

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING**

Wednesday, July 26, 2017, 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**
  - a. July 12, 2017
  - b. June 28, 2017
3. **Correspondence**  
None
4. **Reports**
  - a. Township Board
  - b. Planning Commissioners
  - c. Planning Department
5. **Business to Come Before the Commission**
  - a. PD 2017- 65 - Kensington Park Amendment - Conceptual Review
  - b. PD 2017-66 - Master Plan Implementation Draft Review
6. **Public Comment**
7. **Items for Next Agenda – August 9, 2017**
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, Ph: (231) 941-1620, or TDD #922

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
July 12, 2017**

**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, Joe Robertson, Chris DeGood, Joe McManus, Pat Cline, Gil Uithol and John Racine

Staff Present: Rob Larrea

**1. Review and Approval of the Agenda – Conflict of Interest (7:00)**

*.Duell moved and Robertson seconded to approve the agenda as presented.*

*Yeas: Duell, Robertson, Uithol, Cline, DeGood, McManus, Racine*

*Nays: None*

**2. Minutes (7:01)**

**a. June 14, 2017 Regular Meeting Minutes**

Duell asked to change language in item 4 which will state that the board passed a motion to direct staff to prepare a resolution to pass Zoning Amendment #6; in item 5.a.i, the name should be Kevin Vahn and in item 5.b., in the last sentence, "met" shall be replaced by "meet".

*DeGood moved and Duell seconded to approve the June 14, 2017 Regular Meeting Minutes as amended*

*Yeas: DeGood, Duell, Uithol, Robertson, Cline, McManus, Racine*

*Nays: None*

**3. Correspondence (7:03)**

None

**4. Reports (7:03)**

**Township Board Report**

Duell reported that the Board approved the rezoning of the Front Street property near Munson to C-O. Sidewalks may be located on one side of Barlow Street and the Miller Creek Fishing platform will be built by Seeds. A 10 day, 24 hour a day, dam removal permit was approved for AECOM and Larrea noted that residents would be notified.

**Planning Commissioners**

No reports

### Planning Department

Larrea placed a training opportunity for Commissioners on their desks and he is going to place the Recreation Survey on the website with a link for the public to complete.

## 5. Business to Come Before the Commission

### a. **PD 2017-48 Ridges – Request for Map Amendment – Public Hearing (7:05)**

Mark Oppenhuizen, the architect on the project, said the rezoning request is for a 30 acre parcel directly south of Ridges 45. They are asking to rezone from A-1 Agricultural district to R-3 Multi-Family Residential without restriction. The application affects three properties along LaFranier Road at the intersection of Hammond Road.

Racine opened the Public Hearing at 7:10 p.m. and seeing no one wishing to comment, closed the Public Hearing. Commissioners reviewed the Findings of Fact and determined that where zoning district A-1 was mentioned, it be changed to "A."

*Duell moved and Cline seconded THAT the Findings of Fact for Application Z-2017-02, as presented in Planning Department Report 2017-48, BE RECOMMENDED FOR ADOPTION.*

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

*Duell moved and Uithol seconded THAT Application Z-2017-02 to rezone certain lands from the A Agricultural district to the R-3 Multi-Family district in the Garfield Township Ordinance No. 68 (Zoning Ordinance) BE RECOMMENDED FOR APPROVAL to the Township Board.*

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

### b. **PD 2017-49 Ridges SUP Major Amendment – Public Hearing (7:14)**

The application requests a Major Amendment to Special Use Permit approval granted in 2015 to construct the third phase of an apartment project on a 30 acre development site on LaFranier Road. Mark Oppenhuizen, of Oppenhuizen Associates, explained that phase three is three apartment buildings containing 72 units. There will be a total of 304 apartment units in the completed project. A large open space area will be included as an extension of the clubhouse and include a pool, fire pit and grilling area. Stormwater drainage will be located in the open space as well.

Racine opened the Public Hearing at 7:20 p.m. and seeing no one wishing to comment, closed the Public Hearing. Commissioners discussed the proposed amendment and Larrea noted that developers are required to

submit full sized plan sets and all lighting is night sky compliant.

