

CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING

Wednesday, May 8, 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 -April 10, 2019
3. Correspondence
4. Reports
 - a. Township Board
 - b. Planning Commissioners
 - c. Staff Report
5. Business to Come Before the Commission
 - a. PD 2019- 41 Green US-31 C-G Rezoning Public Hearing
 - b. PD 2019- 40 Harris Hills-Rezone Finding of Facts
 - c. PD 2019- 46 Living Hope Church SUP Intro
 - d. PD 2019- 47 Munson Childcare SUP Intro
 - e. PD 2019- 50 Ashland Park PUD Amendment Intro
 - f. PD 2019- 51 French Manor PUD Amendment Intro
6. Public Comment
7. Items for Next Agenda – May 22, 2019
 - 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
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
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 marijuana 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

 Charter Township of Garfield Planning Department Report No. 2019-41		
Prepared:	April 18, 2019	Pages: Page 1 of 5
Meeting:	May 8, 2019 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Green US-31 C-G Rezoning-Public Hearing	
File No.	Z-2019-02	Parcel No. 05-028-014-00
Owner:	Wayne Kiley	
Applicant/Agent:	Charles Green/Pat Dunlop	

PURPOSE OF APPLICATION:

The application requests to rezone approximately 0.84 acres of land from the C-O Office Commercial zoning district to the C-G General Commercial district via zoning Map Amendment, without restriction.

SUBJECT PROPERTY:

The subject property is currently comprised of one tax parcel (05-028-014-00) and located at 1202 N. US-31 South. As seen in the aerial imagery provided below, the property is essentially vacant aside from a paved parking area and turnaround. The property was formerly a scenic overlook.

Zoomed-out aerial view of the subject property (highlighted in blue):



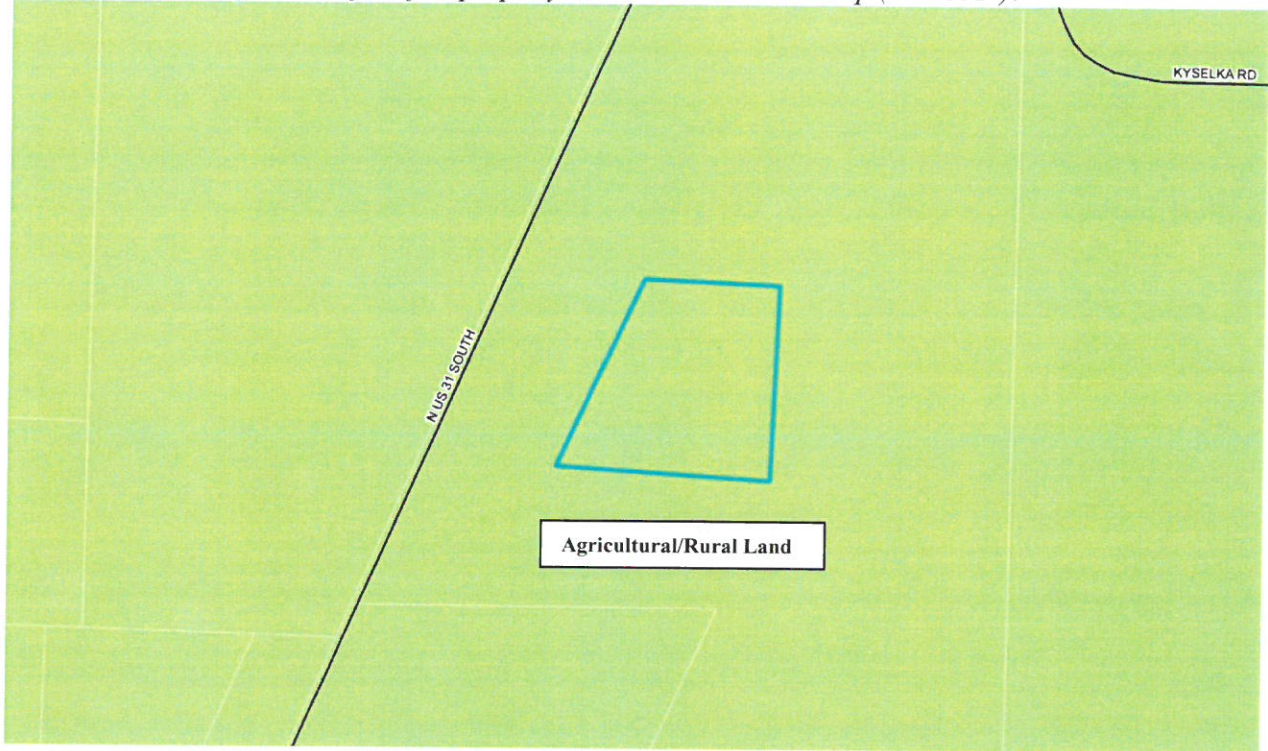
Zoomed-in aerial view of subject property (highlighted in blue):



MASTER PLAN CONSIDERATIONS:

A key factor in considering any rezoning request is whether the request is consistent with the Master Plan. In this case, the Master Plan targets the subject property for “Agricultural/Rural Land (≥ 1 Units Per Acre)” (indicated in light green) which, according to the Zoning Plan, is most consistent with the A – Agricultural zoning district. In addition, the Zoning Plan includes R-R Rural Residential and R-1 One-Family Residential as potentially compatible districts. In this light, the subject property’s Master Plan classification *does not* contemplate commercial uses and; therefore, the request to rezone the subject property to from C-O Office Commercial to C-G General Commercial is generally *inconsistent* with the Master Plan.

Location and classification of subject property on Future Land Use Map (“FLUM”):



Excerpt from Zoning Plan for subject property’s FLUM classification (highlighted in blue):

Master Plan Designation	Current Zoning	Zoning Ordinance District Intent	Potentially Compatible District	Considerations for Downzoning (Less Density)	Considerations for Upzoning (More Density)
Mobile Home/Moderate/High Density	R-M Mobile Home Residential	The R-M (Mobile Home Residential) districts provide areas for mobile home subdivisions and mobile home parks. The districts include areas of existing developments as well as areas proposed and approved for such development. They are intended to encourage medium to high density mobile home subdivisions and mobile home park developments where adequate public facilities and services exist with capacity to serve such development. The R-M districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses facilities that are appropriate and promote a sense of community.	R-M	Caution should be taken when changing a zoning district from the R-M designation. The availability of this type of affordable housing should be considered prior to a change. If the change is going to require additional manufactured home park designations, the district should remain as zoned. The new zoning is consistent with the Medium/High Density Zoning classification.	The density associated with the R-M districts is determined by the State of Michigan and is typically the maximum permitted on the site.
Agricultural (U/A)	A-A Agricultural	The A (Agricultural) districts provide areas for agricultural operations and low intensity land uses. These districts are composed primarily of unsubdivided lands that are vacant or are in agricultural use with some dwellings and accessory uses. The A districts are suitable for large tracts of open space, agricultural areas, woodlands, and fields. They are designed to promote the protection of the existing natural environment and to preserve, enhance, and stabilize the essential characteristics and economical value of these areas as agricultural lands. The A districts may be used to encourage development in and use the core areas of the Township by limiting the development densities of parcels less suited for intensive development. The A districts may also be used to protect natural resources and environmentally sensitive areas by preserving these areas for low intensity land uses.	R-R/R-1	Farmland and value added agriculture should be encouraged in Garfield Township. Historically, the Township has zoned sensitive lands to agricultural to help protect these areas from higher density development. The Rural Land Classification and A Agricultural districts are considered to be compatible.	If they designate the land as not considered high value farmland and a change to a residential district may be appropriate. An evaluation of the properties location, proximity to amenities, and surrounding land uses should determine the most compatible district and density. A change to R-R would likely be supported due to the similarity with the districts. R-R/R-1 should be encouraged over a request to rezone farmland to a more intense residential use.

SUBJECT AND SURROUNDING PROPERTY ZONING:

The subject property is currently zoned C-O Office Commercial (indicated in blue) and adjoins R-2 Two-Family Residential along each property line. The subject property also adjoins an A – Agricultural zoning district along its N. US-31 South right-of-way.



USES OF SUBJECT AND SURROUNDING PROPERTIES:

The subject property is currently vacant and adjoins vacant land (within an R-2 Two-Family Residential zoning district) to the north, east, and south; and low-density residential uses (within an A – Agricultural district) to the west.

STAFF COMMENT:

At their April 10, 2019 Regular Meeting, the Planning Commission expressed that they did not regard the rezoning request as appropriate primarily because the subject property is considered integral to an important viewshed as a matter of public policy. Indeed, as was mentioned previously, the subject property was once a scenic overlook. It is not clear to Staff how the property came to be zoned C-O and to be offered for sale for development. Nevertheless, the property owner of course has the right to maintain the current C-O zoning, but does not have the right to upzone.

The rezoning request is *inconsistent* with the Master Plan for the reasons described on page 3 of this report. The Commission suggested that the “Agricultural/Rural Land (≥ 1 Units Per Acre)” is appropriate because it directly reflects the Commission’s intent to preserve the viewshed. This does not suggest any intent to downzone the subject property, but rather to not allow its current zoning to increase in intensity.

Furthermore, potential adverse impacts on neighboring lands are foreseeable in light of the adjoining relatively low-density residential uses and moderate-density and low-density zoning. Finally, the size of the tract is relatively small for supporting commercial uses at approximately 0.84 acres, especially with the surrounding property zoned for low-density and moderate-density residential uses.

In sum, it appears that the application is not justified on at least factors 1, 2, 6, and 7 for considering a Map Amendment under § 421.E.

PRELIMINARY APPROVAL CRITERIA DISCUSSION:

To focus the discussion on the factors relevant to approving a Map Amendment, the following approval criteria are included below for reference:

Section 421.E Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E(1) Master Plan Consistency through § 421.E(8) Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information to address the following:

1. **Master Plan Consistency**
2. **Adverse Impacts on Neighboring Lands**
3. **Suitability as Presently Zoned**
4. **Changed Conditions**
5. **Health, Safety, and Welfare**
6. **Public Policy**
7. **Size of Tract**
8. **Other Factors**

ACTION REQUESTED:

The purpose of this item being placed on tonight's agenda is to hold a public hearing on the application. If, following applicant presentation and Commissioner discussion, the Planning Commission is prepared to direct Staff to draft Findings of Fact for the application, the following motion is suggested:

MOTION TO direct Staff to draft Findings of Fact for application Z-2019-02.

Attachments:

1. Survey for subject property provided by applicant
2. Written Impact Statement provided by applicant

P.O. Box 1526
Traverse City, MI 49685
PH: 231-715-1725
info@seagreenproperty.com



Garfield Township Planning Department
3848 Veterans Dr.
Traverse City, MI 49684

Dear Mr. Perdonik,

Thank you for your timely response regarding our application to rezone parcel ID 28-05-028-014-00. The following are the responses to each of the required 8 items to be addressed.

1. Although the master plan indicates a plan for agricultural zoning for the entire area, we feel that the current zoning should allow for this property to be amended as Commercial General, which is in line with the stretch of property less than 265 feet south. The corridor is a main passageway between Wuerfel Park, Chums Corners, Grawn, and Traverse City. It makes an ideal spot for business.
2. We feel that the requested zoning amendment will not adversely affect any neighboring lands. We have spoken with each property owner and have received nothing but positive and supportive communication. The land as currently zoned is Commercial General and some mixed residential. The parcel in question is currently zoned Commercial Office. This is the only zoning that differs significantly from the surrounding area.
3. The parcel is currently zoned as Commercial Office. It is not surrounded by any other Commercial Office. However, a rezoning to commercial general will fit with the surrounding zoning, as there is commercial general less than 265' south.
4. The parcel currently lies on a major entry corridor to the Grand Traverse Area. This corridor is especially suitable for Commercial General as it is a fantastic 'Entry Point' to the area. The current master plan zoning as agricultural would completely rule out a wonderful asset that can be utilized by growing businesses, thereby boosting the already viable business culture in Garfield Township. With the recent purchase of Wuerfel park we feel that this corridor would be better utilized as Commercial General as the traffic flow to and from the metropolitan area would benefit. It also would be a great connector from the main city area and the growing Chum's Corners area.
5. There are no substantial health, safety, or welfare issues regarding the proposed Commercial General rezoning of this parcel.
6. The major public policy regarding this rezoning request is with economic development. Rezoning this from Commercial Office (which has been vacant for many years) to Commercial General will provide a small local Garfield Township business to grow into a viable and sustainable entity.
7. The parcel has been zoned as Commercial Office for many years without development. Due to the close proximity of other Commercial General zoning it would make sense to match the zoning of this property accordingly.

P.O. Box 1526
Traverse City, MI 49685
PH: 231-715-1725
info@seagreenproperty.com



8. We feel that amending this zoning will not only help promote business between the city and chums corners. This growing area is ready to become a destination. This change will also help Garfield township clean up inconsistencies in the zoning map of that corridor.

In Summary, we feel that rezoning this parcel not only falls in line with current local zoning, It would clean up the various different zoning areas in the region. It would also bring business to a very important corridor to the Grand Traverse Area.

If you would like more information, please do not hesitate to contact me at 231-409-0171 or charles@seagreenproperty.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Charles Green".

Charles Green
President
SeaGreen Property Management Solutions, LLC

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

NOTICE OF PUBLIC HEARING

TO: THE RESIDENTS AND PROPERTY OWNERS OF GARFIELD CHARTER TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Charter Township of Garfield Planning Commission will hold a public hearing during its regular meeting on May 8th, 2019, commencing at 7:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan, 49684, as required under the provisions of the Michigan Zoning Enabling Act.

PLEASE TAKE FURTHER NOTICE that the items to be considered at said public hearing include, in brief, the following:

1. Consideration of an application received from Charles Green to amend the Zoning Ordinance and Zoning Map of the Charter Township of Garfield, Grand Traverse County, Michigan, by rezoning the following parcel from the C-O (Office Commercial) District to the C-G (General Commercial) District. Parcel No. 05-028-014-00) and located at 1202 N. US-31 South described as:

PRT SW 1/4 SEC 28 T27N R11W COM SW COR TH E 112.88' TH CURVE R 597.14' (R= 3819.83'CH N 18 DEG 45' E 546.1') TH N 24 DEG 39' E 1097.79' TH S 65 DEG 20' E 125' TO POB TH N 24 DEG 39' E 216.94' TH S 87 DEG 12' E 139.48' TH S 2 DEG 30' W 206.1' TH N85 DEG 57' W 221.41' TO POB.

2. Such other and further matters as may properly come before the Planning Commission at the public hearing.

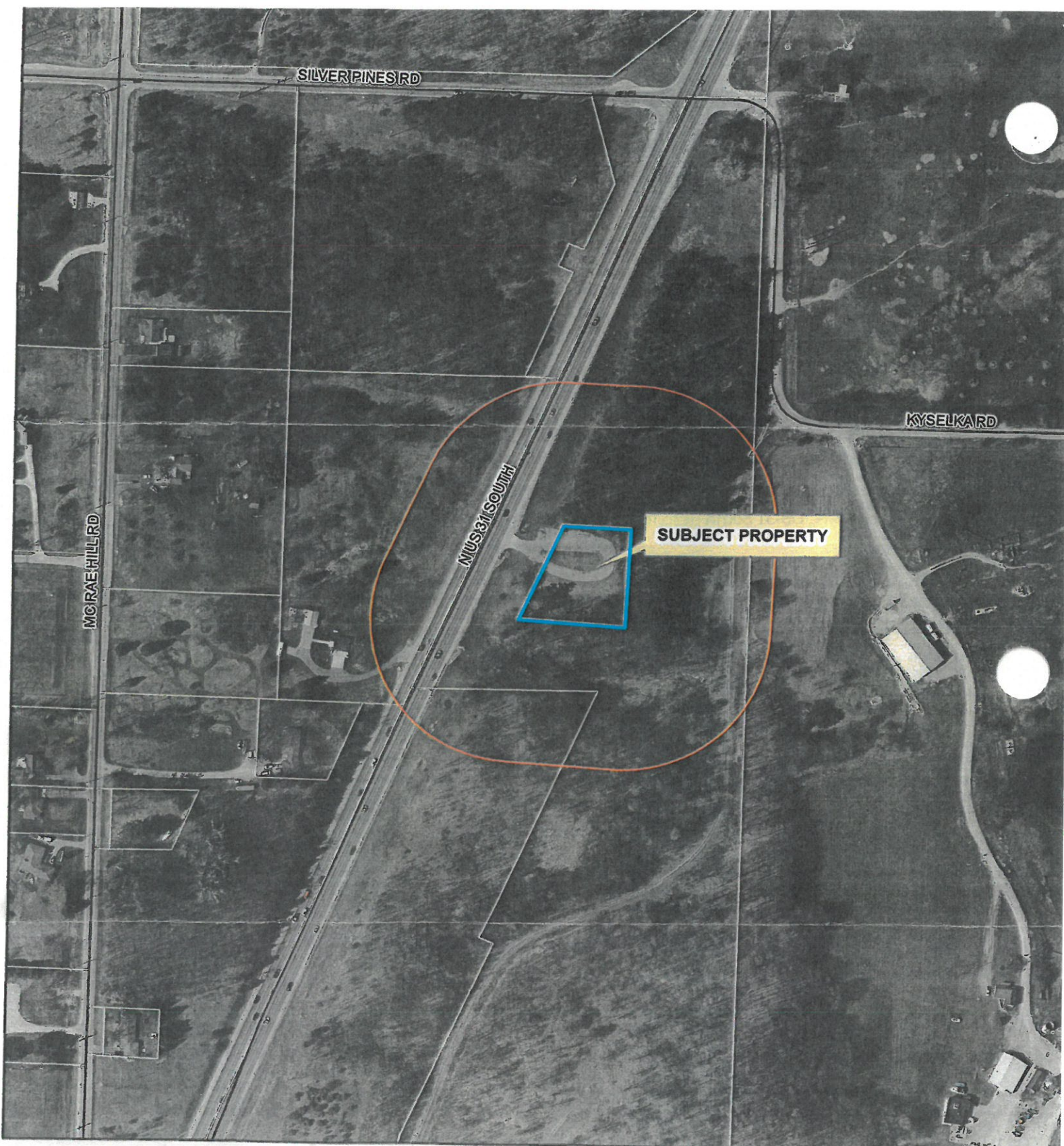
You are invited to attend this hearing. If you are unable to attend, written comment may be submitted to the Garfield Township Planning Commission at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan, 49684, up to the date of the hearing and may be further received by the Planning Commission at said hearing. In addition, all materials relating to these requests may be examined at the Garfield Township Planning Department office at the above address during the Township's regular hours of 7:30am to 6:00pm, Monday through Thursday.

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, Ph: (231) 941-1620, or TDD #922-4412

GARFIELD CHARTER TOWNSHIP PLANNING COMMISSION

(231) 941-1620

*We have no objections
To this request
Jan McManus*



Notification Map

Legend

- 300-ft Notification Boundary
- Garfield Parcels 2018
- Garfield Roads 2017

This map is based on digital databases prepared by Garfield Township. The Township does not warrant, expressly or impliedly, that the information on this map is current or positionally accurate. Always contact a surveyor to be sure of where your property lines are located.

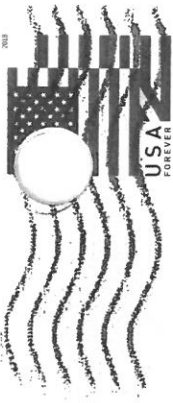
Garfield Charter Township
 3848 Veterans Drive
 Traverse City, MI 49684
 Phone: 231.941.1620
 Fax: 231.941.1688
www.garfield-twp.com



NOT A LEGAL SURVEY

Garfield Township Planning Dept: 4/15/2019

TOM NIC CANN
3310 Jefferson Ave.
Midland, MI 48660




METROPLEX MI 480

29 APR 2019 PM 10 L

Charter Lvs of Fairfield
3849 Veterans Dr
Traverse City MI
49684

49684-451948



 Charter Township of Garfield Planning Department Report No. 2019-40			
Prepared:	April 17, 2019	Pages:	Page 1 of 7
Meeting:	May 8, 2019 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Harris Hills Site Condominium R-2 Rezoning-Findings of Fact		
File No.	Z-2019-01	Parcel Nos.	05-008-022-02 & 007-021-00
Owner:	Tim and Lisa Schaub		
Agent:	Jesse Mitchell, Bob Mitchell & Associates		

PURPOSE OF APPLICATION:

The 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, without restriction.

SUBJECT PROPERTY:

The vacant subject property is currently comprised of two tax parcels and located at the southeast intersection of Lone Tree and Harris Roads. The aerial imagery provided below dates to 2017 and shows significant tree cover on the property, which has since largely been removed.

