

**CHARTER TOWNSHIP OF GARFIELD
VIRTUAL PLANNING COMMISSION MEETING
June 10, 2020 - Amended**

Call Meeting to Order: Chair Racine called the meeting to order at 7:00 pm via the ZOOM application.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

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

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon

1. Public Comment (7:01)

Pastor Carey Waldie commented that his church building for which the Planning Commission issued a permit is about half done.

2. Review and Approval of the Agenda – Conflict of Interest (7:05)

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

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

Nays: None

3. Minutes (7:06)

a. May 27, 2020

Duell moved and Fudge seconded to adopt the minutes of May 27, 2020 as presented.

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

Nays: None

4. Correspondence (7:07)

A letter included in packets dated June 4, 2020 from Michael DiCarlantonio regarding the Village of Oakleaf application

5. Reports (7:08)

Township Board Report

Duell reported that the board passed the Barlow Garfield Neighborhood Plan and the new fee schedule with the exception of the Parks Facility Reservations and the ZBA fees. Those will be remanded back to the committees for discussion.

Planning Commissioners

None

Staff Report

Sych congratulated the Planning Commission and Board for adopting the Barlow Garfield Neighborhood Plan.

6. Unfinished Business**a. PD 2020-90 Oakleaf Village PUD PH (7:11)**

This application proposes a Planned Unit Development for senior living at 5143 North Long Lake Road. The property is 52.56 acres. The property is currently undeveloped land and is zoned A- Agricultural. Phase one would include 154 units including a building housing 50 independent living apartments, 60 assisted living units and 24 memory care units. There would also be 20 independent living detached villas and a maintenance building. Phase two would be 75 units and would include 33 detached single family homes and an addition to the adult care facility. Michael DiCarlantonio said the use is harmonious with those on adjoining properties. Phase two would have 33 single family homes, lots of open space and room for amenities which include a pond. Two entrances are proposed – one off of Long Lake Road and another off of a connection to Zimmerman Road at which location a traffic light is proposed. Sych said that based on staff analysis, the PUD is congruent to the surrounding land uses. Racine opened the Public Hearing at 7:17pm.

Elizabeth Pomeroy commented on the buffers and opening the dead end road. She shared concerns with traffic in her subdivision.

Greg Matyas of Colonial Drive commented on proposed buildings and property values in the vicinity and is also not in favor of the entrance off of Colonial Drive.

Richard Kelley commented on a left turn lane off of Long Lake Road.

Racine closed the Public Hearing at 7:24pm.

DiCarlantonio commented that any required buffers would be consistent with the ordinance and that any connectivity and extra left hand turn lanes were up to the Road Commission. John Urbain commented on the connectivity issue and thought it was what the residents wanted and went on to say that any low density residential use would create more traffic than this proposed project. **Sych said** the stub was placed there as a dead end for future connectivity and was a condition of approval of the original project for a future connection. Commissioners discussed the project and the phases as well as the connections and thought that traffic impacts on both Long Lake and Zimmerman need to be determined. Possible sidewalks and trash enclosures were also discussed. Elizabeth Pomeroy in a chat mode said that commissioners may want to consider implications of cut through traffic on the development. The applicant will gather information regarding the traffic impacts and subsequently, Staff will prepare Findings of Fact if information is received in a timely fashion.

Duell moved and DeGood seconded to direct Staff to prepare Findings of Fact for Preliminary Review of PUD application 2020-01 for consideration at the July 8, 2020 Regular Meeting of the Planning Commission.

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

b. PD 2020-89 3479 Veterans C-O Rezoning FOF (8:12)

This application requests the rezoning of one parcel at 3479 Veterans Drive, totaling 1.93 acres, from the R-1 One family Residential zoning district to the C-O Office Commercial zoning district via the zoning map amendment process, without restriction. The corridor contains different uses such as the VFW, Metro Fire, Garfield Township Hall, offices and single family homes. Proposed Findings of Fact are now presented. Hannon provided an overview of the rezoning request noted how the proposed rezoning is consistent with adjacent land uses. Discussion took place on whether the entire parcel should be rezoned.

Fudge moved and Cline seconded THAT the Findings of Fact for application Z-2020-04, as presented in Planning Department Report 2020-89 and being made a part of this motion, BE ADOPTED.

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

Fudge moved Cline seconded to recommend to the Township Board THAT application Z-2020-04 BE APPROVED.

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

c. PD 2020-91 3077 Garfield Conditional Rezoning Update #2 (8:26)

This application requests conditional rezoning of a portion of Parcel #05-014-077-00 at 3077 Garfield Road. The subject lands are approximately a 2.85 acre parcel and was brought forward by the applicant. This request would conditionally rezone part of the site from the C-G General Commercial to I-G General Industrial. Any conditions of the rezoning are voluntarily made by the applicant and the underlying zoning is always kept in place. Staff indicated that they were still waiting on the applicant until further action could be taken.

Duell moved and Fudge seconded THAT application Z-2020-0, submitted by Premier Space Solutions for the conditional rezoning of a portion of Parcel 05-014-077-00 BE FURTHER TABLED until the applicant submits updated application materials to address outstanding items.

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

d. PD2020-87 Chick-fil-A SUP Update #2 (8:29)

Progressive AE is requesting approval of a Special Use Permit for a proposed 4,998 square foot restaurant with seating for 110 inside the building and 12 outside at the patio. There will be parking for 71 vehicles and a drive-through window that could accommodate 32 cars. Drive-through businesses uses are permitted via Special Use Permit in the C-G General Commercial District. Sych said that the applicant requests to further table the application pending information pertaining to the ingress and egress.

DeGood moved and Cline seconded THAT application SUP-2020-01, submitted by Progressive AE, for a Special Use Permit for a drive-through restaurant at parcels 05-016-002-10 and 05-016-007-10 BE FURTHER TABLED until the ingress and egress agreements are in place between the applicant, Walgreens and Memorial Gardens.

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

7. New Business

None

8. Public Comment (8:32)

None

9. Other Business (8:33)

None

10. Items for Next Agenda – June 24, 2020 (8:34)

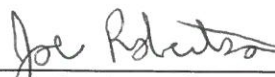
- a. **Redevelopment Ready Communities – Self-Evaluation**
- b. **Zoning Ordinance Use Chart Project - Update**
- c. **Requirements for Siting Solar Energy Systems – Discussion**
- d. **Review of Sidewalks along North Long Lake Road**

Commissioners had a short discussion on restaurants and zoning as it pertains to outdoor spaces.

11. Adjournment

Fudge moved and Robertson seconded to adjourn the meeting at 8:37pm.

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



Joe Robertson, Secretary
Garfield Township Planning
Commission
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