*Cline moved and Robertson seconded THAT the Findings of Fact for Application SUP-2015-01-B, as presented in Planning Department Report 2017-49, BE ADOPTED.*

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

*Duell moved and Uithol seconded THAT Application SUP-2015-01-B to request a Major Amendment to SUP-2015-01 BE APPROVED subject to the following conditions:*

- 1. The applicant shall work with staff to identify an appropriate means to provide future cross-access between the subject property and the future development sites to the south, as well as to ensure public access to the pedestrian pathway to be constructed along LaFranier Road.*
- 2. The applicant shall provide two (2) full sized plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*
- 3. The applicant shall record promptly the amended Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within ninety (90) days of final approval by the Township or approval shall be considered to have expired.*

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

**c. PD 2017-50 Life Story Service Drive Review (7:25)**

The property is located on a 5.4 acre parcel at 400 West Hammond Road between North Garfield and Townline Road. The application requests approval of a service drive to serve the proposed Life Story Funeral Home site. The proposed site is surrounded by wetlands and the proposed service drive will be located along approximately 400 feet of the property's northern frontage on West Hammond Road and is required by ordinance. Larrea said that Life Story will design the service drive as required but hold off on the western portion of the drive because of wetlands and the DEQ demands. Since no one can say for sure when something will be built next to the proposed development, it will be finished when the neighboring property is developed.

Dave Hendershot of Paradigm Design, who is planning the building, said there is a conservation easement on the property and there have been issues with obtaining permits. He said that the Road Commission

approved the location of the drive, and would also need something in writing stating that a left hand turn lane would not be required. Larrea and Hendershot will meet with the Road Commission to further discuss the service drive and any resulting traffic patterns. Hendershot asked about the timing of the building construction and Larrea said that the building could begin at any time once permits were obtained. The building could be built before the service drive, but an occupancy permit could not be issued until the service drive was completed.

*Utihol moved and Cline seconded THAT application SPR-2017-01, submitted by REI Consultants to establish a service drive on parcel 05-032-001-00, BE APPROVED with the following conditions:*

1. *The applicant work with Staff, township engineer, and attorney to finalize the review, agreements and construction of the service drive and bike path. If for any reason the parties cannot come to a reasonable agreement on a requirement the matter shall be sent back to the Planning Commission for a final determination.*
2. *All agency reviews and final engineering review by the Township's consultant are received prior to permitting the construction of the drive or non-motorized pathway.*
3. *That a letter by an engineer, signed and sealed, be provided to the Zoning Administrator certifying the construction of the service drive to township specifications be provided prior to the construction of any structures on the property.*
4. *That a cross-access easement be provided to adjacent properties and recorded with the Grand Traverse County Register of Deeds office following staff review.*

*Yeas: Utihol, Cline, McManus, DeGood, Robertson, Duell, Racine*

*Nays: None*

**d. PD 2017-51 – Serra Auto Conditional Rezoning Amendment (7:49)**

The subject property is located on 2.9 acres and is located at 940 Boon Street. It fronts both Boon Street and Garfield Road. The property was granted a conditional rezoning to C-2 with restrictions in 2007 to accommodate an expansion of the car dealership. Carrie Zeits, representing Serra Auto Dealership, addressed commissioners regarding the project and said that they are requesting an amendment to the rezoning agreement originally obtained in 2007. The plan is to remove some vegetation along Boon Street within the required buffer and also remove some in the right of way. According to the Road Commission, the trees need to be removed for sight distance and according to the airport officials, trees on the site need to be removed for the new runway extension. In time, their plan will result in significantly more buffer along Boon Street. Larrea asked if the proposed plan was in conformance with the ordinance regarding landscape standards. Commissioners were

concerned with yet another drive off of Boon Street. The business would have two drives off of Boon Street and the impact on the neighborhood may be great. Also mentioned by Commissioners was the building setback from neighboring residences. Zeits mentioned that the second drive was for large truck deliveries and Commissioners took issue with using the residential street for large truck traffic. She said that stormwater will be serviced by an underground storm chamber. Larrea will consult with the Township attorney regarding the site plan and conditional rezoning at the same time. Commissioners decided to hold a Public Hearing as long as the issues mentioned were addressed.