Zoomed-out aerial view of the subject property (highlighted in blue):



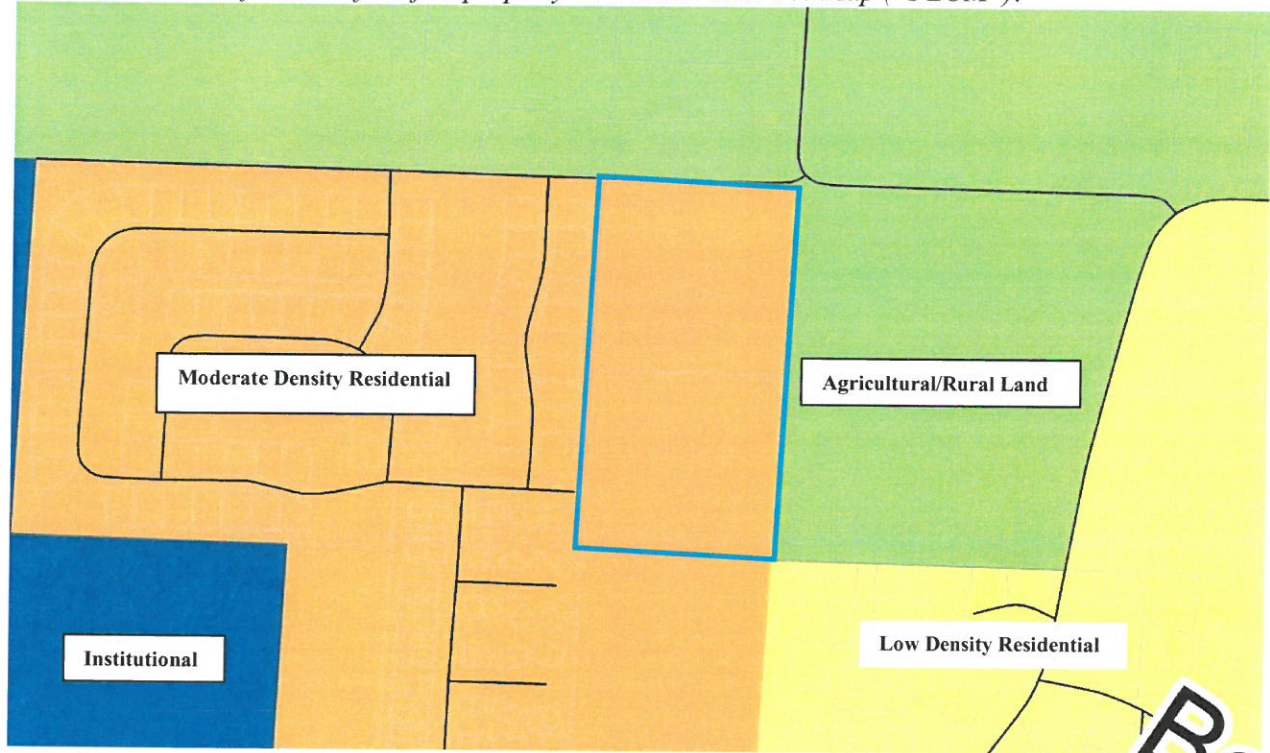
Zoomed-in aerial view of subject property (highlighted in blue):



MASTER PLAN CONSIDERATIONS:

A key factor in considering any rezoning request is whether the request is consistent with the Master Plan. In this case, the Master Plan targets the subject property for “Moderate Density Residential (3-6 Units Per Acre)” (indicated in light orange) which, according to the Zoning Plan, is most consistent with the R-2 zoning district. Therefore, a request to rezone the subject property to R-2 is consistent with the Master Plan.

Location and classification of subject property on Future Land Use Map (“FLUM”):



Excerpt from Zoning Plan for subject property’s FLUM classification (highlighted in blue):

Master Plan Designation	Current Zoning	Zoning Ordinance District Intent	Potentially Compatible District
Low-Density Residential (1-3 U/A)	R-1 Single-Family Residential	The R-1 (Single-Family Residential) districts provide areas for low- to medium-density single-family residential dwelling units. The districts include areas of existing single-family developments as well as areas within which such development appears likely and desirable. They are intended to encourage more intense development in and near the core areas of the Township with less intense development moving outward towards the more rural and remote areas of the Township. The R-1 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and parks that will promote a sense of community and urban vitality.	R-R/A/R-1
Moderate-Density Residential (3-6 U/A)	R-2 Two-Family Residential	The R-2 (Single- and Two-Family Residential) districts provide areas for medium-density single- and two-family residential dwelling units in and near to the developed core areas of the Township. The districts include areas of existing single- and two-family developments as well as areas within which such development appears likely and desirable. The R-2 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools, places of worship, and parks. They provide a range of housing choices and promote a sense of community, urban vitality, and the efficient provision of infrastructure.	R-1/R-3

SUBJECT AND SURROUNDING PROPERTY ZONING:

The subject property is currently zoned A – Agricultural (indicated in light green) and adjoins A – Agricultural along each property line and right-of-way. The subject property also adjoins an R-1 One-Family Residential zoning district at its southeast corner.

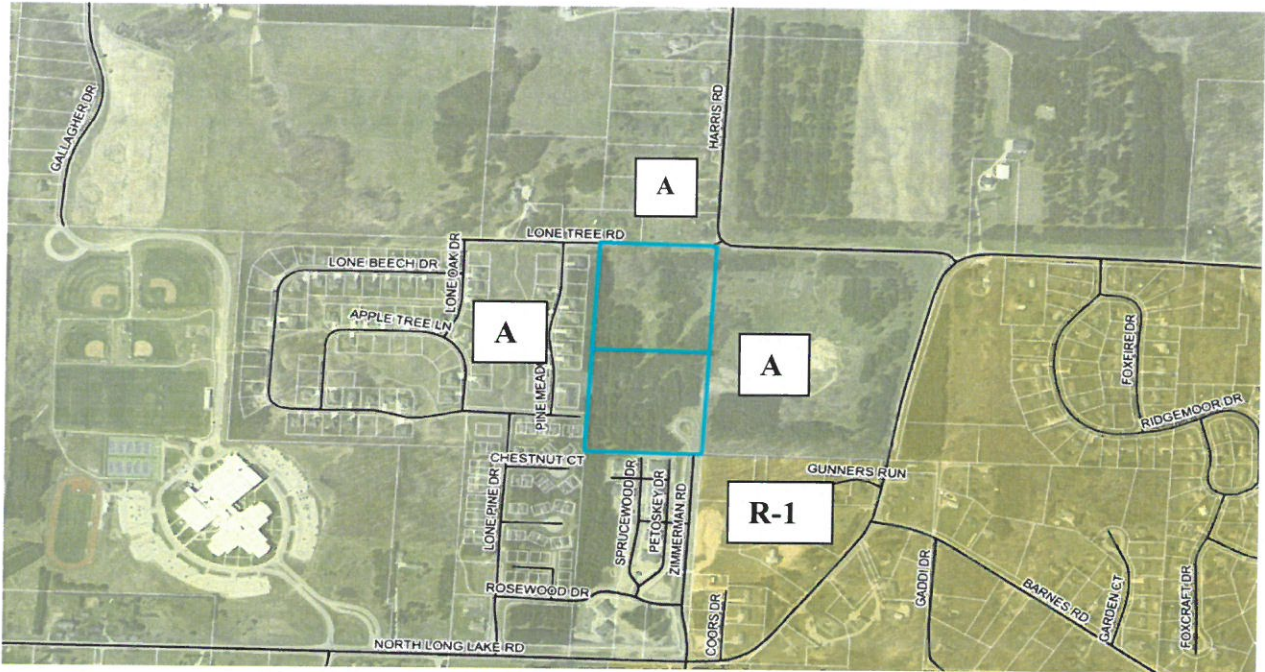
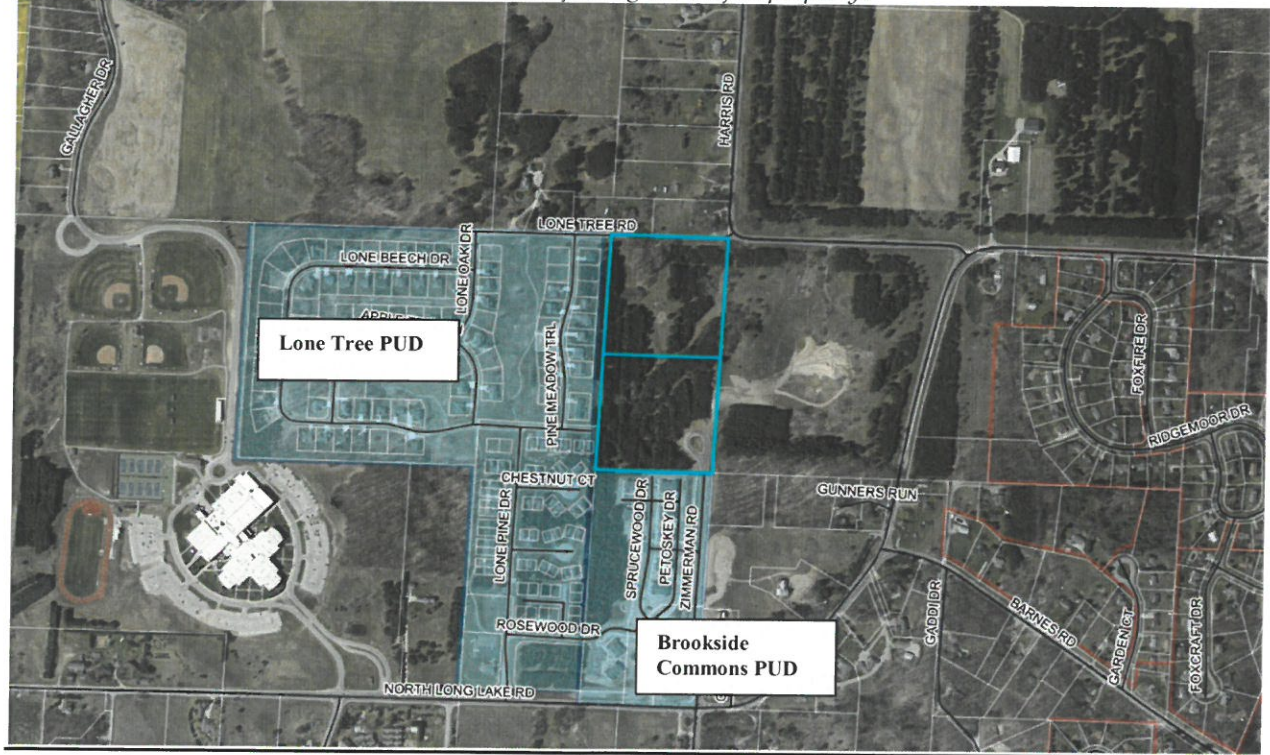


Illustration of PUD boundaries (shown in blue) adjoining the subject property:



USES OF SUBJECT AND SURROUNDING PROPERTIES:

The subject property is currently vacant and adjoins low-density residential uses (within an A – Agricultural District) to the north; vacant land (within an A – Agricultural District) to the east; moderate-density residential uses (within an A – Agricultural District via PUD) to the south; and moderate-density residential uses (within an A – Agricultural District via PUD) to the west.

STAFF COMMENT:

Following a Staff analysis taking into account the subject property’s Master Plan classification, the zoning and uses of the subject property and each of the properties surrounding it, Staff is of the opinion that this Map Amendment is certainly justifiable. The Amendment is consistent with the Master Plan and generally compatible with the adjoining zoning and uses. Furthermore, the property is arguably unsuitable as presently zoned as it is unlikely to be used for agricultural purposes, adverse impacts on neighboring lands are unlikely in light of the relatively low density allowed within an R-2 district, and the size of the tract is more than adequate to support single- and two-family uses at approximately twenty acres.

FINDINGS OF FACT:

Section 421.E Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E(1) Master Plan Consistency through § 421.E(8) Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency

Rezoning should be consistent with the intent and purpose of the adopted master plan.

The Planning Commission may consider this standard to be MET based on the following reasons:

- In this case, the Master Plan targets the site for “Moderate Density Residential (3-6 Units Per Acre)” which, according to the Zoning Plan, is most consistent with the R-2 One and Two Family Residential zoning district; therefore, the rezoning request is consistent with the Master Plan.

2. Adverse Impacts on Neighboring Lands

The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.

The Planning Commission may consider this standard to be MET based on the following reasons:

- Neighboring land uses consist primarily of moderate-density residential uses via PUD and vacant land—in this light, foreseeable adverse impacts on neighboring lands appear unlikely.
- The Planning Commission has determined that the density permitted by rezoning the subject property to R-2, which generally permits up to approximately four units per acre

with public water and sewer, is generally consistent with the density of the two adjoining PUDs, including:

- The entire Lone Tree PUD at approximately 3.4 units per acre adjoining the subject property along its western property line.
- The entire Brookside Commons PUD at approximately 4.8 units per acre adjoining the subject property along its southern property line.
- The rezoning creates a transition between the density within the adjoining PUDs and low density residential uses to the north.

3. Suitability as Presently Zoned

The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.

The Planning Commission may consider this standard to be MET based on the following reasons:

- The possibility of the property being used for agricultural purposes appears to be remote considering the surrounding land use trend.
- The rezoning furthers the goals and objectives of the Master Plan by making the zoning district consistent with the future land use category.

4. Changed Conditions

The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.

The Planning Commission may consider this standard to be MET based on the following reasons:

- The residential land use pattern in the vicinity of the subject property continues to move away from agriculture to increase in residential density, as the Master Plan calls for.
- Municipal sewer and water service has become available for the subject property.

5. Health, Safety, and Welfare

The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning may be justified, however, if a substantial public need or purpose exists.

The Planning Commission may consider this standard to be MET based on the following reasons:

- There continues to be an obvious and substantial public need for additional housing in the Township, County, and region.
- No historic or culturally significant places or areas exist on the subject property.

6. Public Policy

Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

The Planning Commission may consider this standard to be MET based on the following reasons:

- In this case, the Master Plan targets the site for “Moderate Density Residential (3-6 Units Per Acre)” which, according to the Zoning Plan, is most consistent with the R-2 One and Two Family Residential zoning district; therefore, the rezoning request is consistent with the Master Plan.
- There continues to be an obvious and substantial public need for additional housing in the Township, County, and region.

7. Size of Tract

The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

The Planning Commission may consider this standard to be MET based on the following reasons:

- The applicant proposes to rezone approximately twenty acres of property, which is coincidentally the minimum acreage for a PUD that could theoretically be denser than would be permitted within the R-2 district, and is more than adequate for supporting moderate-density, single- and two-family uses.

ACTION REQUESTED:

The purpose of this item being placed on tonight’s agenda is to consider adopting Findings of Fact for the application, a suggested motion for which is as follows:

MOTION THAT the Findings of Fact for application Z-2019-01, as presented in Planning Department Report 2018-40 and being made a part of this motion, BE ADOPTED.

The following motion is suggested to recommend approval of the project to the Township Board:

MOTION TO RECOMMEND TO the Township Board THAT application Z-2019-01 BE APPROVED.

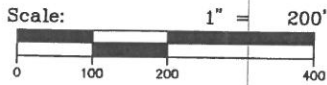
Attachments:

1. Certificate of Survey for subject property provided by applicant
2. Written Impact Statement provided by applicant

CERTIFICATE OF SURVEY

Legend

- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- ⊕ GOVERNMENT CORNER
- (R) RECORD
- (M) MEASURED



SPACE RESERVED FOR REGISTER OF DEEDS

C 1/4 COR. SEC 7.
T27N. R11W.
IRON OF RECORD

E 1/4 COR. SEC 7.
T27N. R11W.
N32W 61.39' 14" MAPLE
N20E 127.21' P.POLE
S38E 38.08' P.POLE
S36W 32.86' CMP



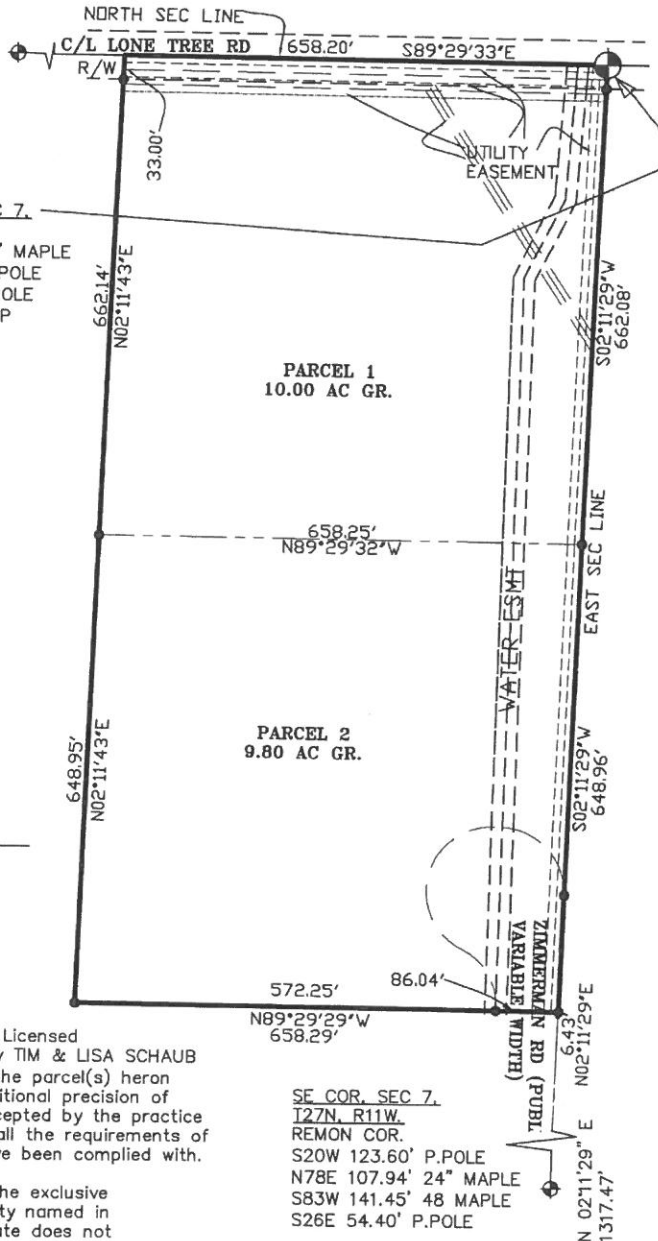
Jesse E. Mitchell
Professional Surveyor No. 54433

BASIS OF BEARING: NAD 83 MI CENT SPCS

ABSOLUTE ACCURACY 0.20' PER CORNER.

I Jesse E. Mitchell #54433 being a Licensed Professional Surveyor, hereby certify TIM & LISA SCHAUB that I have surveyed and mapped the parcel(s) heron described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all the requirements of P.A. 132 of 1970, as amended, have been complied with.

This survey plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed third person without an express re-certification by the surveyor naming said third person.



SE COR. SEC 7.
T27N. R11W.
REMON COR.
S20W 123.60' P.POLE
N78E 107.94' 24" MAPLE
S83W 141.45' 48 MAPLE
S26E 54.40' P.POLE

CLIENT: TIM & LISA SCHAUB
T.L. SCHAUB LAND, LLC

LOCATION:
SEC 7,
T 27 N, R 11 W,
GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY,
MICHIGAN.



BOB MITCHELL & ASSOCIATES

SURVEYING / ENGINEERING

404 West Main Street P.O. Box 308 NORTH 1ST STREET
Kingsley, MI 49649 Harrison, MI 48625
(231) 263-5483 FAX (231) 263-7921
Toll Free in Michigan 1-800-533-6627
email jesse@mapcivilsurvey.com

OWN. JEM	DATE 01.01.2019	FILE NO. 20180385	
CK. WPM	F.D. BK X	PG. X	SHEET 1 OF 2

DESCRIPTION

Lands situated in the Township of Garfield, County of Grand Traverse, State of Michigan, described as:

Parcel 1:

Part of the Southeast 1/4 of Section 7, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, described as: Beginning at the East 1/4 corner of Section 7; thence South 02°11'29" West along the East line of said section a distance of 662.08 feet; thence North 89°29'32" West a distance of 658.25 feet to a point on the East 1/16 line of said section; thence North 02°11'43" East along said East 1/16 line a distance of 662.14 feet to the East-West 1/4 line of said section; thence South 89°29'33" East along said East-West 1/4 line a distance of 658.20 feet to the Point of Beginning.

AND

Parcel 2:

Part of the Southeast 1/4 of Section 7, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, described as follows: Commencing at the Southeast corner of said Section 7; thence North 02°11'29" East along the East line of said section a distance of 1,317.47 feet to the South 1/8 line of Section 7; thence continuing North 02°11'29" East along said East line a distance of 6.43 feet to the Point of Beginning; thence North 89°29'29" West a distance of 658.29 feet to a point on the East 1/16 line of said Section 7; thence North 02°11'43" East along said East 1/16 line a distance of 648.95 feet; thence South 89°29'32" East a distance of 658.25 feet to the East line of said section; thence South 02°11'29" West along said East line a distance of 648.96 feet to the Point of Beginning.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.



Jesse E. Mitchell
Professional Surveyor No. 54433

CLIENT: TIM & LISA SCHAUB
T.L. SCHAUB LAND, LLC

LOCATION:
SEC 7,
T 27 N, R 11 W,
GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY,
MICHIGAN.



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email jesse@mpcivilsurvey.com

DWN. JEM	DATE 01.01.2019	FILE NO. 20180385
CK. WPM	F.L.D. BK. X PG. X	SHEET 2 OF 2



**B O B
M I T C H E L L &
A S S O C I A T E S**

PROFESSIONAL BOUNDARY SURVEYING

February 12, 2019

Rezoning Impact Statement

Parcels 05-008-022-02 & 05-007-021-00 are currently zoned Agriculture. The land to the Southeast of these parcels is currently zoned R-1. The land to the West and South were developed under a PUD with zoning similar to R-2. IN the master Plan for these parcels, the Master plan shows MDR, with a proposed density of 3-6 units per acre. The application for rezoning is requesting a change similar to the proposed Master plan.

The adjoining land is currently being used for residential and the adjoining owners have expressed support for a Single family use similar to Lone tree.

The current zoning requires 1 acre units, which will only allow about 15 units. With water and sewer in fracture being installed, any project would have to be priced very high. The proposed zoning change would allow homes to be built more affordable.

Many changes have occurred in the area since the zoning map was drafted, mainly the approval of multiple PUD developments around the subject parcel. These PUD development have changed the theme of the area from Agg to residential.


There currently is a need for affordable single family housing this area. Rezoning application will encourage the installation of water and sewer, which increase the sustainability of the public infrastructure and ensure the new homes have safe water while limited contamination sources. Public policy by the township has approved developments similar in size and use to the requested rezone within the neighborhood area.

