

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
May 8, 2019**

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

Roll Call of Commission Members:

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

Staff Present: Planner John Sych

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

Racine and DeGood declared conflict with item 5.d.

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

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

Nays: None

2. Minutes (7:01)

a. April 10, 2019

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

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

Nays: None

4. Correspondence (7:02)

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

5. Reports (7:03)

Township Board Report

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

Planning Commissioners

No reports

Staff Report (7:06)

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

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

The applicant requests to rezone approximately $\frac{3}{4}$ of an acre of land from C-O Office Commercial to C-G General Commercial via map amendment. The property is located at 1202 N. US 31 South and is vacant except for a paved parking and turnaround area. The property was formerly a scenic overlook. Staff said that this proposed rezoning is not consistent with the Master Plan as the master plan targets the property for agricultural purposes.

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

Racine opened the Public Hearing at 7:11pm.

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

Racine closed the Public Hearing at 7:13pm.

Commissioners discussed the proposed rezoning.

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

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

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

This application requests to rezone approximately 20 acres of land from the A – Agricultural zoning district to the R-2 One and Two Family residential district via zoning Map Amendment. The vacant property is comprised of two tax parcels and is located in the southeast intersection of Lone Tree and Harris Roads. Staff said that this rezoning is consistent with the master plan for that area. Jesse Mitchell, representing the owner, said that the project slated for the piece of land will be made up of affordable single family homes and all water and sewer extensions will be made.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Yeas: Duell, Robertson, Cline, Fudge, McManus

Nays: None

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

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

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

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

Nays: None

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

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

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

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

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

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

7. Public Comment (8:14)

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


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

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

Sych reviewed the items for the next agenda.

9. Adjournment

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



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