*DeGood moved and Duell seconded THAT Application Z-2017-03, submitted by Serra Works of Traverse City, LLC to modify and extend the conditional rezoning agreement also known as ZO Amendment 277 to Ordinance No. 10 to parcel 05-01-05-00 BE ACCEPTED and further THAT application Z-2017-03 BE scheduled for Public Hearing at the regular meeting of the Garfield Township Planning Commission to be held on August 9, 2017.*

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

**7. Public Comment (8:36)**  
None

**8. Items For Next Agenda July 26, 2017 (8:36)**  
a. Master Plan  
b. Conceptual Review

Duell commented that he likes aligning of crossway drives in business corridors.

**9. Adjournment**  
*McManus moved to adjourn the meeting at 8:43 p.m.*

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



**CHARTER TOWNSHIP OF GARFIELD  
TOWNSHIP BOARD  
&  
PLANNING COMMISSION  
JOINT STUDY SESSION MEETING**

**June 28, 2017**

**Call Meeting to Order:** Supervisor Chuck Korn called the meeting to order at 6:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

**Roll Call of Township Board Members:** Denise Schmuckal, Dan Walters, Steve Duell, Jeane Blood Law, Lanie McManus, Chuck Korn, Molly Agostinelli

**Roll Call of Planning Commission Members:** John Racine, Chris DeGood, Pat Cline, Joe McManus, Gil Uithol, Joe Robertson, and Steve Duell

Staff Present: Rob Larrea

Cherry Capital Airport Manager Kevin Klein talked about the airport and its growth plans. The airport is up 5% in passengers thus far this year and 55% of travelers are from outside the state. The airport has a major impact in the local community and operates on a budget of \$5.4 million using no local taxpayer dollars. He addressed the Board and Commissioners regarding regulations about building height and airspace and said that it is very important that the approach to the airport be protected. FAR Part 77 defines standards for airpaths and the airport land use map ties in with federal, state and local guidance. An airport overlay ordinance requires any building over 200 feet to register with the FAA. Klein spoke to the 35' building height that is in the Township ordinance at this time. Larrea said that FAA approval is triggered when a building is at or near 35' in height. The FAA measures a building by the highest point which is different from the Township measurements. Klein recommends adherence to the state ordinance which has a 25' building height trigger, but said that Garfield's current ordinance is acceptable. He also discussed an extension of runway 10 and gave board members a timeline for the project.

**1. Review and Approval of the Agenda – Conflict of Interest (6:59)**

No changes presented

**2. Business to Come Before the Commission**

**a. Master Plan Discussion and Growth Patterns**

Larrea said that the Master Plan is nearing the public comment phase. He reviewed the old land use map and showed what changes had been made in the past few years. Larrea said that the new map is more accurate in terms of wetlands and some density levels had been changed to encourage development in the area close to the core of TC. He encouraged all Board members and Commissioners to read over the draft Master Plan and offer any suggestions. The Board and Commissioners

also discussed new developments at Hammond and LaFranier.

**b. Combining Districts/Elimination of Planned Shopping District**

Larrea said that there are three properties in the township which make up the Planned Shopping District and two are the Grand Traverse Mall and the Cherryland Center. He said that commissioners and the board may want to eliminate the district altogether or keep it and make it specific to only those few properties and grant incentives for infilling on those properties. Since the face of shopping has changed in recent years, malls and strip malls are outdated and more uses should be offered in the Planned Shopping District to create a revival. He said changing the district to a C-2 would make sense and allowing some uses from the C-3 district would be wise. The idea would be thoroughly reviewed by the Planning Commission before going to the Board for a recommendation. Board and Planning Commission members asked questions asked about growth boundaries as they pertain to sewer and water. The Hammond Road corridor and its mix of uses was also discussed.