On behalf and conjunction with Tim & Lisa Schaub

Respectfully,
Jesse E. Mitchell, PS
Bob Mitchell & Associates

Northwestern Michigan
404 West Main Street • P.O. Box 306
Kingsley, MI 49649
(231) 263-5463
FAX (231) 263-7921

Toll Free in Michigan 1-800-533-6627 • Email jesse@mapcivilsurvey.com

 Charter Township of Garfield Planning Department Report No. 2019-46			
Prepared:	April 22, 2018	Pages:	4
Meeting:	May 8, 2018 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Living Hope Church Special Use Permit-Introduction		
File No.	SUP-2019-03	Parcel No.	28-05-105-001-00
Applicant/Owner:	Living Hope Church		
Agent:	Peninsula Construction & Design		

BRIEF OVERVIEW:

- 3050 W. South Airport Road (between Day Dr and Marmac Ave)
- 3.20 acres in area
- Existing Living Hope Church and parking area
- R-1 One-Family Residential District

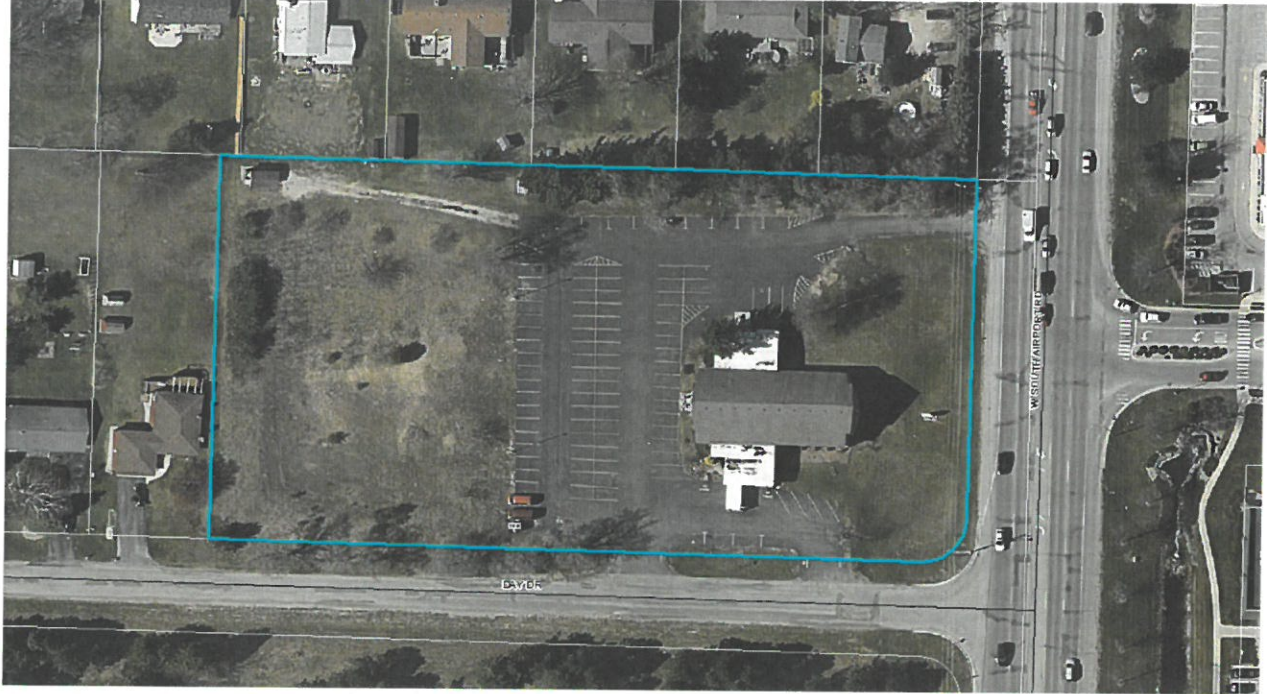
PURPOSE OF APPLICATION:

This application requests approval of a Special Use Permit for a proposed 13,500-square foot addition to an existing 7,296-square foot church, with an associated 134-space parking area. Institutional uses are permitted via Special Use Permit in the R-1 One-Family Residential District. This application was conceptually reviewed by the Planning Commission at its February 13, 2018 Regular Meeting, and it appears that Commissioners generally viewed the conceptual proposal in a favorable light.

Zoomed-out aerial image of the subject property (property lines highlighted in blue):



Zoomed-in aerial image of the subject property (property lines highlighted in blue):



SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

In the section that follows, Staff offers the following comments regarding site design and compliance with the Zoning Ordinance:

Ingress and Egress:

For access directly onto South Airport Road, the existing driveway has been reconfigured as a new 24-foot wide driveway with right in only ingress and right out only egress.

On March 20, 2019, the applicant sought a variance from 40 feet to 10 feet to allow for an existing section of asphalt parking located on the south side of the property along Day Drive. Zoning Board of Appeals approval was obtained for this variance request.

Vehicular and Bicycle Parking:

Parking areas for churches or temples have a minimum parking requirement of 1 for each six (6) seats and a maximum parking requirement of 1 for each three (3) seats in the main unit of worship. 400 seats are proposed for the new sanctuary. 134 parking spaces are provided onsite which meets the maximum parking requirement.

Pursuant to Section 522 of the Ordinance, bicycle parking spaces are required. A minimum of four (4) bicycle parking spaces is required for this site.

Dumpster Enclosure:

The proposed dumpster enclosure is located on the north side of the existing church building.

Pedestrian Circulation:

A sidewalk six (6) feet in width is proposed along the entire frontage of the property on South Airport with a sidewalk six (6) feet in width along Day Drive. Pedestrian access is provided along the edge of the

parking area from the sidewalk to the main entrance of the church. All pedestrian crossings must be striped.

Landscaping:

The "Type C" buffers along the north, west, and south property lines meet the quantity requirements and intent of the Ordinance. The Type "D" along the east property line also meets the quantity requirements and intent of the Ordinance. Crediting of existing trees along the north, west, and south property lines has been provided. The applicant has provided additional trees along the east property line to screen the parking area.

As a Special Use Permit, the Planning Commission does have the authority to require additional landscaping at any location if determined to be necessary to meet the intent of the Ordinance.

Lighting:

Pursuant to Section 517 of the Ordinance, all proposed lamps shall emit light measuring 3,500 K or warmer (between 0 K and 3,500 K) on the Kelvin scale. At 4,000 K, the S4FT-2 light exceeds the color temperature. Lighting pole heights need to be identified on the plan.

Accessory Buildings:

The accessory building located at the northwest corner of the subject site is within the setback area needs to be removed from the setback area. The other accessory building located along the north property line is within the setback area and is noted to be demolished or relocated.

Sewer and Water:

Existing and proposed utilities must be shown on at least one sheet.

Stormwater:

Parking lot stormwater runoff will be managed completely onsite via two (2) retention basins located at the east side of the site.

Snow Storage:

Snow storage is provided at the east and north edges of the parking lot, which appear to be a logical place considering the proposed site layout.

ACTION REQUESTED:

The purpose of the introductory meeting is to accept the application and to identify any concerns that should be addressed prior to holding a public hearing on the application. As such, following an opportunity for applicant presentation and Commissioner discussion, the following motion is offered for consideration:

MOTION 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.

Any additional information that the Planning Commission determines to be necessary should be added to this motion.

Attachments:

1. Project Narrative and Impact Statement dated April 17, 2019
2. Lighting Configuration dated April 16, 2019
3. 11" X 17" plan set provided by applicant dated April 18, 2019

April 17, 2019

Garfield Township
3848 Veterans Drive
Traverse City, MI 49684

RE: 3050 W. South Airport Road Living Hope Church Impact Assessment

The subject site is already mostly developed with an existing church and paved parking. The site is surrounded by a mix of uses with residential to the north and west of the site, and commercial to the south and across South Airport Road. The topography is flat where the proposed addition and new parking is planned with some slope coming down into the site from the south along Day Drive and the west neighboring residential lot. The vegetative cover is grass and numerous mature canopy and evergreen trees along the border of the property. There is also existing landscaping around the existing church as well as a couple mature trees that will remain. There are no streams, rivers, or ponds on this site.

The existing use is institutional. There are currently 10-15 full time and part time employees at this site. The proposed addition may result in a couple part time employees being added.

The proposed project would start this summer with the final landscaping and stabilization being finalized the following spring. The building is planned to be completed early spring.

There are no natural features in the area of the proposed addition and parking as this site has been cleared and leveled in the past. The existing mature trees along the border of this property will remain.

Municipal water already services site. A new lead will be required for the new fire suppression system that is required for this addition. The existing building is on a septic system that will remain for the existing building. The building addition will have a sanitary lead as there is no room to upgrade the existing septic and drainfield.

The existing storm water basins will be used to manage storm water runoff both during and after construction. Temporary soil erosion control measures in both basins until grass is established and construction is complete. The new underground retention system will handle the addition and new parking and once installed and base coat of asphalt is installed. Temporary soil erosion control measures will be in place to prevent clogging up catch basins and pipes.

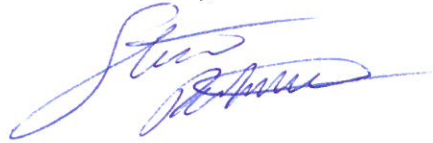
Silt fence will be installed along the north property line and part of the west property line as this is the only area where possible soil erosion could go onto neighboring property. The rest of the property slopes into itself and is already stabilized.

The revised exterior lighting will be new LED fixtures on poles (5). They will be shielded and facing down. The layout of the lights was to minimize the amount of light on the site and reduce any possible glare or light pollution onto neighboring sites. There will be wall pack LED fixtures at the exterior doors of the addition as required by code.

There will be no increase in emissions or noise compared to the existing use.

The existing church has been around for many years and provides a good buffer between the residential and commercial uses. This addition and site remodel will improve the flow of the site, improve the beauty of the immediate area, as well as better serve the community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven J. Richardson", is written over a faint, larger version of the same signature.

Steven J. Richardson

RECEIVED

APR 17 2019

PLANNING

STREETWORKS

Project: Living Hope Church	Type: S4FT-2
Comments:	

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations. Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Patented, high-efficiency injection-molded AccuLED Optics technology. LED drivers are mounted to removable tray assembly for ease of maintenance. Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.



Galleon LED

Catalog Number	Object Type	Quantity	Quote Price	Extended Price
GAN-AF-04-LED-U-T4FT-BZ	Fixture	0		

Configuration Detail:

Series	GAN = Galleon
Light Engine	AF = 1A Drive Current
Number of Light Squares	04 = 4 Light Squares
Lamp Type	LED = Solid State Light Emitting Diodes
Voltage	U = Universal (120V - 277V)
Distribution	T4FT - Type IV Forward Throw
Color	BZ = Bronze
Mounting	BLANK = Arm for Round or Square Pole
CRI	BLANK = 70 CRI 4000K Standard
Drive Current	BLANK = 1 Amp (Standard)
Number of Circuits	BLANK = Single Circuit
Dimming Leads	None Selected
Terminal Block	None Selected
Photocontrol	None Selected
After Hour Dimming	None Selected
High Ambient	None Selected
Sensors	None Selected
Rotated Optics	None Selected
Mesh Top	None Selected
Tool-less Door Hardware	None Selected
Trim Plate	None Selected
House Side Shield	None Selected
CE Marking	None Selected
Integrated Camera	None Selected
10 Year Warranty	None Selected

STREETWORKS

Project: Living Hope Church	Type: S4FT
Comments:	

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations. Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Patented, high-efficiency injection-molded AccuLED Optics technology. LED drivers are mounted to removable tray assembly for ease of maintenance. Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.



Galleon LED

Catalog Number	Object Type	Quantity	Quote Price	Extended Price
GAN-AF-04-LED-U-T4FT-BZ-7030	Fixture	0		

Configuration Detail:

Series	GAN = Galleon
Light Engine	AF = 1A Drive Current
Number of Light Squares	04 = 4 Light Squares
Lamp Type	LED = Solid State Light Emitting Diodes
Voltage	U = Universal (120V - 277V)
Distribution	T4FT - Type IV Forward Throw
Color	BZ = Bronze
Mounting	BLANK = Arm for Round or Square Pole
CRI	7030 = 70 CRI 3000K
Drive Current	BLANK = 1 Amp (Standard)
Number of Circuits	BLANK = Single Circuit
Dimming Leads	None Selected
Terminal Block	None Selected
Photocontrol	None Selected
After Hour Dimming	None Selected
High Ambient	None Selected
Sensors	None Selected
Rotated Optics	None Selected
Mesh Top	None Selected
Tool-less Door Hardware	None Selected
Trim Plate	None Selected
House Side Shield	None Selected
CE Marking	None Selected
Integrated Camera	None Selected
10 Year Warranty	None Selected

STREETWORKS

Project: Living Hope Church	Type: S4
Comments:	

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations. Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Patented, high-efficiency injection-molded AccuLED Optics technology. LED drivers are mounted to removable tray assembly for ease of maintenance. Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.



Galleon LED

Catalog Number	Object Type	Quantity	Quote Price	Extended Price
GAN-AF-04-LED-U-T4W-BZ-7030	Fixture	0		

Configuration Detail:

Series	GAN = Galleon
Light Engine	AF = 1A Drive Current
Number of Light Squares	04 = 4 Light Squares
Lamp Type	LED = Solid State Light Emitting Diodes
Voltage	U = Universal (120V - 277V)
Distribution	T4W = Type IV Wide
Color	BZ = Bronze
Mounting	BLANK = Arm for Round or Square Pole
CRI	7030 = 70 CRI 3000K
Drive Current	BLANK = 1 Amp (Standard)
Number of Circuits	BLANK = Single Circuit
Dimming Leads	None Selected
Terminal Block	None Selected
Photocontrol	None Selected
After Hour Dimming	None Selected
High Ambient	None Selected
Sensors	None Selected
Rotated Optics	None Selected
Mesh Top	None Selected
Tool-less Door Hardware	None Selected
Trim Plate	None Selected
House Side Shield	None Selected
CE Marking	None Selected
Integrated Camera	None Selected
10 Year Warranty	None Selected

STREETWORKS

Project: Living Hope Church	Type: S3-2
Comments:	

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations. Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Patented, high-efficiency injection-molded AccuLED Optics technology. LED drivers are mounted to removable tray assembly for ease of maintenance. Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.



Galleon LED

Catalog Number	Object Type	Quantity	Quote Price	Extended Price
GAN-AF-03-LED-U-SL3-BZ-7030	Fixture	0		

Configuration Detail:

Series	GAN = Galleon
Light Engine	AF = 1A Drive Current
Number of Light Squares	03 = 3 Light Squares
Lamp Type	LED = Solid State Light Emitting Diodes
Voltage	U = Universal (120V - 277V)
Distribution	SL3 = Type III w/Spill Control
Color	BZ = Bronze
Mounting	BLANK = Arm for Round or Square Pole
CRI	7030 = 70 CRI 3000K
Drive Current	BLANK = 1 Amp (Standard)
Number of Circuits	BLANK = Single Circuit
Dimming Leads	None Selected
Terminal Block	None Selected
Photocontrol	None Selected
After Hour Dimming	None Selected
High Ambient	None Selected
Sensors	None Selected
Rotated Optics	None Selected
Mesh Top	None Selected
Tool-less Door Hardware	None Selected
Trim Plate	None Selected
House Side Shield	None Selected
CE Marking	None Selected
Integrated Camera	None Selected
10 Year Warranty	None Selected

LEGEND

- EXISTING BUILDING
- EXISTING HETLAND
- NEW ASPHALT/CONCRETE PAV
- NEW BUILDING
- EXISTING GRADE
- NEW PROPOSED GRADE
- WATER DIRECTION
- GATED BASIN
- PERFORATE LINE
- BACKFLOW PRE
- 18" PIPE
- 12" PIPE
- 6" PIPE
- 3" PIPE
- 1.5" PIPE
- 0.75" PIPE
- 0.375" PIPE
- 0.1875" PIPE
- 0.09375" PIPE
- 0.046875" PIPE
- 0.0234375" PIPE
- 0.01171875" PIPE
- 0.005859375" PIPE
- 0.0029296875" PIPE
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- 0.0040091

LANDSCAPE BUFFER SCREENING:
 NORTH SIDE REQUIRED- (1) 50' LARGE TREES, (1) 50' MEDIUM TREES, (1) 50' CONIFERS
 NORTH SIDE EXISTING TREES- (9) 16" + TALL EVERGREEN, (1) 18" CANOPY
 WEST SIDE REQUIRED- (1) 50' LARGE TREES, (1) 50' MEDIUM TREES, (1) 50' CONIFERS
 WEST SIDE EXISTING TREES- (1) 12" TALL EVERGREEN
 TOTAL CREDITS = 27
 NO BUFFER TREES ALONG EAST LANDSCAPE BUFFER
 NO BUFFER TREES ALONG WEST SIDE
 TO SCREEN THE HOUSE AND PARKING
 SOUTH SIDE REQUIRED- (1) 50' LARGE TREES, (1) 50' MEDIUM TREES, (1) 50' CONIFERS
 SOUTH SIDE EXISTING TREES- (5) 12" + CANOPY, (1) 12" TALL EVERGREEN, (2) 25' 12"
 EVERGREEN
 CREDITS- 5 CANOPY/2 = 25 TREES 1 EVERGREEN/3 = 3 TREES 2
 2 TREES
 TOTAL CREDITS = 30 TREES
 6 REQUIRED TREES ALONG SOUTH LANDSCAPE BUFFER
 EAST SIDE REQUIRED- (1) 50' LARGE TREES, (1) 50' MEDIUM TREES, (1) 50' CONIFERS
 EAST SIDE EXISTING TREES- NONE
 CREDITS = NONE

LANDSCAPE BUFFER SCREENING:
 NORTH SIDE REQUIRED- (1) 50' LARGE TREES, (1) 50' MEDIUM TREES, (1) 50' CONIFERS
 NORTH SIDE EXISTING TREES- (9) 16" + TALL EVERGREEN, (1) 18" CANOPY
 WEST SIDE REQUIRED- (1) 50' LARGE TREES, (1) 50' MEDIUM TREES, (1) 50' CONIFERS
 WEST SIDE EXISTING TREES- (1) 12" TALL EVERGREEN
 TOTAL CREDITS = 27
 NO BUFFER TREES ALONG EAST LANDSCAPE BUFFER
 NO BUFFER TREES ALONG WEST SIDE
 TO SCREEN THE HOUSE AND PARKING
 SOUTH SIDE REQUIRED- (1) 50' LARGE TREES, (1) 50' MEDIUM TREES, (1) 50' CONIFERS
 SOUTH SIDE EXISTING TREES- (5) 12" + CANOPY, (1) 12" TALL EVERGREEN, (2) 25' 12"
 EVERGREEN
 CREDITS- 5 CANOPY/2 = 25 TREES 1 EVERGREEN/3 = 3 TREES 2
 2 TREES
 TOTAL CREDITS = 30 TREES
 6 REQUIRED TREES ALONG SOUTH LANDSCAPE BUFFER
 EAST SIDE REQUIRED- (1) 50' LARGE TREES, (1) 50' MEDIUM TREES, (1) 50' CONIFERS
 EAST SIDE EXISTING TREES- NONE
 CREDITS = NONE

IRRIGATIONALANDSCAPING:
 ALL PLANTING SHALL RECEIVE UNDERGROUND IRRIGATION
PARKING LOT ISLANDS REQUIRED:
 10 Sq. Ft. OF INTERIOR ISLAND PER PARKING SPACE
 MIN. 10' x 10' ISLAND SIZE (WHERE TREES ARE PLANTED)
 MIN. 6' x 10' ISLAND SIZE (WHERE NO TREES ARE PLANTED) (VEGETY)
 134 PARKING SPACES PROPOSED
 10 Sq. Ft. x (134 Spaces) = 1,340 Sq. Ft. OF LANDSCAPE ISLAND REQUIRED
 (GENERAL NOTE: LANDSCAPE ISLANDS CAN BE CONSOLIDATED TO A SINGLE GREEN SPACE IF MULTIPLE SMALLER ISLANDS IS PROHIBITIVE TO FLOWING ETC.)
 NOTE:
 1. ALL BUFFER LANDSCAPING TREES ARE TO BE IN 10' STRIP AROUND PROPERTY.
 EXCEPTION: BUFFER LANDSCAPING ALONG EAST PROPERTY HAS BEEN PUSHED TO THE PROPERTY LINE TO MAINTAIN REQUIRED SIDEWALK AND EXISTING OVERHEAD UTILITY LINE
 2. ALL LANDSCAPE ISLANDS TO BE 10' WIDE
 3. ALL GREEN SPACE AREAS TO RECEIVE MULCH OR GRASS SEED

LANDSCAPE BUFFER - TYPE 'C'
 (1) 50' LARGE TREES PER 100'
 (2) 50' MEDIUM TREES PER 100'
 (3) 50' CONIFERS PER 100'
 (4) 50' LAND COVER

