this conflict, a variance was granted. Considering the fact that many lots in the Brookside subdivision are similar in lot width (50-55 ft.), almost every home in the Brookside subdivision is out of compliance with the current setback requirements and also couldn't be rebuilt or expanded on without a variance or zoning map amendment to a less restrictive district such as the R-1 district, which only requires a 10 ft. side yard setback. In reviewing the zoning map, it appears that there may be other areas zoned R-3 with similar issues, particularly in established neighborhoods behind the Cherryland Center and in Country Club Estates (located behind the Township Hall and adjacent to the Traverse City Country Club).

Current Zoning Ordinance:

Section 315 R-3 Multiple Family Residential provides the following Dimensional Standards per dwelling unit:

Minimum Yard Setbacks (A):

- Front: 25 feet
- Each Side: 20 feet
- Rear: 20 feet

Maximum Lot Coverage: 35 %

Minimum Bldg. Cross Section: 24 feet

Notes to Dimensional Standards:

(A) Setbacks shall be measured from the furthest protruding point of structure.

The Zoning Ordinance requires a 20 ft side yard setback in the R-3 zoning district.

Recommendation:

In lieu of rezoning areas to R-1, I would like to propose an amendment to the R-3 Dimensional to provide for the following “sliding scale” setback requirements:

Minimum Yard Setbacks (A):	One-Family	Two Family	Multi Family
• Front:	25 feet	25 feet	25 feet
• Each Side:	10 feet	15 feet	20 feet
• Rear:	20 feet	20 feet	20 feet
Maximum Lot Coverage:	35 %	35%	35%
Minimum Bldg. Cross Section:	24 feet	24 feet	24 feet

Notes to Dimensional Standards:

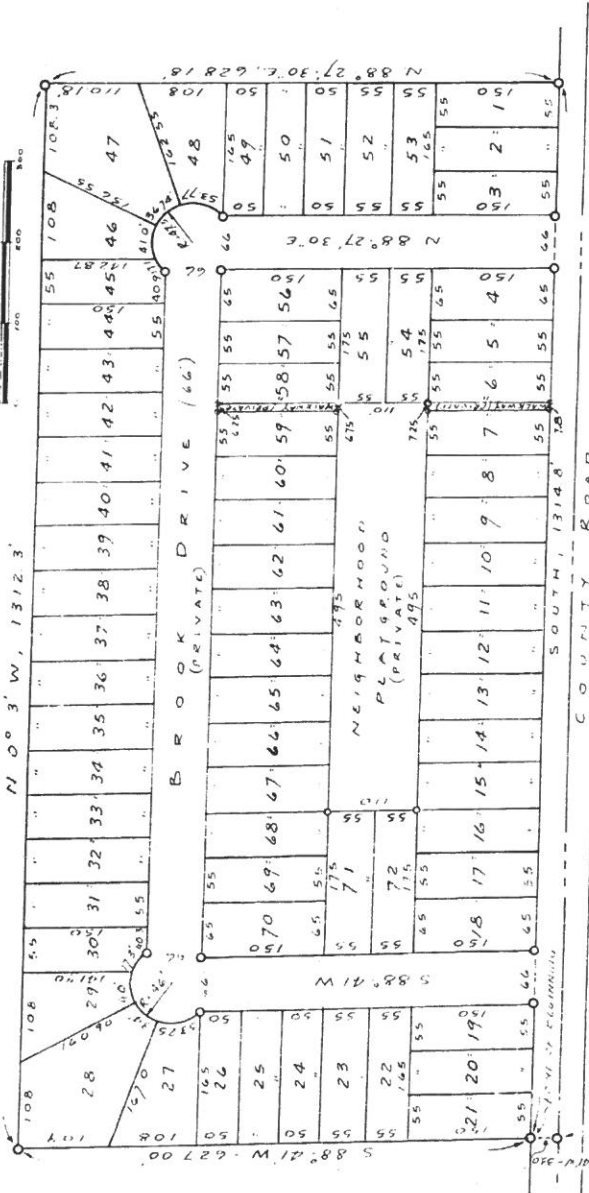
(B) Setbacks shall be measured from the furthest protruding point of structure.