**c. Height Increase Discussion for Various Zoning Districts**

Larrea led a discussion of building heights in the Township and asked if Commissioners and Board members were comfortable with increased building heights. He added that research would need to be done to determine where buildings could be higher since the airport needed to be taken into consideration. Larrea said that land costs would drive up heights as it did in the city, but the process may be slower in the Township since there was still so much vacant land. Commissioners and Board members discussed a possible map where the topography is overlaid with the FAA map resulting in a map showing where taller buildings could safely be located. The Board and Planning Commission need to agree how high a building should be and the Planning Commission will look closely at the verbage. Larrea said that the new ordinance is very flexible to developers and gives incentives for density and heights.

The Board would like a trigger for heights and would like to see where heights could be increased safely in the Township. Racine said that the Planning Commission would certainly look at building heights and incentivize in areas where possible.

**d. Non-Motorized Transportation Initiative**

Larrea said that provisions in the ordinance demanding sidewalks and trails is slowly working and sidewalks are becoming more commonplace in the Township. He will provide a non-motorized plan in the near future and asked the board and the planning commission if they still were on board to move forward with a non-motorized plan and all agreed. Safe Routes to Schools is possibly going to place more sidewalks and paths in the Township. Maintenance of the sidewalks and trails was also discussed.



Korn said that since there are only six members on the Parks and Recreation Commission, one additional member from the Planning Commission should serve on the Parks and Recreation Commission. Planning Commissioner Chris DeGood has agreed to be the member to serve.

*Schmuckal moved and Duell seconded to appoint Chris DeGood as the Planning Commission Representative to the Parks and Recreation Commission.*

*Yeas: Schmuckal, Duell, Agostinelli, Walters, Blood Law, McManus, Korn  
Nays: None*

**3. Public Comment (9:12)**


Dave Frost, a Commercial Real Estate salesperson, urged the Board and Commissioners to study the new medical marijuana laws for municipalities.

**4. Adjournment**

*Korn moved to adjourn the meeting at 8:09pm.*

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

		<b>Charter Township of Garfield</b>	
		Planning Department Report No. 2017-65	
Prepared:	July 20, 2017	Pages:	1 of 1
Meeting:	July 26, 2017 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Conceptual Review – Kensington West Condominium		
Applicant:	Lynne Moon		

**INTRODUCTION:**

This is an application for conceptual review of additional condominium units to be added to the existing Kensington Park Condominium development. The purpose of the conceptual review process is to allow the applicant to seek informal Planning Commission feedback on potential development projects prior to incurring major design expenses.

**STAFF COMMENT:**

The development was approved as a PURD in 2002 and therefore an SUP was granted. The underlying zoning is currently R-3 Multi-Family Residential, which allows for duplexes via SUP. At the time of the 2002 approval, the total site area was 6.54 acres with 5.22 acres of net open space (2.57 of which constitute the courtyard). In 2006, an amendment to the PURD was approved by the Planning Commission to allow the inclusion of lot 59 (28-05-340-059-00; known as 1763 Linden Ave.), at which time no discussion regarding the open space portion of the development was had. The additional lot was labeled a “Proposed Future Development” and brought the total site area to 7.26 acres.

Now, as part of this condominium proposal, the applicant seeks to change the originally approved open space boundary line such that the net open space will now be 2.65 acres (a 3% increase in open space from the originally approved amount). It appears that the applicant is seeking to make what was originally to be developable area open space, so that although the newly proposed building footprints encroach on the original open space area, such encroachment is offset by the “trading” of open space. Once again, this results in a 3% increase in open space. It is in this light that Staff is of the opinion that an Amendment to the SUP will be necessary.

Furthermore, the site plan provided for your conceptual review does show the sidewalks required under the Zoning Ordinance and therefore, at least as conceptually provided, Staff is of the opinion that the proposal meets the intent of a PURD.

The applicant will be present at the meeting to present their concept.

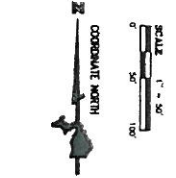
With the understanding that a more formal review will take place once the application has been submitted, any additional questions and/or concerns should be addressed at this time.

**ACTION REQUESTED:**

The conceptual review process is intended to provide an opportunity for informal dialogue between the Planning Commission and the applicant. No formal action is requested.