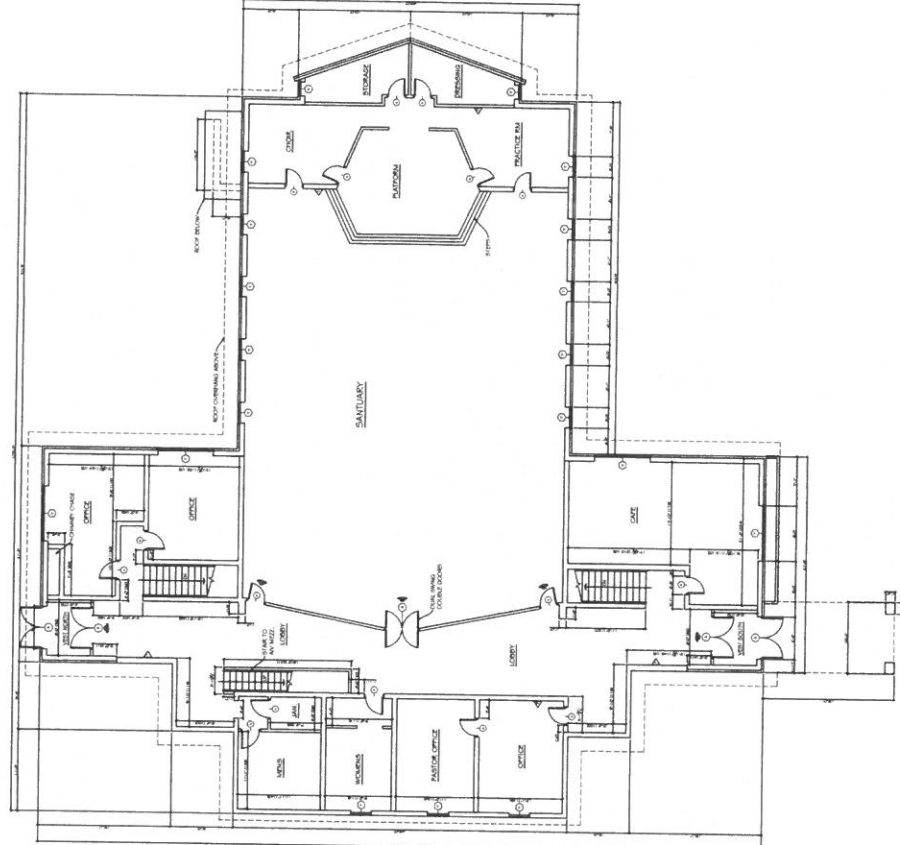
LANDSCAPE BUFFER - TYPE 'C'
 (1) 50' LARGE TREES PER 100'
 (2) 50' MEDIUM TREES PER 100'
 (3) 50' CONIFERS PER 100'
 (4) 50' LAND COVER

LANDSCAPE LEGEND:

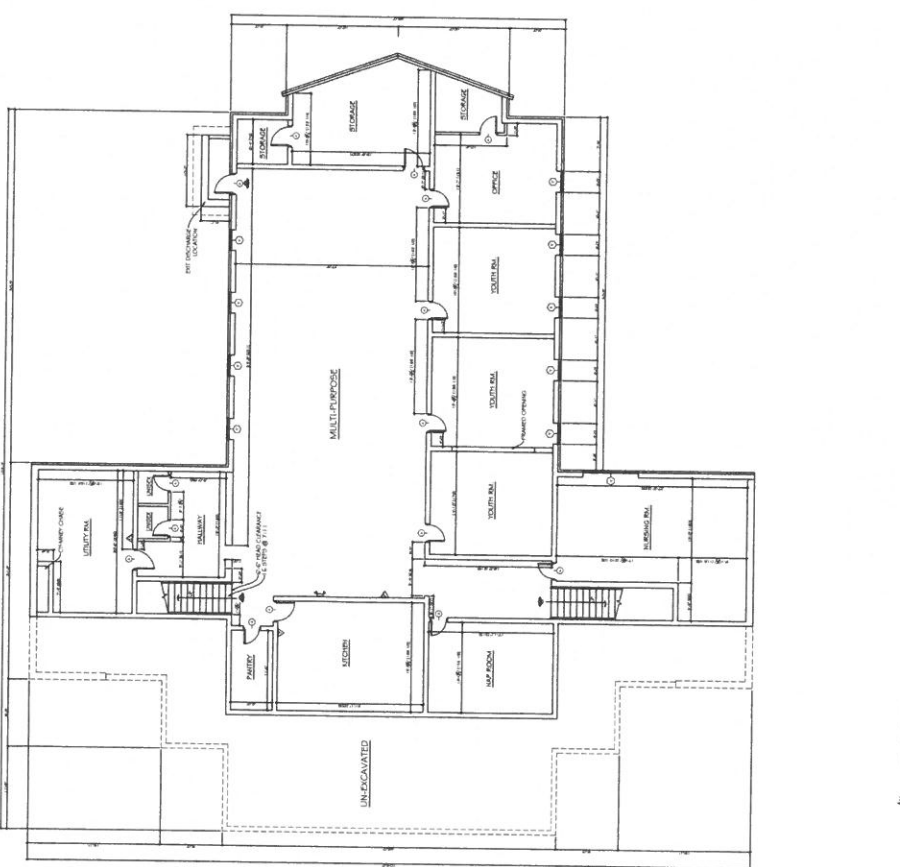
KEY	KEY CALL	QTY	SIZE	NATIVE	COMMON NAME	PLANT TYPE
1	12"	1	12"	12"	12"	12"
2	18"	1	18"	18"	18"	18"
3	24"	1	24"	24"	24"	24"
4	36"	1	36"	36"	36"	36"
5	48"	1	48"	48"	48"	48"
6	60"	1	60"	60"	60"	60"
7	72"	1	72"	72"	72"	72"
8	84"	1	84"	84"	84"	84"
9	96"	1	96"	96"	96"	96"
10	108"	1	108"	108"	108"	108"
11	120"	1	120"	120"	120"	120"
12	132"	1	132"	132"	132"	132"
13	144"	1	144"	144"	144"	144"
14	156"	1	156"	156"	156"	156"
15	168"	1	168"	168"	168"	168"
16	180"	1	180"	180"	180"	180"
17	192"	1	192"	192"	192"	192"
18	204"	1	204"	204"	204"	204"
19	216"	1	216"	216"	216"	216"
20	228"	1	228"	228"	228"	228"
21	240"	1	240"	240"	240"	240"
22	252"	1	252"	252"	252"	252"
23	264"	1	264"	264"	264"	264"
24	276"	1	276"	276"	276"	276"
25	288"	1	288"	288"	288"	288"
26	300"	1	300"	300"	300"	300"
27	312"	1	312"	312"	312"	312"
28	324"	1	324"	324"	324"	324"
29	336"	1	336"	336"	336"	336"
30	348"	1	348"	348"	348"	348"
31	360"	1	360"	360"	360"	360"
32	372"	1	372"	372"	372"	372"
33	384"	1	384"	384"	384"	384"
34	396"	1	396"	396"	396"	396"
35	408"	1	408"	408"	408"	408"
36	420"	1	420"	420"	420"	420"
37	432"	1	432"	432"	432"	432"
38	444"	1	444"	444"	444"	444"
39	456"	1	456"	456"	456"	456"
40	468"	1	468"	468"	468"	468"
41	480"	1	480"	480"	480"	480"
42	492"	1	492"	492"	492"	492"
43	504"	1	504"	504"	504"	504"
44	516"	1	516"	516"	516"	516"
45	528"	1	528"	528"	528"	528"
46	540"	1	540"	540"	540"	540"
47	552"	1	552"	552"	552"	552"
48	564"	1	564"	564"	564"	564"
49	576"	1	576"	576"	576"	576"
50	588"	1	588"	588"	588"	588"
51	600"	1	600"	600"	600"	600"
52	612"	1	612"	612"	612"	612"
53	624"	1	624"	624"	624"	624"
54	636"	1	636"	636"	636"	636"
55	648"	1	648"	648"	648"	648"
56	660"	1	660"	660"	660"	660"
57	672"	1	672"	672"	672"	672"
58	684"	1	684"	684"	684"	684"
59	696"	1	696"	696"	696"	696"
60	708"	1	708"	708"	708"	708"
61	720"	1	720"	720"	720"	720"
62	732"	1	732"	732"	732"	732"
63	744"	1	744"	744"	744"	744"
64	756"	1	756"	756"	756"	756"
65	768"	1	768"	768"	768"	768"
66	780"	1	780"	780"	780"	780"
67	792"	1	792"	792"	792"	792"
68	804"	1	804"	804"	804"	804"
69	816"	1	816"	816"	816"	816"
70	828"	1	828"	828"	828"	828"
71	840"	1	840"	840"	840"	840"
72	852"	1	852"	852"	852"	852"
73	864"	1	864"	864"	864"	864"
74	876"	1	876"	876"	876"	876"
75	888"	1	888"	888"	888"	888"
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80	948"	1	948"	948"	948"	948"
81	960"	1	960"	960"	960"	960"
82	972"	1	972"	972"	972"	972"
83	984"	1	984"	984"	984"	984"
84	996"	1	996"	996"	996"	996"
85	1008"	1	1008"	1008"	1008"	1008"
86	1020"	1	1020"	1020"	1020"	1020"
87	1032"	1	1032"	1032"	1032"	1032"
88	1044"	1	1044"	1044"	1044"	1044"
89	1056"	1	1056"	1056"	1056"	1056"
90	1068"	1	1068"	1068"	1068"	1068"
91	1080"	1	1080"	1080"	1080"	1080"
92	1092"	1	1092"	1092"	1092"	1092"
93	1104"	1	1104"	1104"	1104"	1104"
94	1116"	1	1116"	1116"	1116"	1116"
95	1128"	1	1128"	1128"	1128"	1128"
96	1140"	1	1140"	1140"	1140"	1140"
97	1152"	1	1152"	1152"	1152"	1152"
98	1164"	1	1164"	1164"	1164"	1164"
99	1176"	1	1176"	1176"	1176"	1176"
100	1188"	1	1188"	1188"	1188"	1188"
101	1200"	1	1200"	1200"	1200"	1200"
102	1212"	1	1212"	1212"	1212"	1212"
103	1224"	1	1224"	1224"	1224"	1224"
104	1236"	1	1236"	1236"	1236"	1236"
105	1248"	1	1248"	1248"	1248"	1248"
106	1260"	1	1260"	1260"	1260"	1260"
107	1272"	1	1272"	1272"	1272"	1272"
108	1284"	1	1284"	1284"	1284"	1284"
109	1296"	1	1296"	1296"	1296"	1296"
110	1308"	1	1308"	1308"	1308"	1308"
111	1320"	1	1320"	1320"	1320"	1320"
112	1332"	1	1332"	1332"	1332"	1332"
113	1344"	1	1344"	1344"	1344"	1344"
114	1356"	1	1356"	1356"	1356"	1356"
115	1368"	1	1368"	1368"	1368"	1368"
116	1380"	1	1380"	1380"	1380"	1380"
117	1392"	1	1392"	1392"	1392"	1392"
118	1404"	1	1404"	1404"	1404"	1404"
119	1416"	1	1416"	1416"	1416"	1416"
120	1428"	1	1428"	1428"	1428"	1428"
121	1440"	1	1440"	1440"	1440"	1440"
122	1452"	1	1452"	1452"	1452"	1452"
123	1464"	1	1464"	1464"	1464"	1464"
124	1476"	1	1476"	1476"	1476"	1476"
125	1488"	1	1488"	1488"	1488"	1488"
126	1500"	1	1500"	1500"	1500"	1500"
127	1512"	1	1512"	1512"	1512"	1512"
128	1524"	1	1524"	1524"	1524"	1524"
129	1536"	1	1536"	1536"	1536"	1536"
130	1548"	1	1548"	1548"	1548"	1548"
131	1560"	1	1560"	1560"	1560"	1560"
132	1572"	1	1572"	1572"	1572"	1572"
133	1584"	1	1584"	1584"	1584"	1584"
134	1596"	1	1596"	1596"	1596"	1596"
135	1608"	1	1608"	1608"	1608"	1608"
136	1620"	1	1620"	1620"	1620"	1620"
137	1632"	1	1632"	1632"	1632"	1632"
138	1644"	1	1644"	1644"	1644"	1644"
139	1656"	1	1656"	1656"	1656"	1656"
140	1668"	1	1668"	1668"	1668"	1668"
141	1680"	1	1680"	1680"	1680"	1680"
142	1692"	1	1692"	1692"	1692"	1692"
143	1704"	1	1704"	1704"	1704"	1704"
144	1716"	1	1716"	1716"	1716"	1716"
145	1728"	1	1728"	1728"	1728"	1728"
146	1740"	1	1740"	1740"	1740"	1740"
147	1752"	1	1752"	1752"	1752"	1752"
148	1764"	1	1764"	1764"	1764"	1764"
149	1776"	1	1776"	1776"	1776"	1776"
150	1788"	1	1788"	1788"	1788"	1788"
151	1800"	1	1800"	1800"	1800"	1800"
152	1812"	1	1812"	1812"	1812"	1812"
153	1824"	1	1824"	1824"	1824"	1824"
154	1836"	1	1836"	1836"	1836"	1836"
155	1848"	1	1848"	1848"	1	

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DATE	TITLE	PROJECT	SCALE	JOB #	SHEET #
11/16/2017	FIRST FLOOR PLAN - EXISTING	TRAVERS CITY	1/8" = 1'-0"	10000	1



FIRST FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



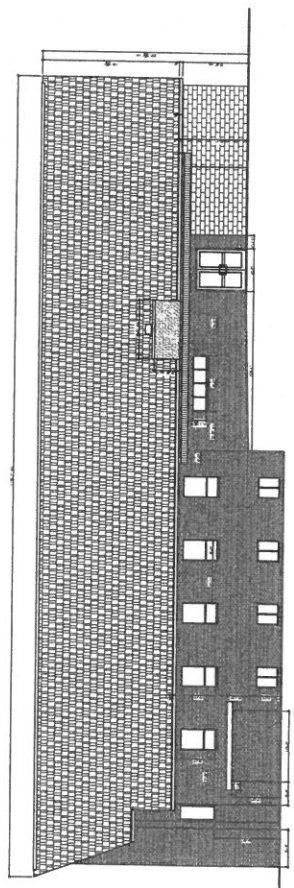
BASEMENT FLOOR PLAN - EXISTING
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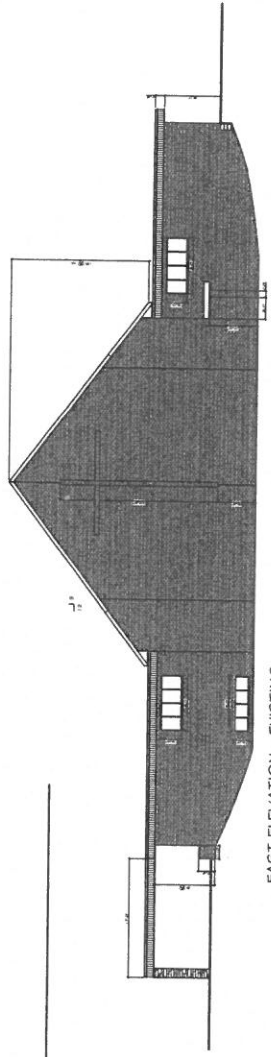
REVISIONS:

NO.	DATE	DESCRIPTION

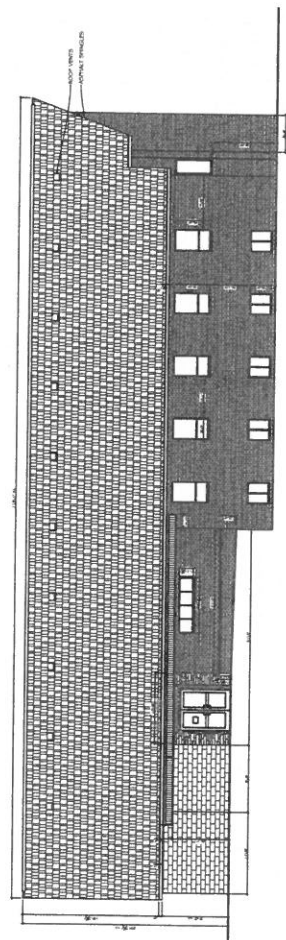
DATE: 07/11/11
PROJECT: LIVING HOPE CHURCH
DATE: 07/11/11
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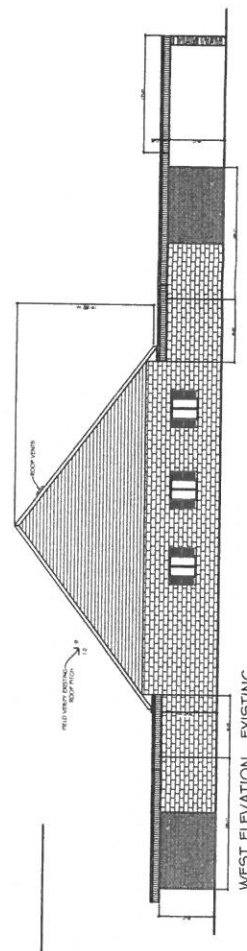
NORTH ELEVATION - EXISTING
 SCALE: 1/8" = 1'-0"




EAST ELEVATION - EXISTING
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - EXISTING
 SCALE: 1/8" = 1'-0"



WEST ELEVATION - EXISTING
 SCALE: 1/8" = 1'-0"

 Charter Township of Garfield Planning Department Report No. 2019-47			
Prepared:	April 30, 2019	Pages:	5
Meeting:	May 8, 2019 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Munson Child Care Center Special Use Permit-Introduction		
File No.	SUP-2019-01	Parcel No.	05-347-008-00
Applicant/Owner:	Munson Healthcare Children's Center/North Royal 5222 LLC		
Agent:	Mansfield Land Use Consultants, Petra Kuehnis, LLA		

BRIEF OVERVIEW:

- 5222 North Royal Drive
- 1.65 acres in area
- Existing vacant building and site improvements
- C-O Office Commercial zoning district

PURPOSE OF APPLICATION:

This application requests approval of a Special Use Permit ("SUP") to use an existing 9,256-square foot building as a Child Care Center. Child Care Centers are permitted via SUP in the C-O district.

Zoomed-out aerial image of the subject property (property lines highlighted in blue):



Zoomed-in aerial image of the subject property (property lines highlighted in blue):



SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

This application presents a proposed change of use for an existing site and building, with relatively little in the way of exterior changes or improvements aside from the proposed installation of the playground behind the building. The center is for use by Munson employees only and will have a capacity of 110 children. There will be 20 staff members and the center will be open from 6:00AM until 6:00PM, Monday through Friday.

In approving any special use permit pursuant to Section 423, the Planning Commission may impose such reasonable standards, conditions, or requirements, in addition to or that supersede any standard specified in this ordinance, as it may deem necessary to protect the public interest and welfare. Such additional standards may include, but need not be limited to:

- a) Financing;
- b) Availability of adequate public facilities or services;
- c) Dedication of land;
- d) Reservation of land;
- e) Creation of special assessment districts;
- f) Creation of restrictive covenants or easements;
- g) Special setbacks;
- h) Yard requirements;
- i) Increased screening or landscaping requirements;
- j) Area requirements;
- k) Development phasing; or
- l) Standards pertaining to traffic, circulation, noise, lighting, hours of operation, protection of environmentally sensitive areas, and similar characteristics.

Munson Child Care Center Special Use Permit-Introduction

In the section that follows, issues that Staff considers to be of potential concern at this point are highlighted in red:

Bicycle Parking:

Section 522.C(1) of the Zoning Ordinance requires that two (2) bicycle parking spaces be provided for every 25 off-street parking spaces. With 43 off-street spaces proposed, at least two (2) bicycle parking spaces are required in this case and have been provided on the site plan.

Circulation:

At first glance, Staff's initial question to the applicant's agent was how circulation would flow on the site with the dropping off and picking up of children. Staff was informed that, at a childcare center of this type, parents must park their vehicle and physically accompany their child to the front door when dropping off, and from the front door to their vehicle when picking up.

Dumpster Enclosure:

The location of the proposed enclosure appears logical and is located away from the parking area in which parents will be dropping their children off.

Fencing:

Sec. 720 of the Ordinance requires that a 4-foot high privacy fence be constructed around the playground. The height and other details of the proposed fence do not appear to be indicated on the plan set.

Landscaping/Buffer:

The concrete supply company located at the east and north edge of the subject parcel is active, including stock piles of materials, active moving equipment and exposed mixing operations. The proposed playground is 100 feet from an active concrete batching plant. Besides a grade differential of roughly three or four feet, there is no buffer or barrier between these two uses as noted in the photographs below.

Looking south. Concrete supply company to the left and proposed child care center/day care to the right.



The parking area at the north side of the parcel abuts aggregate material storage bins that in some cases have spilled material onto the subject parcel. See photograph below. Use of these bins is active with front end loaders moving the aggregate material. While not apparent in these photos is there a significant amount of noise generated from the neighboring site and the potential for dry conditions resulting in blowing dust.

Looking east along parcel line. Concrete supply company to the right and proposed child care center to the left.



While the site plan indicates that an exemption from greenspace requirements is permitted, a special use permit, as referenced above, allows the Planning Commission to impose reasonable standards, conditions, or requirements, in addition to or that supersede any standard specified in this ordinance, as it may deem necessary to protect the public interest and welfare. In order to protect the health and safety of the parents and children visiting and attending the child care center, a buffer is strongly recommended along the north and east property line. Such buffer should include plantings along with fencing.

Lighting:

A lighting plan is expected to be submitted to ensure that lighting for the site meets current requirements.

Non-Motorized Transportation Plan:

The subject property is not affected by the Township's Non-Motorized Plan. However, under Sec. 522 of the Ordinance, a sidewalk is required to be constructed whenever \$20,000 in construction value is involved. Nevertheless, it does not appear that there is an appropriate location for a sidewalk along the frontage of the property in this case.

Parking:

Under Sec. 551, Child Care Centers require one parking space for each 300 square feet of floor space. In this case, with a 9,256-square foot building, a total of 31 parking spaces are required and 43 have been provided on the site plan.

Pedestrian Circulation:

There are existing 5-foot wide internal sidewalks running alongside the east and west walls of the building. New 5-foot wide sidewalk segments are proposed at the north and south exits to connect to the dumpster area and west sidewalk respectively.

Munson Child Care Center Special Use Permit-Introduction

Sewer and Water:

The site is currently served by municipal water and sewer and these connections will remain.

Snow Storage:

Snow storage areas are logically located at the north and south ends of the parking lot and alongside the loading area behind the building.

Stormwater:

Stormwater runoff will be managed onsite via the three existing retention basins. The net amount of impervious surface will be significantly less with the removal of the existing asphalt for the proposed playground area.