Thank you for your consideration. Please feel free to let me know if you have any questions or would like me to attend any meetings to answer questions before the Planning Commission.

BROOKSIDE SUBDIVISION

E. 1/2 OF THE NE. 1/4 OF THE NW. 1/4, SEC. 16, T. 27N, R. 11W.
GARFIELD TWP., GRAND TRAVERSE CO., MICHIGAN
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

N



DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that we, Lewis W. Zimmerman and Ina Zimmerman, do hereby dedicate to the use of the property owners and that the street, easements and other things shown on said plat are hereby dedicated to the use of the property owners.

In Presence of:
Barbara Kottkamp
Carl T. Robbins, Jr.
Jane E. Norton
Lewis W. Zimmerman
Ina Zimmerman

ACKNOWLEDGMENT

STATE OF MICHIGAN
County of Grand Traverse
On this 23rd day of November, 1953, before me, a Notary Public in and for said County, personally came Lewis W. Zimmerman and Ina Zimmerman, known to me to be the persons named above and the same to the effect free and clear.

My Commission expires January 14, 1957
Grand Traverse County

DESCRIPTION OF LAND PLATED

The land embraced in the annexed plat of BROOKSIDE SUBDIVISION, being the E. 1/2 of the NE. 1/4 of the NW. 1/4, Sec. 16, T. 27-N, R. 11-W, Garfield Twp., Grand Traverse Co., Michigan, Commencing at the S. E. corner of the N. E. 1/4 of the N. W. 1/4, Sec. 16, T. 27-N, R. 11-W, thence S. 88° 41' W. 33.0 ft., to the point of beginning; thence S. 88° 41' W. 627.0 ft., thence N. 0° 3' W. 1314.8 ft., thence N. 88° 27' 30" E. 628.18 ft., thence South 1314.8 ft. to the point of beginning.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat herein submitted is a correct one and that the same was prepared by me or under my supervision and that the same was prepared in accordance with the laws of Michigan and that the same was prepared in accordance with the laws of Michigan and that the same was prepared in accordance with the laws of Michigan.

John C. Norton
Registered Professional Engineer

APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

This plat has been examined and was approved on the 23rd day of December, 1953, by the Grand Traverse County Board of Road Commissioners.

Benjamin H. Wood
C. A. Wood
John C. Norton

COUNTY TREASURER'S CERTIFICATE

I hereby certify that there are no tax liens or other liens on the land described herein, and that there are no tax liens or other liens on the land, for the five years preceding this date.

Benjamin H. Wood
C. A. Wood
John C. Norton

APPROVAL BY COUNTY PLAT BOARD

This plat was approved on the 23rd day of December, 1953, by the Grand Traverse County Plat Board.

Charles M. Smedley
Anita Kucefa
Edwin Wilson
Guy Fuller

MUNICIPAL APPROVAL

This plat was approved by the Grand Traverse City Council at a meeting held on the 23rd day of December, 1953.

John C. Norton
Benjamin H. Wood
C. A. Wood

SECTION 315 R - 3 (MULTIPLE FAMILY RESIDENTIAL)


E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area:

- One-Family: 10,000 sq. ft.
- Two-Family: 6,000 sq. ft.
- Multi-Family: 4,000 sq. ft.

Minimum Yard Setbacks (A):

- Front: 25 feet
- ~~Each Side: 20 feet~~
- Each Side (One-Family): 10 feet
- Each Side (Two-Family): 15 feet
- Each Side (Multi-Family): 20 feet
- Rear: 20 feet

 Charter Township of Garfield Planning Department Report No. 2019-56		Pages: Page 1 of 1	
Prepared:	May 8, 2019	Attachments:	<input checked="" type="checkbox"/>
Meeting:	May 22, 2019 Planning Commission		
Subject:	Period of Effect-Special Use Permits (Section 423) Text Amendment—Introduction		

BACKGROUND:

Recently it has come to the attention of staff that there is a gravel mining operation that is operating under an approved Special Use Permit (SUP). As part of the initial approval, the SUP was approved for a 10-year period and requires review and renewal of the permit following each 10-year period. In review of the current Zoning Ordinance, there is no clear provision to allow for renewal of a SUP in this manner. However, there may have been interpretation or provision of the previous Zoning Ordinance that allows for this application of a SUP.