LEGEND

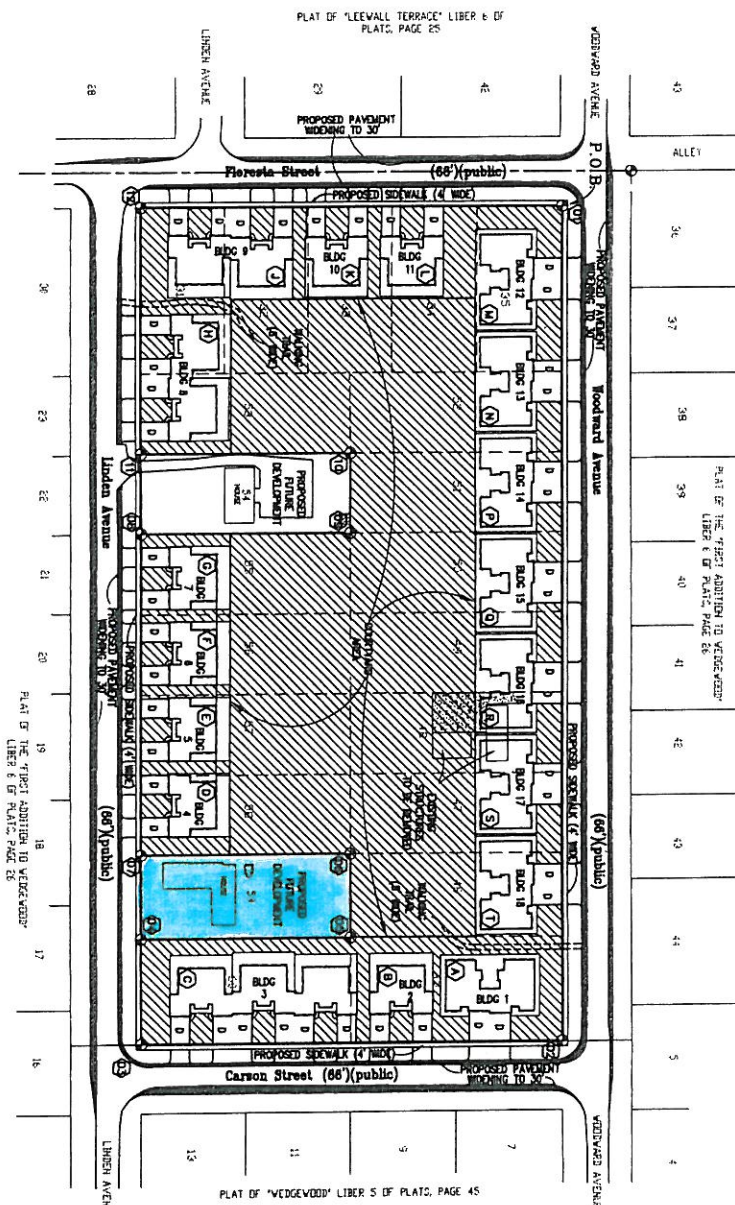
- ▬ MAJOR BOUNDARY MARKANT
- ▬ PROPERTY BOUNDARY
- ▨ GENERAL COMMON ELEMENT
- COORDINATE POINT
- P.O.B. POINT OF BEGINNING
- 0 DRIVEWAY (LIMITED COMMON ELEMENT)