ACTION REQUESTED:

The purpose of the introductory meeting is to accept the application and to identify any concerns that should be addressed prior to holding a public hearing on the application. As such, following an opportunity for applicant presentation and Commissioner discussion, the following motion is offered for consideration:

MOTION THAT application SUP-2019-01 for a Special Use Permit for a childcare center at 5222 North Royal Drive BE SCHEDULED for public hearing for June 12, 2019, subject to the following additional information being provided by the applicant prior to May 23, 2018 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.

Any additional information that the Planning Commission determines to be necessary should be added to this motion.

Attachments:

1. Project Narrative and Impact Statement dated April 30, 2019
2. 11" X 17" plan set provided by applicant dated August 24, 2019



MUNSON HEALTHCARE CHILDREN'S CENTER

5222 North Royal Drive

A change of use of an existing building.

A Special Use in the Office Commercial District.

Submitted to

The Charter Township of Garfield

3848 Veterans Drive
Traverse City, MI 49684
231-941-1620

Mansfield
Land Use Consultants

830 Cottageview Drive
Traverse City, MI 49684
p. 231-946-9310
f. 231-946-8923
t. www.mansfield.com

4/4/2019, 4/30/2019

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Project Team

Applicant:

Munson Healthcare Children's Center
Brigid Wilson, Manager of Child Care Services
Munson Medical Center
Traverse City, MI 49684
Phone: (231) 935-7990
Email: bwilson@mhc.net

Property Owner:

North Royal 5222 LLC
9440 Enterprise Drive
Mokena, IL 60048
Phone: (708) 390-1623

Planning and Engineering Consultant:

Mansfield Land Use Consultants
Petra Kuehnis, Landscape Architect
830 Cottageview Drive, Suite 201
Traverse City, MI 49685
Phone: (231) 946-9310
Email: petrak@maaeps.com

Architect:

Traverse Architecture Group
Dave Spala, President
830 Cottageview Drive, Suite 201
Traverse City, MI 49685
Phone: (231) 946-9940
Email: daves@tcarchgroup.com

Letter of Agency

March 21, 2019

**Re: Munson Healthcare Children's Center
Letter of Agency**

To whom it may concern,

The purpose of this letter is to acknowledge that Mansfield Land Use Consultants is authorized to work as my agent with regards to planning and engineering services relating to regulatory agency reviews and permitting for the proposed Munson Healthcare Children's Center in an existing building located at 5222 North Royal Drive, Traverse City, MI 49684.

Mansfield Land Use Consultants contact information is as follows:

Doug Mansfield, President
830 Cottageview Drive, Suite 201
Traverse City, MI 49684
doug@maaeps.com
(231) 218-5560

This authorization is valid for a period of one (1) year from the date of signature.

Sincerely,



Brigid Wilson, manager of Childrens Educational Services
Munson Healthcare Children's Center
Munson Healthcare
(231) 935-7990

3/22/19
date

Project Introduction

Munson Healthcare Children's Center is an employer supported Child Development Center. The program began in June 1991, and has continued to expand and grow in the 28 years it has been in operation. Munson Healthcare Children's Center currently has 6 locations with approximately 500 children in care each day.

Munson continues to support Early Childhood Education, and this new location will help support the growth that has continued since the program opened in 1991. In fact, the demand for child care is so high, that this proposed facility will be at full capacity upon opening its doors.

The proposed 5222 North Royal Drive location is an existing office building located on a 1.65 acre lot at the end of a cul-de-sac within the Royal Drive medical office park. The day care use is allowed as a special use in the Office Commercial Zoning District. Munson Healthcare Children's Center intends to enter into a long term lease of the building in order to expand their existing child daycare services for Munson staff. The facility would accommodate 110 children and 20 staff. The facility would be open from 6am to 6pm.

Brigid Wilson is Munson's Manager of Child Care Services. She joined the team in 1997 and has been proud to lead these programs for the past 22 years. She has been an early childhood educator for 34 years. Brigid will be happy to answer any questions about the proposed day care use.

Regulations Summary

Project Address:

5222 N Royal Drive
Traverse City, MI 49684

Project Parcel:

Part of Tax ID 28-05-347-008-00

Project Size:

1.65 acres

Existing Zoning:

C-O (OFFICE COMMERCIAL)

C-O (Office Commercial) districts provide areas for service oriented enterprises and institutions having relatively low traffic generation. The districts include areas of existing office developments as well as areas within which such development appears likely and desirable. They are intended to facilitate the support and expansion of local business, while serving as a buffer between residential areas and more intensive commercial areas. The C-O districts are primarily restricted to office and ancillary uses that do not have peak weeknight or weekend usage so as to provide an orderly transition and buffers between uses.

Use Permitted by Special Use Permit:

Child Care Center

Existing Land Use:

vacant office building, 9,256sf gross

Proposed Land Use:

Child Care facility for Munson Employees, an expansion of an existing service

Schedule of Regulations:	C-O zoning	proposed
Minimum Lot Size:	10,000sf	71,874sf
Minimum Lot Width:	70ft	188ft
Height:	2 stories / 22ft	1 story / 22ft
Front Yard Setback:	25ft	58ft
Side Yard Setback:	20ft	26ft
Rear Yard Setback:	30ft	40ft
Maximum Lot Coverage:	N/A	51%
Min. Building X-Section:	24ft	58ft

Parking	required	provided
Child Care	31 parking spaces	43 spaces
<i>9,256sf building</i>	<i>(1 per 300sf of floor space)</i>	

Existing Conditions - Site Photos



Front entrance. West side of building.



Northwest corner of building.



West side of building.



South side of building.



East side of building.

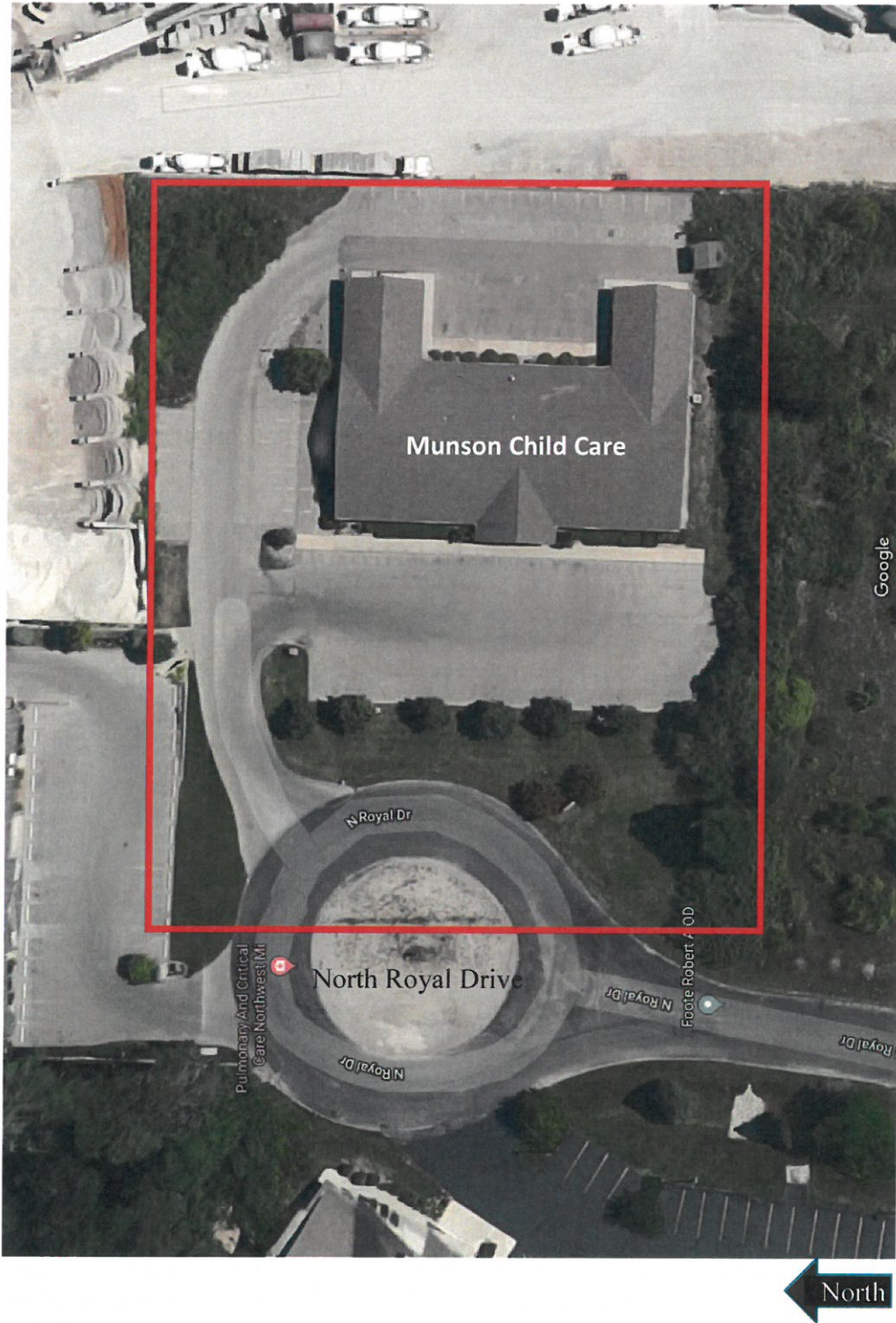


North side of building.

AIR PHOTO -vicinity



AIR PHOTO -Existing Conditions



BASIS FOR DETERMINATION

Section 8.1.3

1. GENERAL STANDARDS

- a) Be designed, constructed, operated and maintained so as to be harmonious, compatible, and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.

The existing building and related parking, landscaping and stormwater management facilities are harmonious, compatible, and appropriate in appearance with the other existing structures within the north Royal Drive office park. No changes are proposed to the external appearance of the existing building.

- b) Not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to property in the immediate vicinity and to the community as a whole.

The proposed child care use is an allowed use in the Office Commercial Zoning District. The use is primarily an indoor use and does not result in any conditions that will be hazardous or disturbing to neighboring properties.

- c) Be served adequately by essential facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools.

The proposed child care use will not require any additional public facilities or services beyond those currently existing on the site.

- d) Not create excessive additional requirements at public cost for public facilities and services.

The proposed child care use will not require any additional public facilities or services beyond those currently existing on the site.

- e) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by fumes, glare or odors.

The proposed child care is primarily an indoor use and does not result in any conditions that will be detrimental to neighboring properties.

2. SPECIFIC STANDARDS

- a) That the applicant may legally apply for site plan review.

The applicant intends to enter into a long term lease with the building owner pending Township land use approval.

- b) That all required information has been provided.

The applicant's agent believes that the information provided for this application is complete.

- c) That the proposed development conforms to all regulations of the zoning district in which it is located.

The proposed child care use is allowed in the Office Commercial Zoning District and conforms to the standards of the ordinance.

- d) That the plan meets the requirements of Garfield Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage and other public facilities and services.

The project is an existing facility including on-site stormwater management, private and municipal utility connections. These facilities and services appear to be functioning in proper order.

- e) That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.

The facility was constructed sometime between 1993 and 1999, and remodeled with a building addition in 2000. It is assumed that all governmental agency approvals were received as part of the original development of the facility and subsequent improvements. The current proposal is for a use allowed in the zoning district via special use permit. Most of the improvements on site will occur within the existing building per strict building codes and childcare regulations. Exterior improvements are limited to removing asphalt along the east side of the building in order to accommodate a fenced children's playground.

- f) That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so indicated on the site plan and at the site per se.

No disturbance/work beyond the existing developed area is proposed as part of this work.

- g) That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property and open space areas as designated on the future land use map of Garfield Township.

There are no flood planes or floodways on or near the project parcel

- h) That the soil conditions are suitable for excavation and site preparation, and that organic, wet or other soils which are not suitable for development will either be undisturbed or modified in an acceptable manner.

No site work beyond the existing developed area is proposed as part of this work. Existing infrastructure appears to be solid with no evidence of poor soils.

- i) That the proposed development will not cause soil erosion or sedimentation problems.

No site work beyond the existing developed area is proposed as part of this work. A small area of existing asphalt will be removed along the east side of the building in order to accommodate a playground. Required soil erosion and sedimentation control measures and permits will be implemented prior to beginning that work.

- j) That the drainage plan for the proposed development is adequate to handle anticipated storm water runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.

Based on field observations and historic air photos, there is no evidence that the existing drainage facilities are not sufficient for the site. As part of the site renovation work, a large area of asphalt along the eastern side of the building will be removed in order to construct a playground area, therefore reducing the existing on-site impervious surface.

- k) That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.

The project is a new use of an existing building and facilities. No earthwork is proposed on site.

- l) That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage or erosion control.

This project will be completed in one phase. With the exception of the new playground area proposed along the east side of the building, a majority of the renovation work will take place inside the existing building.

- n) That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water sewage facilities.

The project is located in an existing building within an established office park. Connection to streets, municipal utilities, and on-site stormwater drainage systems are all existing and functioning properly.

- o) That landscaping fences or walls may be required by the Planning Commission in pursuance of the objectives of this Ordinance.

Section 530 B. (3)(4) exempts the requirement for landscaping for projects that are a change of building use which does not increase building size and consists primarily of interior remodeling.

- p) That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.

The parking lot layout as it exists is pretty standard for an office building type use. The parking lot provides direct access to the buildings front door. The project is located at the end of a cul-de-sac.

- q) That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.

Existing sidewalks around the perimeter of the building provide access from the parking areas to the building entrances. There are no street side sidewalks in this development.

- r) That outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring properties.

The site plan provides for a screened dumpster enclosure adjacent the buildings north side.

- s) That the proposed site is in accord with the spirit and purpose of this Ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.

The existing building meets the aesthetic and dimensional standards of the Township Ordinance. The proposed child care use is allowed in the Office Commercial District.

Architectural Plan

Site Plan

PROJECT DATA:
Owner/Developer:
Address:
Contact:
Phone:
SITE DATA:
Location:
Tax ID:
Zoning District:
Lot Area:
SETBACKS:
Front = 25'
Side = 10'
Rear = 30'

STANDARD PLAN LEGEND

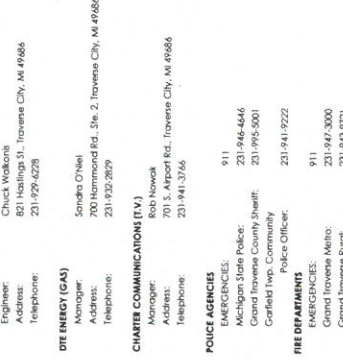
DESCRIPTION	EXISTING	PROPOSED
GROUND CONTOUR	605	613.0
SPOT ELEVATION	613.2	613.0
CONTOUR FROM USGS TOPOGRAPHIC MAP	613.5	613.0
PAVEMENT (OR CUTTER LOW (BE) SURFACE FLOW	613.0	613.0
DIRECTION OF SURFACE FLOW		
DRAINAGE HIGH POINT		
DRAINAGE LOW POINT		
WATER MAIN		
SEWER MAIN		
SEWER FORCE MAIN		
SEWER FORCE MAIN		
STORM SEWER		
GAS MAIN		
OVERHEAD ELECTRIC		
PROPERTY LINE		
IRET LINE		
PINE LINE		
EDGE OF WETLAND		
EDGE OF WATER		
SET FENCE		
DETENTION BASIN BERM		
MANHOLE (M)		
CATCH BASIN (CB)		
CLEAN OUT (CO)		
FEEDER		
GATE VALVE		
FIRE HYDRANT ASSEMBLY		
CURB STOP & BOX		
POLE POWER OR ELECTRIC		
LIGHT POLE		
SOB		
BENCHMARK (BM)		
U/O UTILITY SIGN		
UTILITY ANCHOR		
SOIL EROSION CONTROL MEASURE (MICHAEL UNIFIED EROSION SYSTEM PERMANENT TEMPORARY)		
IRON FOUND / BORN-SET		
CONCRETE MONUMENT		
GOVERNMENT CORNER		
NAIL FOUND / NAIL SET		
RECORD / MISLASHED		
FENCE		
WOOD SHED		

DATE	BY	CHKD	APP'D
04-24-13	JKS	JKS	JKS
04-24-13	JKS	JKS	JKS
04-24-13	JKS	JKS	JKS
04-24-13	JKS	JKS	JKS
04-24-13	JKS	JKS	JKS
04-24-13	JKS	JKS	JKS
04-24-13	JKS	JKS	JKS
04-24-13	JKS	JKS	JKS
04-24-13	JKS	JKS	JKS

MFC Facilities Construction
Proposed Munson Day Care
COVER SHEET
Section 4, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

PRELIMINARY
DATE: 19041
C2.0

- PUBLIC AGENCIES AND UTILITIES**
- GRAND TRAVERSE COUNTY DEPARTMENT OF PUBLIC WORKS (DPW)**
Manager: John Diavaco
Address: 2650 Lathrop Rd., Traverse City, MI 49686
Telephone: 231-995-6039
- GRAND TRAVERSE COUNTY ROAD COMMISSION**
Manager: James Cook
Address: 231-995-4848
Telephone: 231-995-4848
- GRAND TRAVERSE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL**
Supervisor: Bruce Remmel
Address: 2650 Lathrop Rd., Traverse City, MI 49686
Telephone: 231-995-6042
- GARFIELD TOWNSHIP STORM WATER CONTROL ORDINANCE**
Planning Director: Rob Larned, AICP
Address: 3848 Veterans Dr., Traverse City, MI 49684
Telephone: 231-941-1820
- CHERRYLAND ELECTRIC COOPERATIVE (CEC)**
Engineer: Frank Sepler
Address: 5930 US-31 S., Traverse City, MI 49684
Telephone: 231-486-9220
- CONSUMERS ENERGY (CEIC)**
Engineer: Chuck Walkowiak
Address: 821 Hastings St., Traverse City, MI 49686
Telephone: 231-929-6278
- DTE ENERGY (GAS)**
Manager: Sandra O'Neil
Address: 700 Hammond Rd., Ste. 2, Traverse City, MI 49686
Telephone: 231-932-2829
- CHARTER COMMUNICATIONS (TV)**
Manager: Tom Housh
Address: 701 S. Wood Rd., Traverse City, MI 49686
Telephone: 231-941-3246
- POLICE AGENCIES**
- EMERGENCIES:**
Michigan State Police: 231-946-4646
Grand Traverse County Sheriff: 231-995-5001
Garfield Twp. Community Police Officer: 231-941-9222
- FIRE DEPARTMENTS**
- Fire Services:**
Garfield: 231-942-3000
Grand Traverse Rural: 231-843-9721
Garfield Township: 231-941-7682

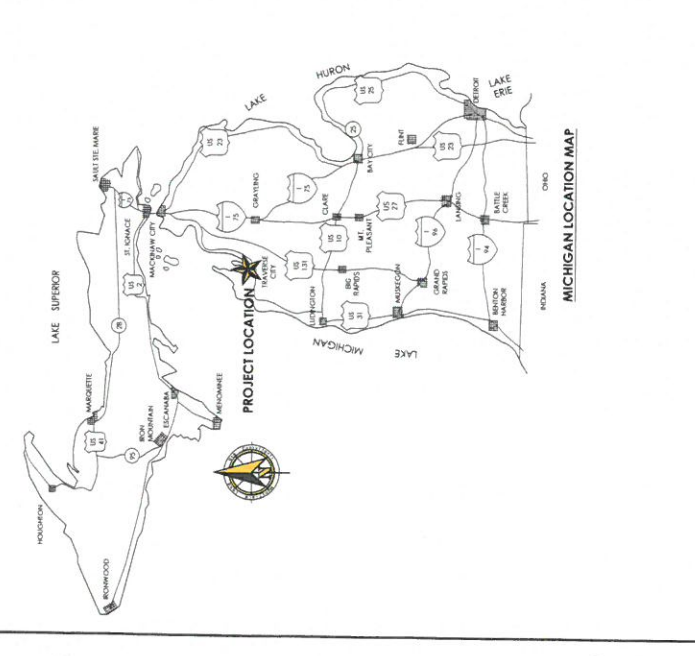


PLAN INDEX

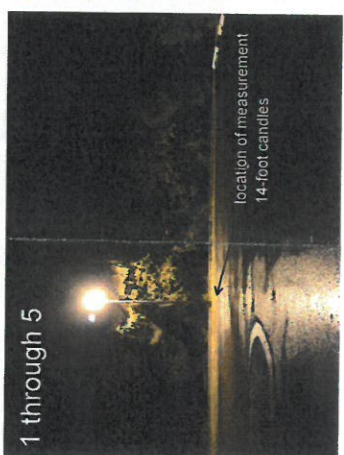
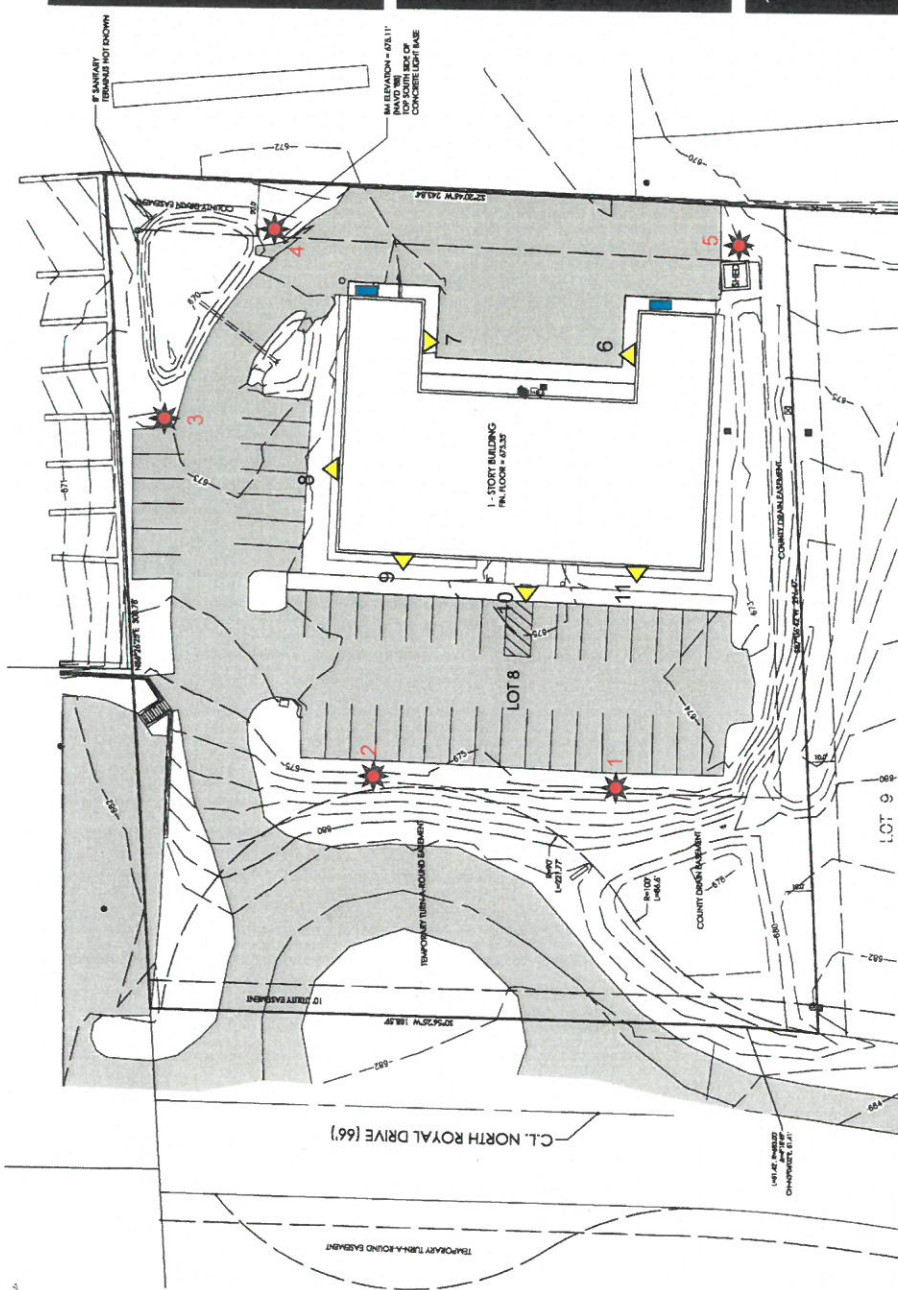
C1.0 COVER SHEET
C2.0 EXISTING CONDITIONS AND DEMOLITION PLAN
C3.0 SOIL EROSION & SEDIMENTATION CONTROL PLAN
C4.0 EXISTING UTILITIES AND EROSION CONTROL PLAN
C5.0 EXISTING LANDSCAPE PLAN
C6.0 EXISTING LIGHTING AND PHOTO METRICS