In order to provide clear direction for this practice within the current Zoning Ordinance, staff is offering the following approach for consideration. As part of the current SUP approval, the property owner is required to have an updated performance guarantee to cover reclamation activities once the gravel mining operations cease in the future. The dollar amount of the performance guarantee is updated at every 10-year review.

The draft language would require any SUP with an active performance guarantee to be submitted for review and renewal on a five-year basis. Five years was chosen to ensure that the performance guarantee is more up to date in its dollar amount given the rising costs of construction. Five year was also chosen to ensure that any potential complaints regarding the SUP could be addressed on a more frequent basis.

ACTION REQUESTED:

If, following Commissioner discussion, the Commission is prepared to schedule the attached draft amended Section 423 of the Zoning Ordinance for public hearing, the following motion is suggested:

MOTION THAT the draft amended Section 423 of the Zoning Ordinance, as attached to Planning Department Report 2019-56, BE SCHEDULED for public hearing for the June 26, 2019 Planning Commission Regular Meeting.

Attachment:


1. Draft amended Sec. 423 of the Zoning Ordinance with changes shown

SECTION 423 SPECIAL USE PERMITS

J. Period of Effect

The special use permit and any amendment to it shall remain in effect unless:

- (1) The special use permit order or amendment has not been recorded in accordance with § 423.L. Recording Procedures;
- (2) Substantial construction has not commenced within two (2) years of final approval by the township or an extension of time granted by the Planning Commission pursuant to § 423.K. Expiration of Approval; or
- (3) The special use permit order has been revoked by the Planning Commission pursuant to § 423.M.
- (4) Special use permits with an active performance guarantee must be brought before the Planning Commission every five (5) years for review and renewal.**

 Charter Township of Garfield Planning Department Report No. 2019-52		
Prepared:	May 6, 2019	Pages: 1
Meeting:	May 22, 2019 Planning Commission – Study Session	Attachments: <input type="checkbox"/>
Subject:	Conceptual Subplan for East Side of Township – Notice of Intent to Plan	

BACKGROUND INFORMATION:

At the February joint meeting of the Planning Commission and Township Board and at the March study session of the Planning Commission, there was discussion to develop a subplan for the area of the Township that generally includes a wide swath along South Airport Road from Garfield Road west to Park Drive then reaches north to Boon Street.

Based on these discussions and in accordance with the Michigan Planning Enabling Act, the following Notice of Intent is be offered for consideration by the Planning Commission:

Notice of Intent to Amend a Master Plan

Please be advised that this notice is to inform you that the Charter Township of Garfield Planning Commission is preparing to amend the current adopted Master Plan.

You are receiving this notice in accordance with Section 39 of the Michigan Planning Enabling Act, Public Act 33 of 2008 (MCL 125.3839). This law is intended to encourage collaboration of neighboring municipalities, transportation agencies and other planning entities as well as to inform public utilities and railroad companies of Garfield Township's intent to amend its Master Plan with a new subplan. The Planning Commission welcomes any comments or suggestions on the proposed plan.

To the extent possible, and for your convenience, all future correspondence will be sent electronically. If you prefer to receive notices and documents in hard copy form, please notify the Garfield Township Planning Department.

Garfield Township welcomes any comments you may have regarding the Master Plan amendment and its process so, please do not hesitate to contact our offices with any questions or comments.

ACTION REQUESTED:

If the Commission is prepared to issue the Notice of Intent, staff suggests the following motion:

MOTION TO ISSUE the notice of intent to plan in accordance with Michigan Planning Enabling Act and as indicated in Planning Department Report No. 2019-52 for the east side of Garfield Township.