NOTE:  
SEE FLOOR PLANS FOR LOCATION AND DIMENSIONS OF LIMITED COMMON ELEMENTS: PATIOS, PORCHES AND YARD AREAS

# KENSIN TON WEST CONDOMINIUM

## SITE PLAN (NEED NOT BE BUILT)



ASSUMED DATUM

COORDINATE POINT VALUES	BEARING ALONG BEAM WALL
A N 4200.23 E 5205.84	S89°57'11\"
B N 4182.26 E 5251.01	S89°57'11\"
C N 4172.53 E 5068.70	S00°18'50\"
D N 4443.92 E 5068.31	S00°18'50\"
E N 4515.66 E 5098.31	S00°18'50\"
F N 4506.06 E 5068.42	S00°18'50\"
G N 4459.79 E 5148.15	S89°59'53\"
H N 4459.00 E 5270.02	S89°59'53\"
I N 4459.00 E 5270.02	S89°59'53\"
J N 4459.00 E 5270.02	S89°59'53\"
K N 4459.00 E 5270.02	S89°59'53\"
L N 4459.00 E 5270.02	S89°59'53\"
M N 4459.00 E 5270.02	S89°59'53\"
N N 4459.00 E 5270.02	S89°59'53\"
O N 4459.00 E 5270.02	S89°59'53\"
P N 4459.00 E 5270.02	S89°59'53\"
Q N 4459.00 E 5270.02	S89°59'53\"
R N 4459.00 E 5270.02	S89°59'53\"
S N 4459.00 E 5270.02	S89°59'53\"
T N 4459.00 E 5270.02	S89°59'53\"
U N 4459.00 E 5270.02	S89°59'53\"
V N 4459.00 E 5270.02	S89°59'53\"
W N 4459.00 E 5270.02	S89°59'53\"
X N 4459.00 E 5270.02	S89°59'53\"
Y N 4459.00 E 5270.02	S89°59'53\"
Z N 4459.00 E 5270.02	S89°59'53\"

ASSUMED DATUM

COORDINATE POINT VALUES
01 N 4813.32 E 5411.65
02 N 4173.14 E 5418.46
03 N 4173.14 E 5078.47
04 N 4233.00 E 5078.47
05 N 4233.00 E 5218.48
06 N 4233.00 E 5218.48
07 N 4233.00 E 5078.47
08 N 4407.11 E 5078.47
09 N 4407.11 E 5218.48
10 N 4407.11 E 5218.48
11 N 4407.11 E 5078.47
12 N 4407.11 E 5078.47
13 N 4407.11 E 5078.47
14 N 4407.11 E 5078.47
15 N 4407.11 E 5078.47
16 N 4407.11 E 5078.47
17 N 4407.11 E 5078.47
18 N 4407.11 E 5078.47

BUILDING MARKET	CONDOMINIUM UNIT NUMBERS
1	1, 2, 3, 4
2	5, 6, 7, 8, 9, 10
3	11, 12
4	13, 14
5	15, 16
6	17, 18
7	19, 20, 21, 22
8	23, 24, 25, 26
9	27, 28, 29
10	30, 31, 32
11	33, 34
12	35, 36
13	37, 38
14	39, 40
15	41, 42
16	43, 44
17	45, 46
18	47, 48

**SHEET 3**  
PROPOSED DATED OCTOBER 30, 2003

**Finalist Civil**  
Professional Engineer  
License No. 2490  
2200 BUSINESS PARK DRIVE  
INDIANAPOLIS, INDIANA 46204-4607