Munson Day Care

Garfield Township, Grand Traverse County, Michigan



VICINITY MAP
SCALE: 1" = 400' (800 METERS)



Mansfield

Land Use Consultants

5222 North Royal Drive
 inventory of existing site lighting and photometrics
 4-23-2019



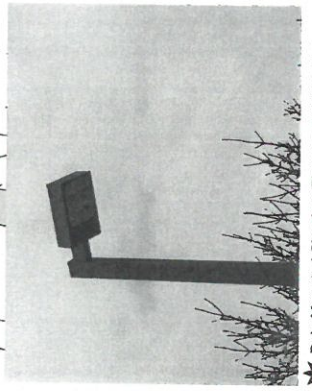
▲ New LED Wall Mount (6 fixtures total)

High mounted fixtures measure on average 2-foot candles directly below the lighting fixture.
 Low mounted fixtures measure on average 6-foot candles directly below the lighting fixture.




■ Old Wall Mount Lights (2 fixtures total)

Fixtures measure on average less than 2-foot candles directly below the lighting fixture.



★ Pole Mounted Shoebox Fixtures - LU 400 High Pressure Sodium (5 fixtures total)

Fixtures measure on average 14-foot candles directly below the lighting fixture.

 Charter Township of Garfield Planning Department Report No. 2019-50			
Prepared:	April 23, 2019	Pages:	2
Meeting:	May 8, 2019 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Ashland Park PUD Phases 2 & 3 Major Amendment Introduction		
Applicant:	Peachtree River Investments, LLC		
Owner:	Peachtree River Investments, LLC		
File No.	PUD-2001-01-F		
Parcel No.	05-026-018-00		

PURPOSE OF APPLICATION:

A request to amend a Planned Unit Development (PUD) is being considered according to Section 423.G of the Zoning Ordinance. Staff has determined that this amendment constitutes a major amendment which requires a public hearing and Planning Commission approval.

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 of consisting of 158 duplex residential units. This proposal results in an overall reduction of 24 residential dwelling units. The total improved space decreased from 79.8% to 59.9% which makes the new total open space to be 40.1% (20.39 acres).

SUBJECT PROPERTY:

The subject property is the Ashland Park Planned Unit Development (PUD). The PUD extends southwest from the intersection of Birmeley Road and Garfield Road. Phases 2 and 3 compose approximately 52 areas of land.

Aerial image of the subject property (property lines highlighted in blue):



BACKGROUND:

The Ashland Park PUD was approved in 2001, but demand for residential units within the development never really materialized. Eventually, Phase 1 of Ashland Park commenced and build out of the phase is nearing completion. In Phase 1, the sale of duplex residential units has been more successful than the sale of single-family detached residential units. For Phases 2 and 3, the owner/applicant is requesting to convert all residential units into strictly duplex residential units. Changes to the road network are also proposed. From Phase 3, a connection into the Traditions development is maintained.

The new design of the roadway appears to maintain desired connectivity. The development includes a pathway network, including sidewalks along both sides of the roads. Elsewhere, the pathway network links the proposed open areas of the site. This proposal would appear to meet the intent of the Township's pedestrian pathway requirements.

PROJECT HISTORY:

2001 Ashland Park PUD

The project, approved in 2001, was a multiphase project that incorporated single family residential lots, zero lot line units, duplex and quadplex units, and commercial/office uses.

2005 Ashland Park PUD Amendment

The project was changed significantly when amended in 2005. The amendment allowed additional commercial and industrial uses to replace single family lots and to increase the multifamily units.

2017 Ashland Park PUD Amendment

Phases 2 and 3 were amended to eliminate the approved multifamily units and replace them with single family lots. Minor changes to the orientation of other previously approved building sites within Phases 2 and 3 were also proposed, including the approved storage area, office buildings, and duplexes.

RECOMMENDATION:

The purpose of the introductory meeting is to accept the application and to identify any concerns that should be addressed prior to holding a public hearing on the application. As such, following an opportunity for applicant presentation and Commissioner discussion, the following motion is offered for consideration:

MOTION 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.

Any additional information that the Planning Commission determines to be necessary should be added to this motion.

Attachments:

1. Project Narrative and Impact Statement dated April 18, 2019
2. 11" X 17" plan set provided by applicant dated March 12, 2019

Ashland Park - Phase 2

PUD Amendment



RECEIVED
APR 17 2019
PLANNING

Submitted to:

Garfield Charter Township

Grand Traverse County, Michigan

March 13, 2019

Amended April 18, 2019

Submitted by:

Peachtree River Investments, LLC

1503 Garfield Road North

Traverse City, MI 49696

Ben Brower – 231-642-5096



Peachtree
River Investments LLC

Project Narrative and Lot Layout

In early 2017, Garfield Township approved Peachtree River's request to amend the Ashland Park PUD removing multi-plex units to a mix of single family and duplex homes. Over the past 2 years, Peachtree has been building single family homes and duplexes revitalizing this unique development. It has become apparent that the duplex home model is a product that people of Traverse City like as it has far outsold the single family homes in Ashland Park. Therefore, Peachtree desires to amend our PUD. The same general layout and road design will be maintained for the project, however we now desire to change the single family home lots to duplex lots in Phase 2. The number of residential lots will now be 158 on this 50.82 acre parcel. One of the benefits of moving to the 'all duplex' design is there will be less tree removal as the owners will not own their lots, but rather they will be owned by the association members so any tree removal will need to be approved by the association board. Lot setbacks will remain the same as approved under the original PUD. The GT County Metro Fire Department has reviewed and approved this layout and hydrant locations. The total improved space decreased from 79.8% to 59.9% which makes the new total open space to be 40.1% (20.39 acres) - see sheet 12.

Utilities

Municipal water and sanitary sewer service will continue to be provided to residential lots and commercial buildings. The only adjustment needed relates to storm water runoff and conveyance. The layout dictates where this water can be placed. We have attempted to keep the storm water handling items as low-impact as possible while still achieving proper infiltration for aquifer recharging and while increasing surface water quality.

Impact Statement

Peachtree has added strategically placed "pocket parks", sidewalks and interconnected, non-motorized trails throughout the entire development making it extremely pedestrian friendly. Pocket parks will be connected with either sidewalks or trails and will contain areas for small pets and benches. The areas will be kept tidy but will not have fences. There is also greater interconnectivity than before between the commercial and residential pieces of this development that emphasizes a sense of community interaction. All sidewalks will be a standard four feet in width and match the existing sidewalk construction as in Phase 1. The non-motorized trails will be dirt/grass trails maintained by mowing.

In following section SS423.E of the ordinance pertaining to Impact Statements, we provide the following:

1. The proposed use is consistent with the existing, approved PUD.
2. The proposed uses are consistent with those already approved and also consistent with that of the adjacent properties. The layout provides a harmonious transition from Ashland Park Phase 1 PUD to this one for both vehicular and pedestrian traffic.
3. This project will not be detrimental, hazardous, or disturbing to the existing of future adjacent uses. In fact, when compared to the already approved plan, this will lessen any burden to adjacent properties imposed by items such as noise, dust, smoke, vibration, odor, etc.
4. Adverse effects from the proposed use on neighboring properties have been minimized through the use of sidewalks, trails, pocket parks, adequate parking, traffic circulation, building placement, along with the use of landscaping, buffer areas and setbacks.
5. The project operation and maintenance will not be detrimental to the public health and welfare.
6. The public interest and welfare is benefiting from the proposed use through public space, and housing options and future commercial uses, all of which outweigh individual interests affected by the project.
7. Ingress and egress matches that which is already approved. The project will continue to provide continuity and adequate flow of traffic within the development and also to the adjacent Ashland Park Phase 1 development.
8. The proposed project seeks to add opportunities for pedestrian traffic flow with the use of sidewalks throughout the development along with trails within the development that will provide additional recreational opportunities.
9. Finally, this project will not impede or hinder any development on adjacent properties for uses within the zoning district.

Two (2) full sets of plans were submitted to the Township on March 13, 2019. 11 X 17 copies will be submitted once the Planning Commission date is set to review this proposed amendment.

Any questions, please contact Ben Brower, manager of Peachtree River, at 231-642-5096 or benb@jordanex.com

CIVIL CONSTRUCTION DOCUMENTS
 FOR PROPOSED
ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT
 GARFIELD TOWNSHIP
 GRAND TRAVERSE COUNTY, MICHIGAN



GRAND TRAVERSE COUNTY

KEY MAP
 NOT TO SCALE

UTILITIES
 SEWERAGE, SEWER AND WATER - GRAND TRAVERSE COUNTY DEW
 JOHN DROZDZIO, DIRECTOR
 1000 W. WASHINGTON ST.
 GRAND TRAVERSE CITY, MI 49830
 PHONE: (231) 942-5039
 EMAIL: JDDROZD@GTRAVEMICHIGAN.GOV

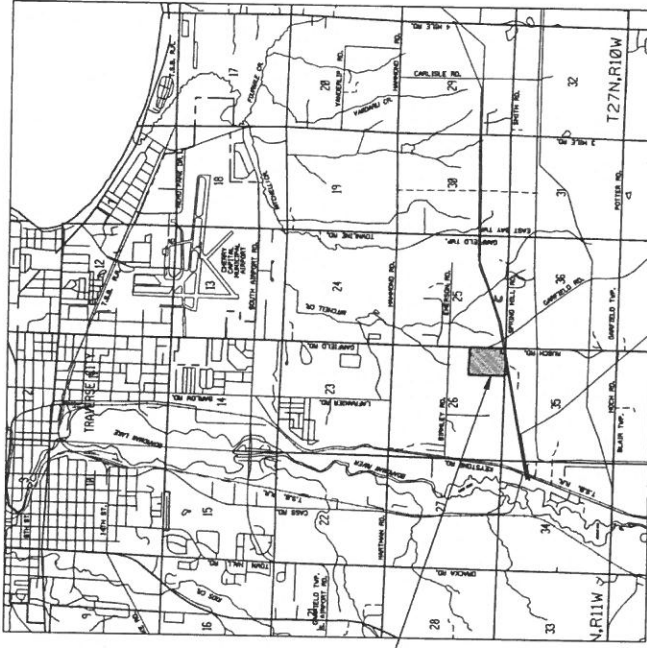
ENERGY
 CHUCK WILSON, CHIEF ENGINEER
 221 N. WASHINGTON STREET
 GRAND TRAVERSE CITY, MI 49830
 PHONE: (231) 942-6228

GAS - DTE ENERGY
 1250 LOCUST AVE
 ANN ARBOR, MI 48106
 ALAN KASPER, MGR
 GRAND TRAVERSE CITY, MI 49834
 PHONE: (231) 942-6228

TELEPHONE - AT&T
 KATHY DOWN-BECKER
 1000 W. WASHINGTON ST.
 GRAND TRAVERSE CITY, MI 49830
 PHONE: (231) 942-6228
 EMAIL: KDOWN@GTRAVEMICHIGAN.GOV

CABLE TV - CHARTER COMMUNICATIONS
 DEBORA NEWMAN
 1000 W. WASHINGTON ST.
 GRAND TRAVERSE CITY, MI 49830
 PHONE: (231) 942-6228
 EMAIL: DNEWMAN@CHARTER.COM

WATER - GRAND TRAVERSE WATER DEPARTMENT
 DEBORA NEWMAN
 1000 W. WASHINGTON ST.
 GRAND TRAVERSE CITY, MI 49830
 PHONE: (231) 942-6228
 EMAIL: DNEWMAN@GTRAVEMICHIGAN.GOV



SITE LOCATION

LOCATION MAP
 NOT TO SCALE

DEVELOPER
 WILSON ENGINEERS & ARCHITECTS, LLC
 1503 NORTH GARFIELD ROAD
 BENTONVILLE, MI 49818
 (231) 942-5098

ENGINEER
 WILSON ENGINEERS & ARCHITECTS, LLC
 1503 NORTH GARFIELD ROAD
 BENTONVILLE, MI 49818
 (231) 942-5098

PROJECT LOCATION
 GARFIELD RD & BUSCH RD
 GRAND TRAVERSE COUNTY
 GRAND TRAVERSE COUNTY

ISSUED FOR:
 PUD AMENDMENT 03/12/19 DCC


GENERAL SHEETS	SHEET NO.
COVER SHEET	1
NOTES & LEGEND SHEET	2
PROPERTY INFORMATION SHEET	3
OVERALL LOT & RESOLUTION PLAN	4
OVERALL LOT & RESOLUTION PLAN	5
OVERALL SANITARY SEWER, WATER SUPPLY, STORM WATER MANAGEMENT	6
SOIL EROSION & SEDIMENTATION CONTROL PLAN	7
SOIL EROSION & SEDIMENTATION CONTROL DETAILS	8
TYPICAL LOT & PARKING DETAILS	10
TYPICAL SPACE AREAS	11
EXISTING APPROVED PUD OF ALL PHASES	P-3

2001 NO. 1
ASP3389-02C
 SHEET
1

WadeTrim
 1000 Park Avenue, Suite 200
 Grand Traverse City, MI 49830
 (231) 942-5098
 www.wadetrims.com

PREPARED UNDER THE SUPERVISION OF:

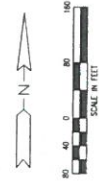
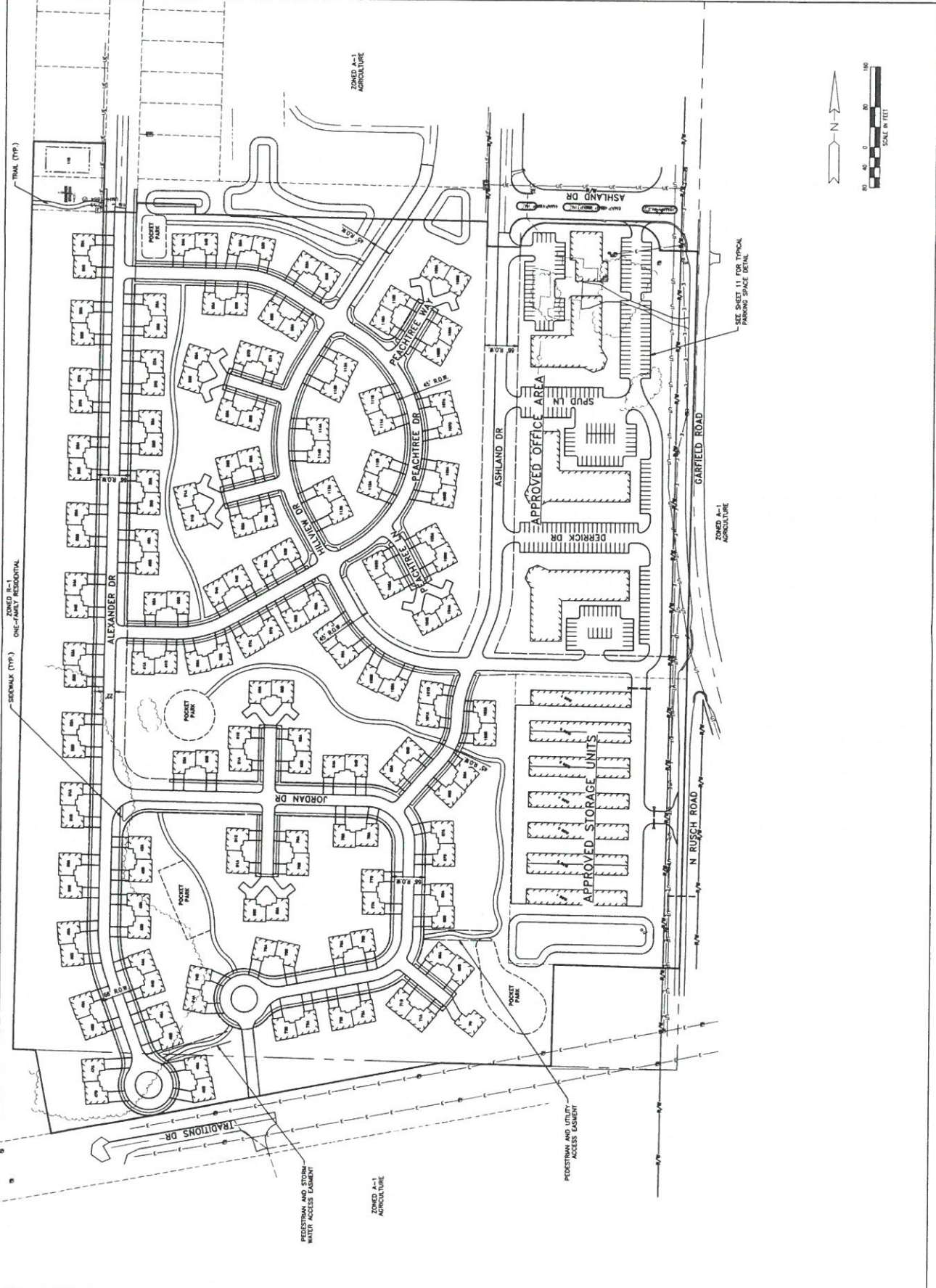
REV#	DATE	DESCRIPTION



WADE TRIM
 10000 East Township Highway, Suite 200
 Farmington, MI 48333
 PHONE: 248.467.7000
 FAX: 248.467.7001
 WWW.WADETRIM.COM

PEACHTREE RIVER INVESTMENTS, LLC
 1503 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49686
 ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT
 OVERALL SITE PLAN

