

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
June 12, 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: Robert Fudge, Joe Robertson, Pat Cline, Chris DeGood, Steve Duell, Joe McManus and John Racine

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

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

Racine and DeGood declared conflicts with item 5e.

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

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

Nays: None

2. Minutes (7:01)

a. May 22, 2019

Fudge moved and McManus seconded to adopt the minutes of May 22, 2019 as presented.

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

Nays: None

4. Correspondence (7:02)

None

5. Reports (7:03)

Township Board Report

Duell reported that the updated Articles of Incorporation from Metro were adopted, Molly Agostinelli was reappointed to the Joint Recreation Authority, and Planning Director Sych presented a Strategic Plan Proposal. The board also approved a letter from the Township Supervisor supporting the Ironman race.

Planning Commissioners

No reports

Staff Report

Sych said that at the June 26th meeting the Barlow/Garfield neighborhood plan will be discussed. Deputy Planning Director Steve Hannon said he is working on GIS software and considering an online option.

6. Business to Come Before the Commission

a. **PD 2019-59 Green US-31 Findings of Fact (7:05)**

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.

Duell moved and Fudge seconded THAT the Findings of Fact for application Z-2019-02, as presented in Planning Department Report 2019-59 and being made part of this motion, BE ADOPTED.

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

Duell moved and Fudge seconded to RECOMMEND to the Township Board THAT application Z-2019-02 BE DENIED.

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

b. **PD 2019-61 Ashland Park PUD Amendment Public Hearing (7:08)**

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. In 2017, 110 dwelling were proposed. This plan would result in an overall reduction of 29 residential dwelling units and bring more open space to the area.

Ben Brower, representing the owner, spoke and said the duplexes are very popular. Additional pocket parks have been added along with additional sidewalks and walking paths throughout the complex.

Chair Racine opened the Public Hearing at 7:13pm.

Jack Follett, an adjoining property owner, spoke about his concerns with the PUD which were too many duplexes, and duplexes being placed next to residential one family homes. He was also concerned about duplexes being rented.

Tom Gorsline lives near the development and is concerned about the density of the proposed development.

Gretchen Murray of Birmley Estates Drive said her home has been impacted since there is little buffer between the developments.

Tom Cash of Hillview Drive lives in one of the condos. Most condos are purchased by retirees.

Sheryl Pozna asked about association fees and wanted clarification on the home classification and their value and also agreed that a buffer was needed.

Chair Racine closed the Public Hearing at 7:32pm.

Ben Brower came back and addressed the questions brought up in the public hearing. He stated that there will be association fees, and that there are no renters shorter than 12 months. Duplexes will continue to be built in the same fashion as the ones presently existing.

Commissioners discussed the proposed project along with density, maintenance and accesses.

Duell moved and Robertson seconded to direct Staff to prepare Findings of Fact for application PUD-2001-01-F for consideration at the July 10, 2019 Regular Meeting of the Planning Commission.

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

c. PD 2019-62 French Manor PUD Amendment Public (7:52)

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.

Dusty Christensen, of Mansfield Land Use Consultants on behalf of the applicants, explained the project and said that they would like an 80 unit assisted living facility built in two phases. He stated that there are similar developments in this corridor and the main access will be off of Terra Drive. Developers have contacted Metro Fire and a hydrant will be provided nearby with a fire access off of LaFranier Road.

Chair Racine opened the Public Hearing at 7:58pm.

Ruth Smith of Terra Road inquired about the access and said that their association has always paid to maintain the private road.

Larry Cornell of Chestnut Hills shared his concerns about a buffer zone, privacy, and a generator being placed right near the border of his property.

Catherine Vallaveck inquired about the road and asked about a privacy buffer.

Carol Evans of Terra Road shared concerns with a buffer.

Jacquie Gwyn of Terra Road shared concerns with the Road Commission maintenance agreement.

Larry Vidovic of Terra Road shared concerns with the private road.

Diane Vidovic asked about parking and building placement.

Chair Racine closed the Public Hearing at 8:13pm.

Dusty Christensen addressed the comments and concerns from the public concerning the road, the buffer and the generator placement. He stated that the buffer exceeds the standards set by the township at this time.

Commissioners discussed the buffer, and the private road and asked if the generator could be placed in another location. Sych explained what could be placed on the property according to the ordinance and said that French Manor was a fairly light use for the property.

DeGood moved and Fudge seconded to direct staff to prepare Findings of Facts for application SUP-1995-03B for consideration at the July 10, 2019 Regular Meeting of the Planning Commission.

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

d. PD 2019-63 Living Hope SUP Public Hearing (8:33)

The applicant is requesting 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.

Steven Richardson of Peninsula Construction talked about signage and a buffer. The existing accessory building owned by the church will be taken down, but the other one is owned by AT&T and will remain. The church will hook up to existing water and sewer underneath S. Airport Road.

Chair Racine opened the Public Hearing at 8:37pm.

Larry Andrews has property next to the church and is in support of the church project but asked about winter maintenance.

Brenda Lau of Day Drive said that a buffer is important to her since she is a neighboring property. She has no issue with the expansion but shared concerns with snow removal and storage.

Chair Racine closed the Public Hearing at 8:45pm.

Commissioners discussed the dumpster enclosure and asked questions about the snow removal and storage.

Duell moved and Robertson seconded to direct staff to prepare Findings of Fact for application SUP-2019-02, submitted by Living Hope Church, for a Special Use Permit for a church addition at 3050 South Airport Road.

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

e. **PD 2019-64 Munson Childcare SUP Public Hearing (8:52)**

DeGood and Racine excused themselves for this agenda item.

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. Petra Kuehnis of Mansfield Land Use Consultants said nothing major has changed since the introduction except that buffering has been discussed and a taller privacy fence has been erected.

Vice Chair McManus opened the Public Hearing at 8:54pm and seeing . no one wishing to comment, closed the Public Hearing.

Commissioners asked to make the dumpster enclosure larger.

Duell moved and Fudge seconded to direct staff to prepare Finding of Fact for Application SUP-2019-03, submitted by Munson Healthcare Children's Center, for a Special Use Permit for a childcare center at 5222 North Royal Drive.

Yeas: Duell, Fudge, Cline, Robertson, McManus

Nays: None

7. **Public Comment (8:56)**

None

8. **Items For Next Agenda – June 26, 2019 (8:57)**

- a. Performance Guarantee/Renewal of SUP's
- b. Sign Ordinance Update – Content Neutrality

9. **Adjournment**

Fudge moved to adjourn the meeting at 9:00pm.



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