DATE: 10/30/03

PLAT OF "LEEWALL TERRACE" LIBER 6 OF PLATS, PAGE 25

PLAT OF "WEDGEWOOD" LIBER 5 OF PLATS, PAGE 45

PLAT OF "THE FIRST ADDITION TO WEDGEWOOD" LIBER 6 OF PLATS, PAGE 28

PLAT OF "THE FIRST ADDITION TO WEDGEWOOD" LIBER 6 OF PLATS, PAGE 28

PLAT OF "THE FIRST ADDITION TO WEDGEWOOD" LIBER 6 OF PLATS, PAGE 28



# KENSINGTON WEST CONDOMINIUM

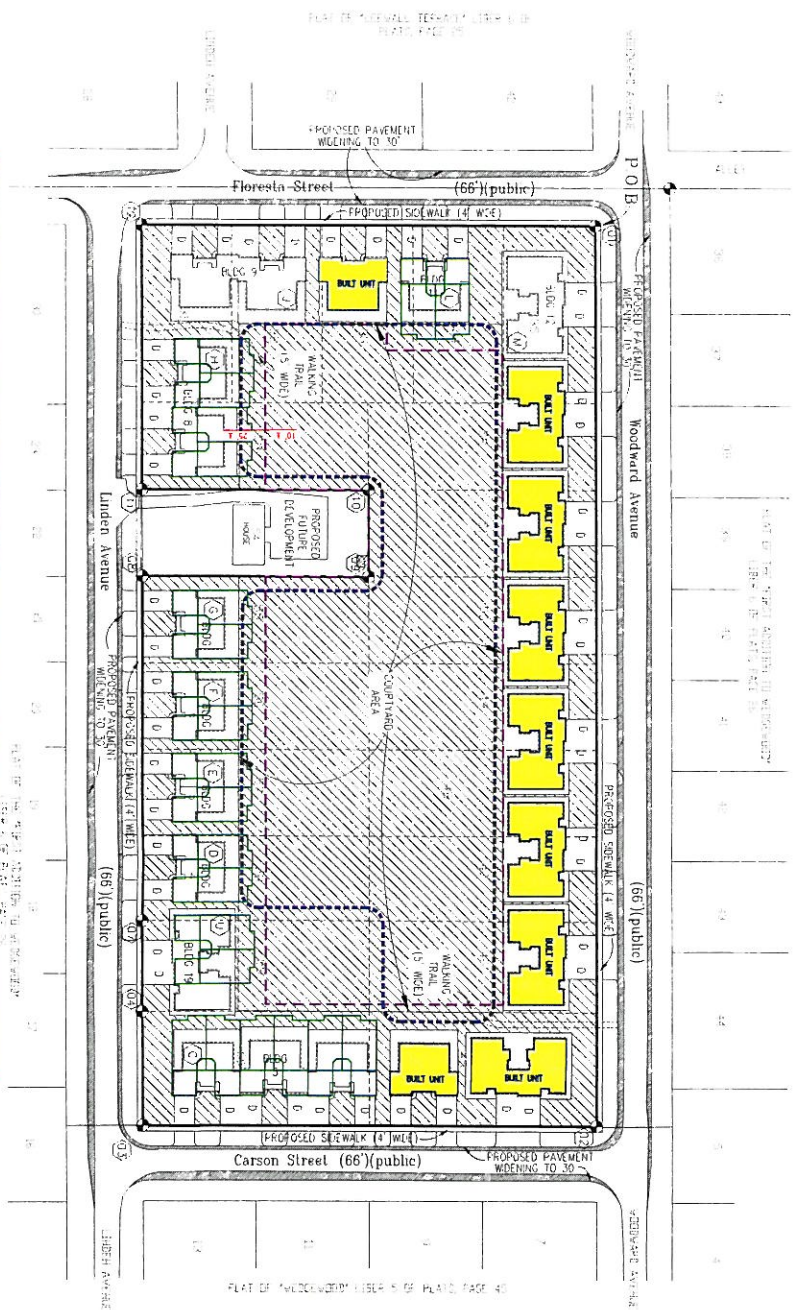
## SITE PLAN

(NEED NOT BE BUILT)

### LEGEND

- WATER BOUNDARY
- PROPERTY BOUNDARY
- GENERAL COMMON ELEMENT
- CONDOMINIUM UNIT
- POINT OF BEGINNING
- PROPOSED LIMITED COMMON ELEMENT

NOTE:  
SEE FLOOR PLANS FOR LOCATION AND DIMENSIONS OF LIMITED COMMON ELEMENTS, PATIOS, PORCHES, AND RAMP AREAS.



2002 RUC CONDOMINUM ACT		2002 APPROVED SITE PLAN DATA	
2017 PROPOSED CONDOMINUM ACT	2017 PROPOSED CONDOMINUM ACT	Total Site Area =	6.54 Acres
2017 PROPOSED CONDOMINUM ACT	2017 PROPOSED CONDOMINUM ACT	(23) 2 story =	0.55 Acres
2017 PROPOSED CONDOMINUM ACT	2017 PROPOSED CONDOMINUM ACT	Total Bldg Area =	1.32 Acres
2017 PROPOSED CONDOMINUM ACT	2017 PROPOSED CONDOMINUM ACT	2017 PROPOSED CONDOMINUM ACT	2.57 Acres (of the Open Space)
2017 PROPOSED CONDOMINUM ACT	2017 PROPOSED CONDOMINUM ACT	2017 PROPOSED CONDOMINUM ACT	2.57 Acres (of the Open Space)
2017 PROPOSED CONDOMINUM ACT	2017 PROPOSED CONDOMINUM ACT	2017 PROPOSED CONDOMINUM ACT	2.57 Acres (of the Open Space)