PROJECT NUMBER: ASP-3389-02C
 SHEET: 5
 ASHLAND PARK P.U.D.
 PREPARED FOR: DATE: 05/17/19
 PREPARED BY: BOB



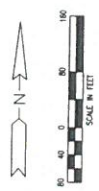
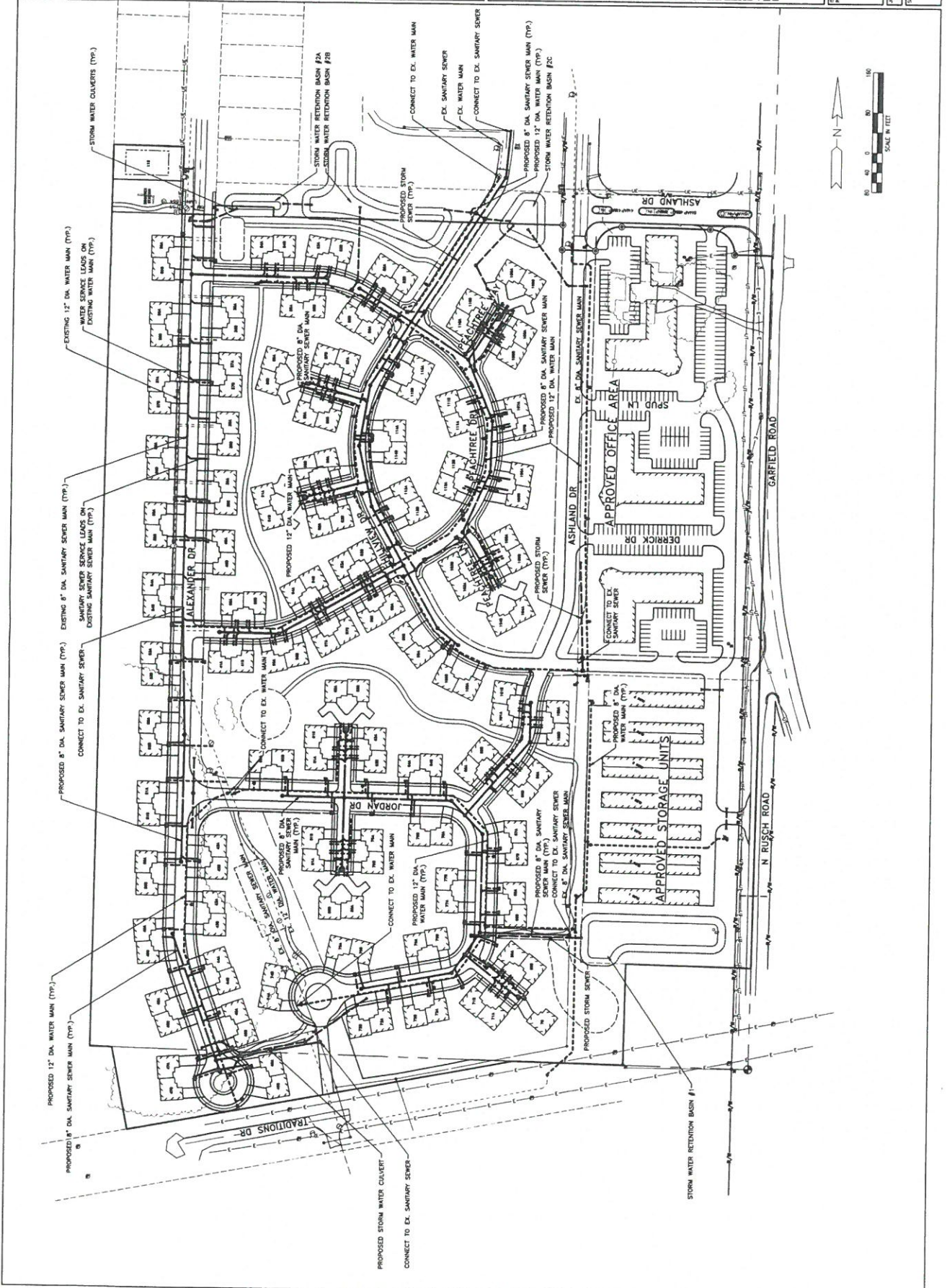
PROJECT MANAGER: BRAD C. BOYD, PE
 FIELD BOOK PREPARATION: 5 - REVISED 3/13/2019 10:27 AM BY WADE TRIM
 DATE: 05/17/2019

REV	DATE	DESCRIPTION



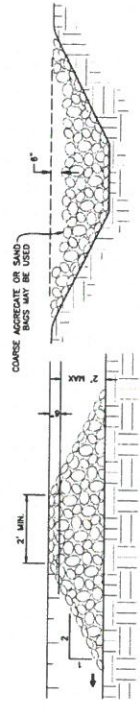
PEACHTREE RIVER INVESTMENTS, LLC
 1503 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49696
 ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT
 OVERALL SANITARY WATER SUPPLY
 STORM WATER MANAGEMENT

ASHLAND PARK P.U.D.
 1503 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49696
 A SP 3389-02C
 9



SOIL EROSION & SEDIMENTATION CONTROL NOTES

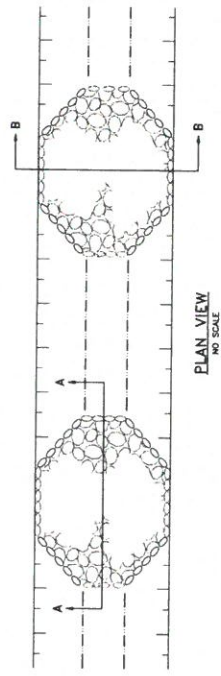
1. CONTRACTOR SHALL OBTAIN A SOIL EROSION & SEDIMENTATION CONTROL PERMIT FROM JAMES TRAVELER COUNTY PERMITS DIVISION.
2. EROSION PREVENTION MEASURES MUST BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
3. BEST MANAGEMENT PRACTICES FOR SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE USED ON THIS PROJECT. MEASURES SHALL BE SCHEDULED AND APPROVED BY THE CONSTRUCTION SUPERVISOR AS FULLY REQUIRED BY THE COUNTY, AND SHALL BE PROVIDED BY THE CONTRACTOR AS FULLY REQUIRED BY THE COUNTY.
4. CONSTRUCTION OPERATIONS SHALL BE SCHEDULED AND APPROVED TO TAKE PREVENTIVE EROSION CONTROL MEASURES BEFORE ANY EXCAVATION OR DISTURBANCE OF SOIL OCCURS. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL EROSION CONTROL MEASURES AND SUBMIT THEM AND RECORDS OF EROSION CONTROL SERVICES FOR THE WORK PERIOD TO THE CONSTRUCTION SUPERVISOR FOR REVIEW AND APPROVAL.
5. CLEARING SHALL BE DONE IN A MANNER WHICH ENSURES THAT EROSION CONTROL MEASURES ARE NOT OBTAINED.
6. THE PROJECT SHALL BE CONDUCTED BY THE CONTRACTOR WITHIN THE HOUR.
7. SILT FENCE IS TO BE LEFT IN PLACE UNTIL PERMANENT VEGETATION HAS BEEN FULLY ESTABLISHED.
8. PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETELY PROVIDED BY THE CONTRACTOR UPON ESTABLISHMENT OF PERMANENT VEGETATION.
9. ALL TREE AREAS DETERMINED DURING CONSTRUCTION SHALL BE RECORDED WITH TOPICAL, BEECH, OAK AND WALNUT.
10. PERMANENT SOIL EROSION CONTROL MEASURES FOR ANY DISTURBED LAND SHALL BE COMPLETED WITHIN THE FIRST FIVE (5) CALENDAR DAYS AFTER TREE REMOVAL.



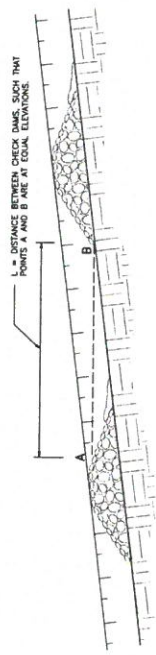
SECTION A-A
NO SCALE

SECTION B-B
NO SCALE

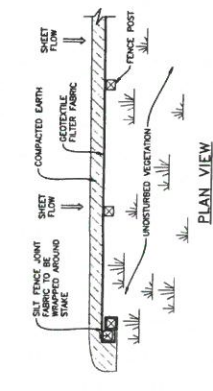
NOTE:
CHECK DAMS GREATER THAN TWO FEET
DEPT. SHALL BE CONSTRUCTED TO
FLOW CHARACTERISTICS OF THE DITCH.



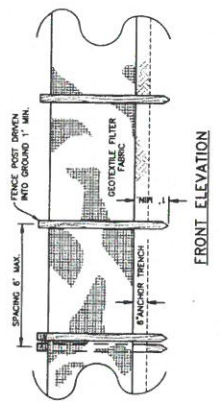
PLAN VIEW
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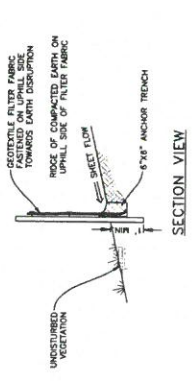
48 CHECK DAM CROSS SECTION
NO SCALE



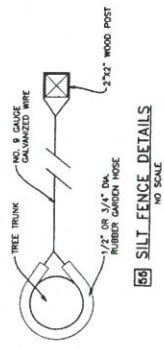
PLAN VIEW



FRONT ELEVATION



SECTION VIEW



89 SILT FENCE DETAILS
NO SCALE

REV	DATE	DESCRIPTION

WADE TRIM
 2214 W. 10th Street
 Frederick, MD 21704
 301-746-1000

PEACHTREE RIVER INVESTMENTS, LLC
 1503 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49698
 ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT
 SOIL EROSION & SEDIMENTATION CONTROL DETAILS

ASHLAND PARK P.U.D.
 PROJECT NO. 2023-001
 SHEET NO. 2023-001-02C
 DATE: 08/20/23

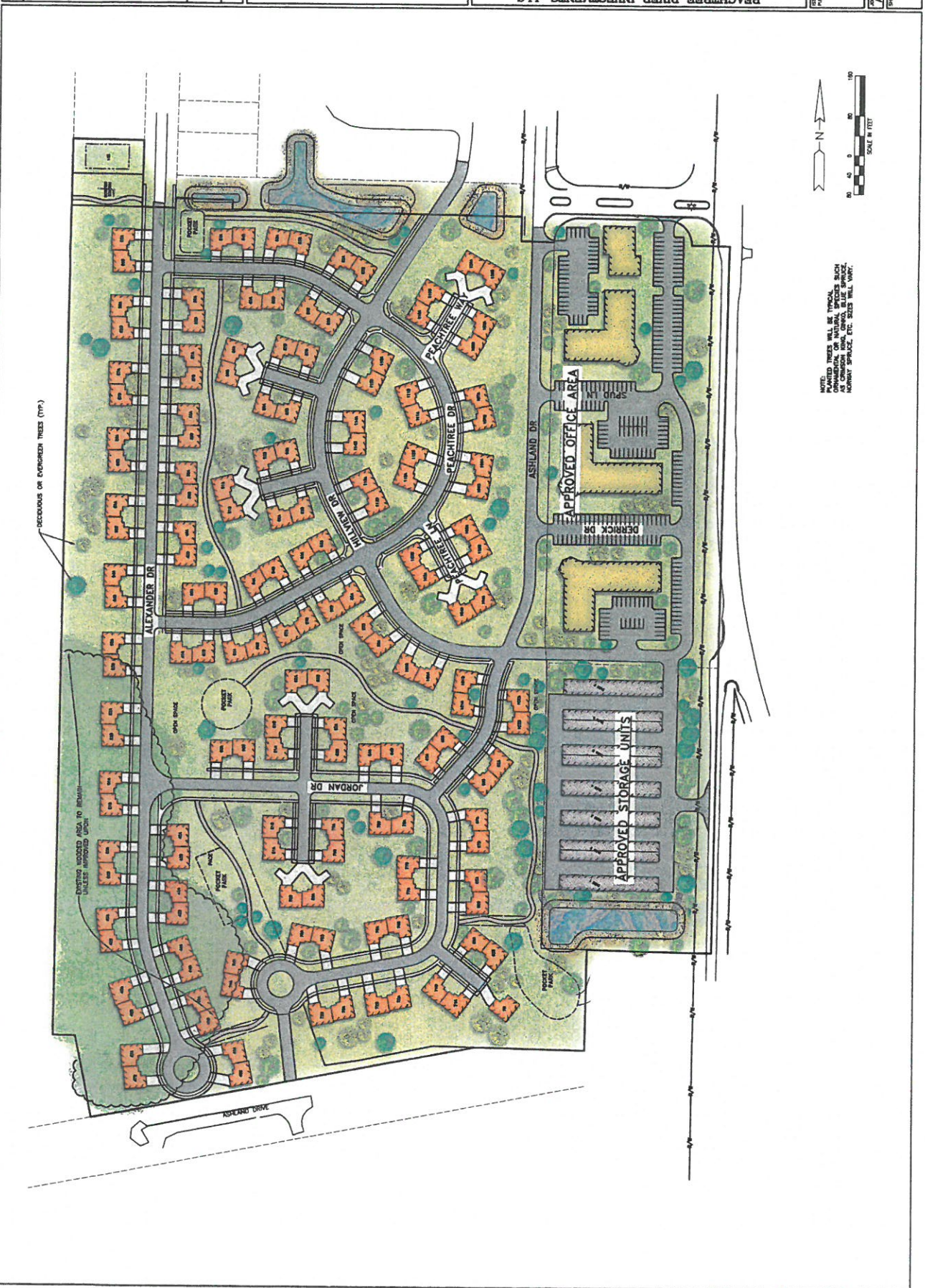


REV#	DATE	DESCRIPTION

WADE TRIM
 Landscape Architecture
 1000 North Highway 200
 Traverse City, MI 49781
 Phone: 231.941.1000
 Fax: 231.941.1001
 www.wadetrims.com

PEACHTREE RIVER INVESTMENTS, LLC
 1503 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49686
 ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT
 LANDSCAPE PLAN

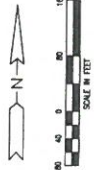
ASHLAND PARK P.U.D.
 SHEET NO. 10
 DATE: 07-15-15
 DRAWN BY: J. B. BROWN



RECORDS OR EXISTING TREES (TYP)

EXISTING WOODS AREA TO REMAIN - UNLESS IMPROVED CIRCLE

NOTE: PLANTED TREES WILL BE TYPICAL COMMERCIAL OR NATURAL SPECIES SUCH AS SPREADER PINE, GUMMAGE, HAWKWAY SPRUCE, ETC. SIZES WILL VARY.

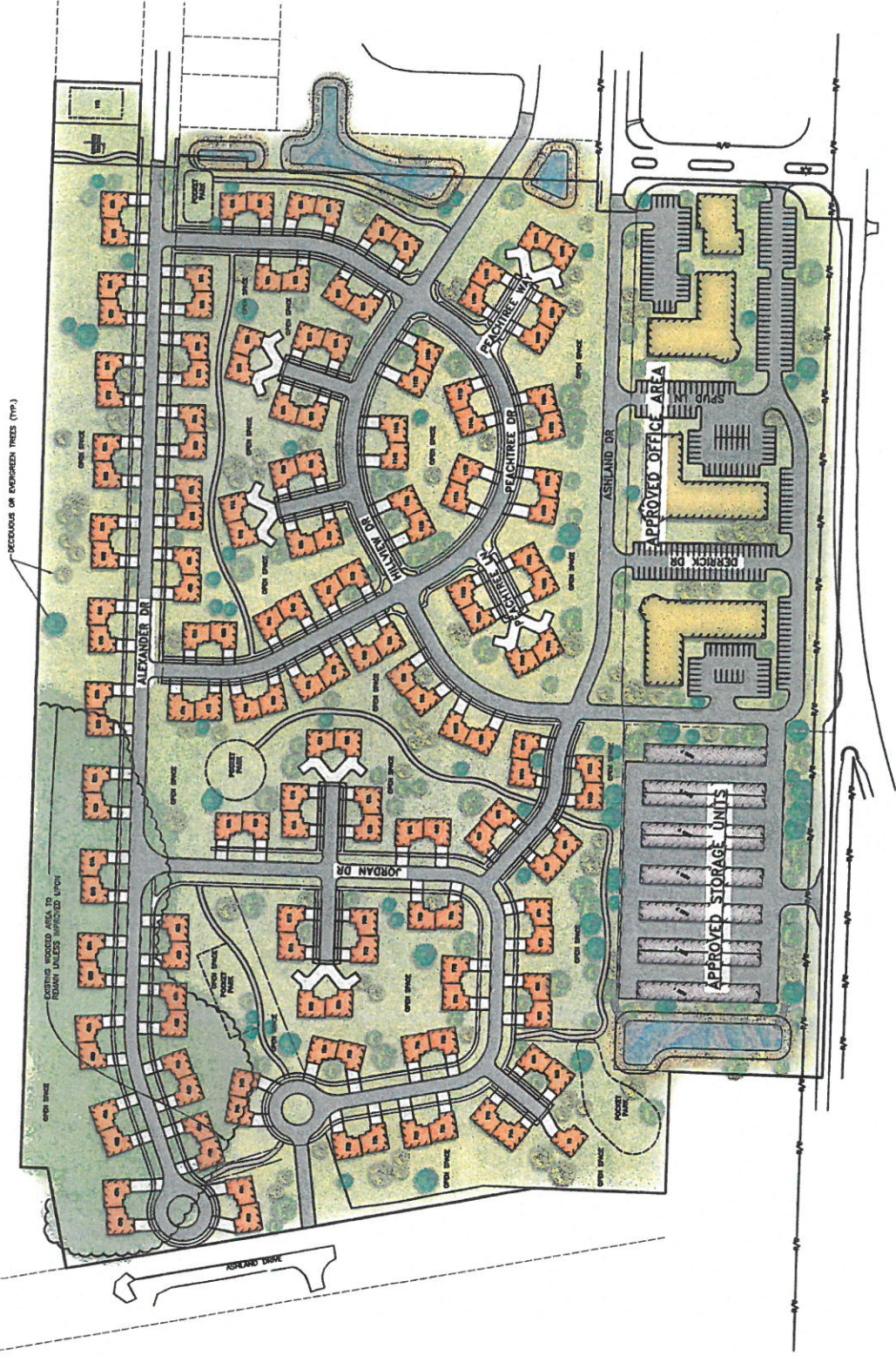



REV	DATE	DESCRIPTION



PEACHTREE RIVER INVESTMENTS, LLC
 1503 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49696
 OPEN SPACE AREAS
 ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT

PROJECT: ASP3389-02C
 SHEET: 12



 Charter Township of Garfield Planning Department Report No. 2019-51			
Prepared:	April 30, 2019	Pages:	4
Meeting:	May 8, 2019 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	French Manor/Terra Energy PUD Major Amendment Introduction		
Applicant:	Burdco, Inc.		
Owner:	Chartwell Properties, Inc.		
File No.	SUP-1995-03B		
Parcel No.	05-023-013-01		

PURPOSE OF APPLICATION:

A request to amend a Planned Unit Development (PUD) is being considered according to Section 423.G of the Zoning Ordinance. Staff has determined that this amendment constitutes a major amendment which requires a public hearing and Planning Commission approval. The application requests an amendment to the Terra Energy PUD to provide a single-story 80-unit assisted living facility. Phase I development consists of 30 units. Future phases of the development will expand to a total of 80 units for complete build-out of the facility. The majority of the future development will occur into the west half of the property with some amount of expansion to the east of the currently proposed facility.

SUBJECT PROPERTY:

The subject parcel is approximately 3.78 acres and located in the Terra Energy (PUD) east off LaFranier Road. Access to the parcel is from Terra Road which is east off LaFranier Road. Existing zoning of the parcel is R-3 Multiple Family Residential. The future land use designation of the parcel in accordance with the Master Plan is High Density Residential.

Aerial image of the subject property (property lines highlighted in blue):



Aerial image of the subject property (property lines highlighted in blue):



BACKGROUND:

The Terra Energy PUD was approved in 1995 and amended in 1997. The subject parcel was originally planned for “local business” use including retail establishments, restaurants, offices, etc.

1995 Terra Energy PUD

The project, approved in 1995, was a multiphase project that incorporated office, residential and commercial uses. The first phase only included the construction of an office building which is currently occupied by Grand Traverse County and functions as its Public Services Building.

1997 Terra Energy PUD Amendment

The project was amended in 1997 to accommodate 44-unit residential duplexes located at the east end of the PUD. There have been no other amendments since 1997.

60 Percent Requirement

With an application to amend an approved PUD, the application shall also include written consent to the application by the owner(s) of at least sixty (60) percent of approved development sites or land area within the planned development. In this case, the application has the consent of the owner of the subject site along with the consent of Grand Traverse County which owns a portion of the PUD. Together these two owners cover 65% of the PUD.

SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

In the section that follows, staff offers the following comments regarding site design and compliance with the Zoning Ordinance:

Ingress and Egress:

Ingress and egress is provided directly onto Terra Drive by two 20-foot wide driveways. A 20-foot wide gravel fire lane is being proposed along the north property line of the property off of LaFranier Road. An

emergency access gate with Knox box will be installed near the drive entrance at LaFranier Road and another emergency access gate with Knox box at the northeast corner of the site which abuts the Village Glen apartments to the north.

Vehicular and Bicycle Parking:

Parking areas for assisted living facilities are not clearly defined in the Zoning Ordinance. However, the Ordinance does provide the following similar parking requirements:

- Nursing, convalescent homes with a minimum required parking of 1 for each four (4) beds and a maximum parking of 1 for each two (2) beds
- Housing for the elderly with a required parking of 1 per dwelling unit and a maximum parking of 2.0 per dwelling unit

The Township Zoning Administrator has the ability to determine the appropriate number of spaces in the case where a use is not defined by the parking tables. In this case, the Zoning Administrator recommended a parking measure that is closer to the nursing, convalescent homes requirement. The overall plan meets the parking requirement for the facility. Twenty (20) parking spaces is sufficient for this phase with a total build-out of forty (40) parking spaces. In addition to vehicle parking, bicycle parking is provided.

Dumpster Enclosure:

The proposed dumpster enclosure is located on the east end of the proposed parking area.

Pedestrian Circulation:

A sidewalk six (6) feet in width is proposed along the entire frontage of the property on LaFranier Road and a sidewalk five (5) feet in width along Terra Road from LaFranier Road to about the middle of the lot (between the two driveways). The proposed sidewalk should be extended along the entire frontage of Terra Road.

Landscaping:

The "Type C" buffers along the north, east, and west property lines meet the quantity requirements and intent of the Ordinance. The Type "B" along the south property line also meets the quantity requirements and intent of the Ordinance. Crediting of existing trees has been provided. As future phases are developed, the landscaping plan will have to be reviewed as it will be impacted by new building footprints.

As a Special Use Permit, the Planning Commission does have the authority to require additional landscaping at any location if determined to be necessary to meet the intent of the Ordinance.

Lighting:

Pursuant to Section 517 of the Ordinance, all proposed lamps shall emit light measuring 3,500 K or warmer (between 0 K and 3,500 K) on the Kelvin scale. All proposed lamps are proposed at 3,000 K. Lighting pole heights need to be identified on the plan.

Sewer and Water:

Existing and proposed utilities are provided.

Stormwater:

Parking lot stormwater runoff will be managed completely onsite via a storm basin located at the east side of the parking lot.

Snow Storage:

Snow storage is provided at the east edge of the parking lot.

RECOMMENDATION:

The purpose of the introductory meeting is to accept the application and to identify any concerns that should be addressed prior to holding a public hearing on the application. As such, following an opportunity for applicant presentation and Commissioner discussion, the following motion is offered for consideration:

MOTION THAT application SUP-1995-03B, submitted by Burdco, Inc. for a Special Use Permit for amendment of the Terra Energy Planned Unit Development 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, 2018 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.

Any additional information that the Planning Commission determines to be necessary should be added to this motion.

Attachments:

1. Project Narrative and Impact Statement dated April 29, 2019
2. 11" X 17" plan set provided by applicant dated April 29, 2019

French Manor - Terra

Assisted Living Facility

An 80-Unit Assisted Living Facility

PUD Amendment and Special Use Permit Application

Submitted to
The Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684
231-941-1620

Mansfield
Land Use Consultants

830 Collingwood Drive
Traverse City, MI 49684
p. 231.946.5310
f. 231.946.8925
r. www.maeps.com

4/29/2019

Project Team

Property Owner:

Chartwell Properties, LLC
121 E. Front St.
Traverse City, MI 49684

Applicant:

Burdco, Inc.
Mike Brown
1222 Veterans Dr., Suite A
Traverse City, MI 49684
Phone: (231) 941-9074
Email: mbrown@burdco.com

Planning and Engineering Consultant:

Mansfield Land Use Consultants
Dusty Christensen, LLA
PO Box 4015
Traverse City, MI 49685
Phone: (231) 946-9310 x 1008
Email: dusty@maaeps.com

Regulations Summary

Project Address:

Terra Road
Traverse City, MI 49686

Project Parcel:

Part of Tax ID 28-05-023-013-01

Project Size:

3.78 acres

Legal Description:

A certain parcel of land in part of the North ½ of the Southwest ¼ of the Northeast¼, Section 23, T27N, R11W, Garfield Township, Grand Traverse County, Michigan, more fully described as follows:

Commencing at the North ¼ corner of said Section 23, thence along the North-South ¼ line of said Section, S 00°40'32" E, 1320.98 feet to the POINT OF BEGINNING; thence continuing along said North-South¼ line and the centerline of La Franier Road, S 00°40'32" E, 287.49 feet; thence N 89°23'04" E, 416.03 feet; thence Northeasterly along a curve to the left, a distance of 108.19 feet with a radius of 247.00 feet and a long chord of N 76°50'09" E, 107.33 feet; thence continuing Northeasterly on a curve to the right a distance of 174.82 feet with a radius of 465.00 feet and a long chord of N 75°03'28" E, 173.80 feet to the centerline of a 75 foot wide Michigan Consolidated Gas Company pipeline easement (as recorded in Liber 656, Pages 871-873, Grand Traverse County Register of Deeds), thence along said centerline (the easement limits being 37.5 feet left and 37.5 feet right) N 28°34'26" W, 243.80 feet, thence S 89°57'52" W, 575.22 feet to the POINT OF BEGINNING.

Subject to the right of way of La Franier Road over the West 33.00 feet of above said parcel.

Subject to Michigan Consolidated Gas Company pipeline easement over the East 37.5 feet of the above said parcel (as recorded in Liber 656, Pages 871-873, Grand Traverse County Register of Deeds).

Subject to a pedestrian walk and landscape easement in the Southwesterly corner of said parcel, more fully described as follows:

Commencing at the North ¼ corner of said Section 23, thence along the North-South ¼ line of said Section, S 00°40'32" E, 1551.47 feet (recorded as 155.47 feet on Liber 1128, Page 756) to the POINT OF BEGINNING; thence continuing S 00°40'32" E 57.00 feet; thence N 89°23'04" E, 93.00 feet; thence N 47°06'46" W, 82.80 feet; thence S 89°23'04" W, 33.00 feet to the POINT OF BEGINNING.

Together with a non-exclusive 66 foot wide easement for ingress and egress, and public and private utilities adjacent to the South line of above said parcel, more fully described as follows:

Commencing at the North ¼ corner of said Section 23; thence along the North-South ¼ line of said Section, S 00°40'32" E, 1608.47 feet to the POINT OF BEGINNING; thence continuing along said North-South ¼ line S 00° 40'32" E, 66.00 feet; thence N 89°23'04" E, 415.96 feet; thence Northeasterly on a curve to the left a distance of 137.10 feet, with a radius of 313.00 feet and a long chord of N 76°50'09" E, 136.01 feet; thence continuing Northeasterly on a curve to

Regulations Summary *continued*

	R-3 zoning	proposed
Minimum Lot Size:	32,000 sf	164,753 sf
Minimum Lot Width:	250ft (max.)	287ft
Height:	3 stories / 40ft	1 story / 19.25'
Front Yard Setback:	25ft	25ft
Side Yard Setback:	20ft	20ft
Rear Yard Setback:	20ft	20ft
Maximum Lot Coverage:	35%	12.47%
Min. Building X-Section:	24ft	40ft

Parking

20 first-phase parking spaces are proposed. Assisted living is not a use that is listed in the parking requirement table within the Ordinance. Based on the developer's knowledge of the parking needs at these types of facilities, 20 spaces are deemed to be more than sufficient for the facility's first phase day to day needs. An additional 20 parking spaces are anticipated for the future phases of the development of the facility. Please refer to the proposed site plans for parking locations.

It is requested that the Planning Commission use the flexibility granted to them by the PUD and Special Use Permit standards of the Ordinance to approve the proposed number of spaces. The proposed facility will employ 6 caretakers on a maximum shift and 2 kitchen staff for meal preparation and service. Maximum anticipated visitor traffic is 6-8 at any one time.

MAP -Air Photo vicinity



2. SPECIFIC STANDARDS

- a) That the applicant may legally apply for site plan review.

The applicant has an option to buy the project parcel.

- b) That all required information has been provided.

This application is complete with the pending some preliminary reviews by regulatory agencies.

- c) That the proposed development conforms to all regulations of the zoning district in which it is located.

The proposed use is allowed by SUP within the R-3 Zoning District and conforms to the standards of the ordinance.

- d) That the plan meets the requirements of Garfield Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage and other public facilities and services.

The plan was developed to meet the published standards for municipal services. Proposed plans have been submitted to local agencies for their review and comments will be provided upon receipt.

- e) That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.

The plan was developed to meet the published standards for regulatory agencies. Proposed plans have been submitted to local agencies for their review and comments will be provided upon receipt.

- f) That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so indicated on the site plan and at the site per se.

The project site is flat with excellent draining soils, and is partially wooded. Existing trees of good quality will be preserved as feasible. See proposed plans for details.

- g) That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property and open space areas as designated on the future land use map of Garfield Township.

There are no flood planes or floodways on or near the project parcel.

- p) That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.

The parking lot layout has been designed per the published dimensional standards of regulatory agencies to accommodate internal flow and site access.

- q) That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.

Sidewalks are provided within the project with connections to the structures on the site.

- r) That outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring properties.

The site plan provides for a screened dumpster enclosure adjacent to the proposed parking lot.

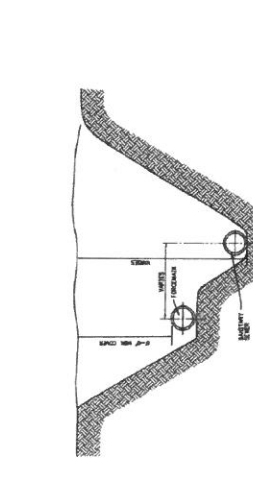
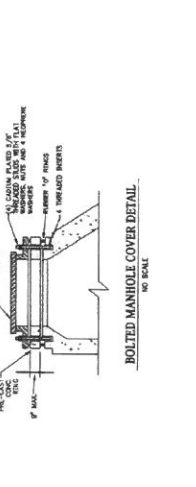
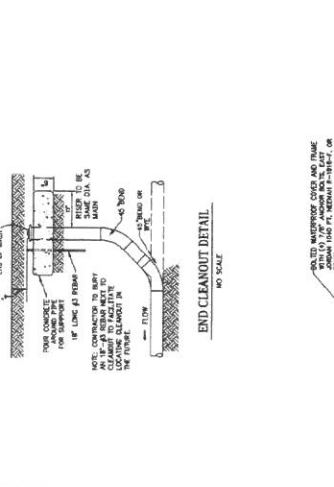
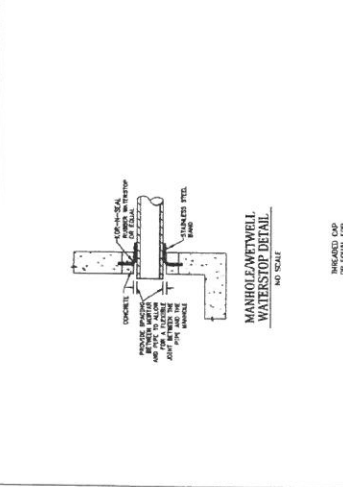
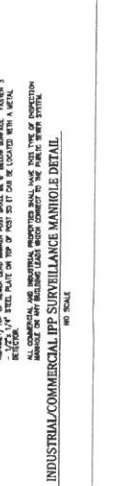
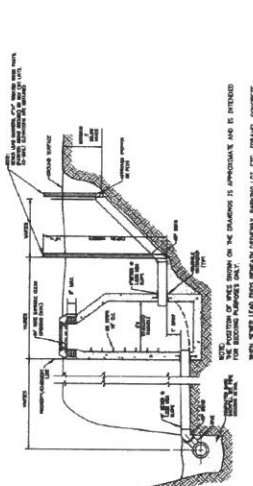
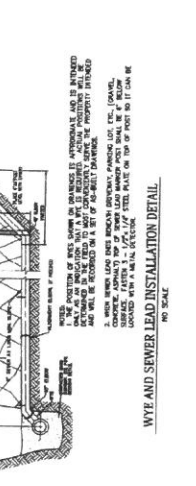
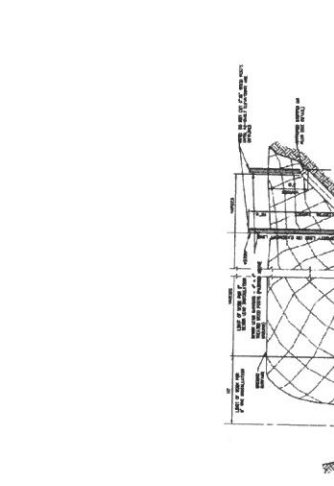
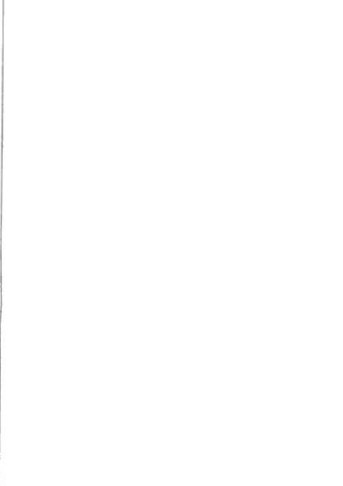
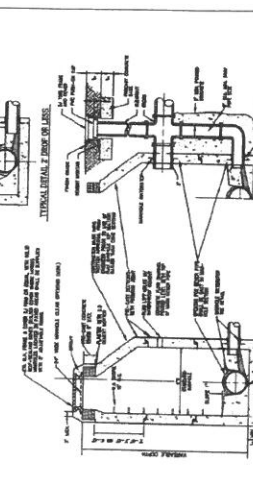
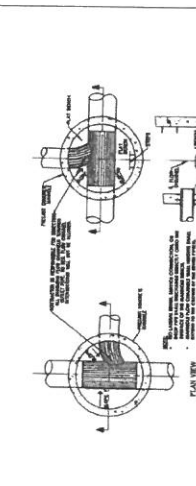
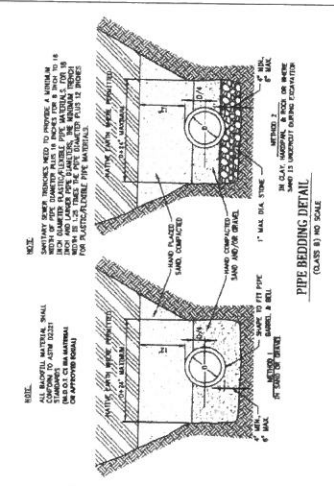
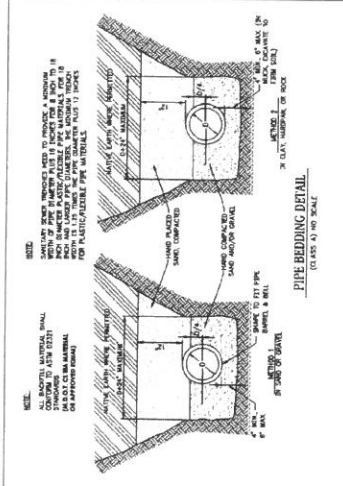
- s) That the proposed site is in accord with the spirit and purpose of this Ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.

The proposed assisted living facility meets the standards of the Township Ordinance in both land use type and intensity.

DATE	NO.	DESCRIPTION
10/15/11	1	ISSUED FOR PERMIT
10/15/11	2	REVISED PER COMMENTS
10/15/11	3	REVISED PER COMMENTS
10/15/11	4	REVISED PER COMMENTS
10/15/11	5	REVISED PER COMMENTS
10/15/11	6	REVISED PER COMMENTS
10/15/11	7	REVISED PER COMMENTS
10/15/11	8	REVISED PER COMMENTS
10/15/11	9	REVISED PER COMMENTS
10/15/11	10	REVISED PER COMMENTS

Proposed Senior Living Facility
 CIVIL SANITARY DETAILS
 Burdco
 Section 23, Town 27 North, Range 11 West
 Corfield Township, Grand Traverse County, Michigan

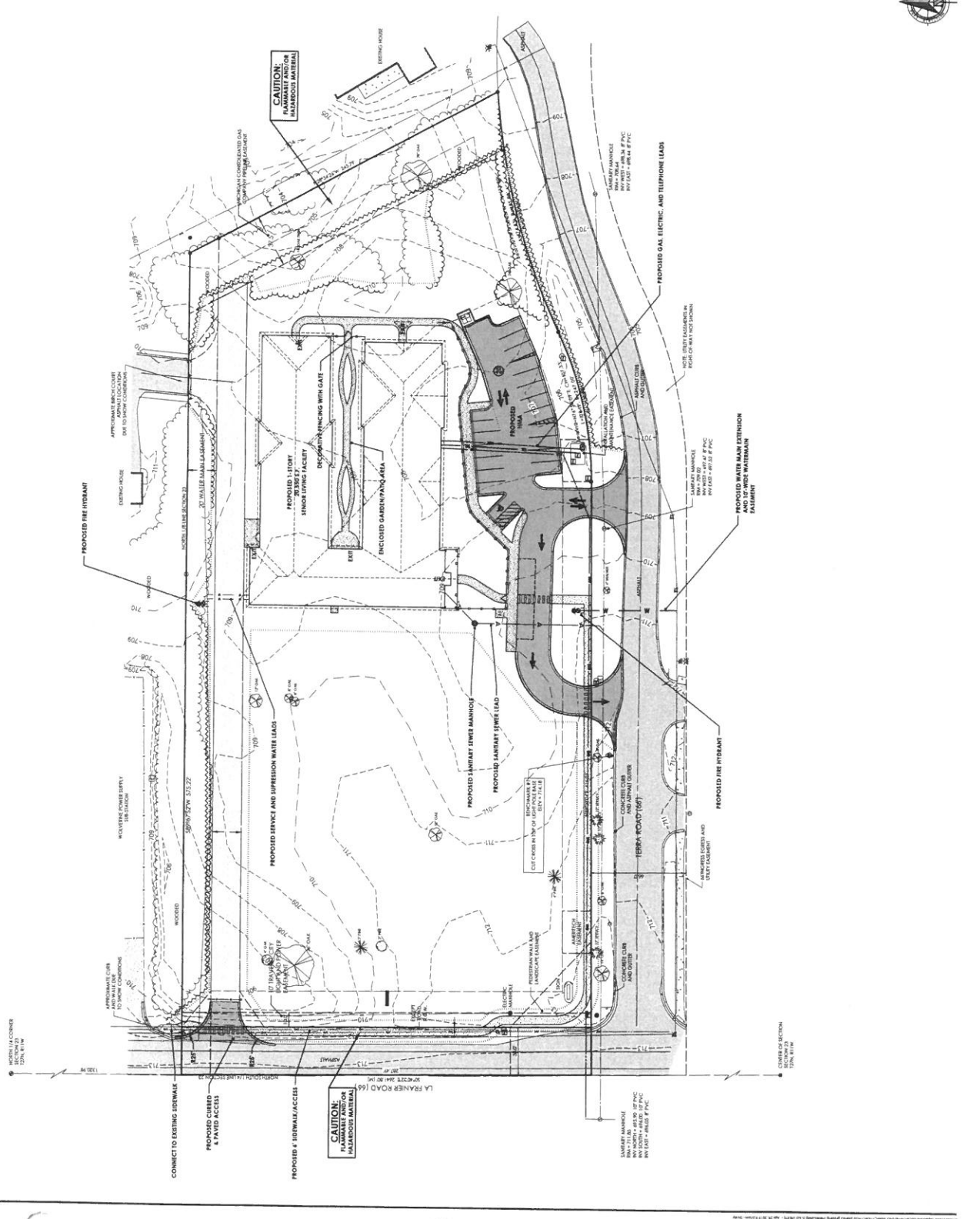
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 DATE: 10/15/11
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
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DATE	DESCRIPTION
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Proposed Senior Living Facility
 Burdco
 UTILITY PLAN
 Section 23, Town 27 North, Range 11 West
 Garfield Township, Grand Traverse County, Michigan

PRELIMINARY
 SHEET NO. 10052
 C&G



AI

PROJECT NO.

11-11-000

FRENCH MANOR TERRA
APARTMENT BUILDING

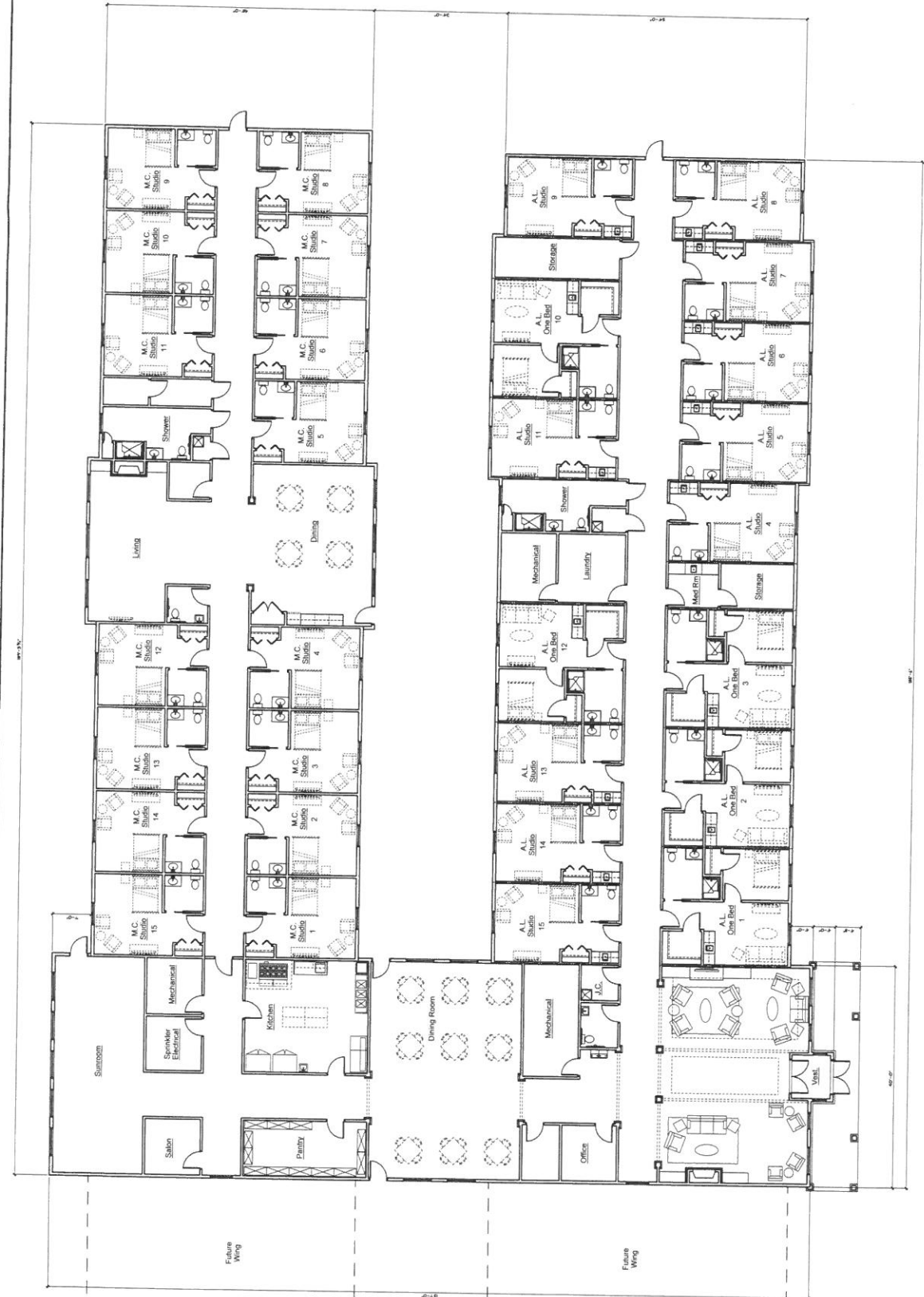
STREET ADDRESS
CITY, STATE, ZIP

ARCHITECTS

COMMERCIAL
RESIDENTIAL

114 COURT AV. SUITE 201
LAUREL, MICHIGAN 48754
PHONE (517) 231-0113
FAX (517) 231-0113

DATE 3/23/04
CHECKED BY T.L.B. COURIER REVIEW 3/25/04
DATE 3/25/04



FLOOR PLAN
SCALE 1/8"=1'-0"