2017 PROPOSED CONDOMINUM ACT		2017 PROPOSED CONDOMINUM ACT	
Total Site Area =	7.26 Acres (+11%)	Total Site Area =	7.26 Acres (+11%)
(16) OLD 1 story =	0.63 Acres	(16) OLD 1 story =	0.63 Acres
(8) OLD 2 story =	0.21 Acres	(8) OLD 2 story =	0.21 Acres
(23) NEW 1 story =	0.94 Acres (+35%)	(23) NEW 1 story =	0.94 Acres (+35%)
Total Bldg Area =	5.48 Acres (+53%)	Total Bldg Area =	5.48 Acres (+53%)
Total Open Space =	2.65 Acres (+33%)	Total Open Space =	2.65 Acres (+33%)

### BUILDING COORDINATES

UNIT	N	E	S	W
1	N 4300.33	E 5052.62	E 5052.62	E 5052.62
2	N 4190.28	E 5043.21	E 5043.21	E 5043.21
3	N 4195.33	E 5051.64	E 5051.64	E 5051.64
4	N 4172.43	E 5089.70	E 5089.70	E 5089.70
5	N 4443.59	E 5086.31	E 5086.31	E 5086.31
6	N 4515.66	E 5086.31	E 5086.31	E 5086.31
7	N 4587.23	E 5086.31	E 5086.31	E 5086.31
8	N 4659.80	E 5086.31	E 5086.31	E 5086.31
9	N 4839.80	E 5086.31	E 5086.31	E 5086.31
10	N 4819.60	E 5292.48	E 5292.48	E 5292.48
11	N 4802.52	E 5335.49	E 5335.49	E 5335.49
12	N 4707.03	E 5316.05	E 5316.05	E 5316.05
13	N 4540.53	E 5337.72	E 5337.72	E 5337.72
14	N 4332.03	E 5338.54	E 5338.54	E 5338.54
15	N 4308.57	E 5092.36	E 5092.36	E 5092.36

### COORDINATE POINT VALUES

01	N 4913.32	E 8411.88
02	N 4123.14	E 8216.48
03	N 4123.46	E 8216.47
04	N 4273.20	E 8218.92
07	N 4303.28	E 8219.43
05	N 4607.11	E 8201.91
06	N 4607.11	E 8201.91
10	N 4662.62	E 8213.32
11	N 4662.62	E 8213.16
12	N 4913.32	E 8211.65

### ASSUMED DATUM

BUILDING NUMBER	CORNER-SPRINGING UNIT NUMBERS
1	1 & 2
2	3 & 4
3	5 & 6
4	7 & 8
5	9 & 10
6	11 & 12
7	13 & 14
8	15 & 16
9	17 & 18
10	19, 20, 21 & 22
11	23, 24, 25 & 26
12	27, 28, 29 & 30
13	31 & 32
14	33 & 34
15	35 & 36
16	37 & 38
17	39 & 40
18	41 & 42
19	43 & 44
20	45 & 46



## Charter Township of Garfield

### Planning Department Report No. 2017-66

Prepared:	July 20, 2017	Pages:	Page 1 of 1
Meeting:	July 26, 2017 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	2017 Draft Township Master Plan <i>Implementation</i> Section		

#### **STAFF COMMENT:**

Please find attached for your review a draft Implementation section for potential inclusion into the 2017 Draft Township Master Plan (“Master Plan”). The Implementation section presents strategies for implementing the broader Goals and Objectives contained in the Master Plan, and thus it is more specific and action-oriented, yet without being overly prescriptive. It answers the “how” of the Master Plan with specific programs, ideas, and regulations. It will guide the Township along the path of shaping the future. Staff would greatly appreciate any feedback on the draft section and, of course, any suggested changes are welcome.

#### **ACTION REQUESTED:**

No formal action is requested at this time.

# IMPLEMENTATION

This chapter describes the Township’s priorities for implementing the goals and objectives contained in this Master Plan.

<p><b>HOUSING</b></p>
<ul style="list-style-type: none"> <li>• Continue to implement zoning incentives such as density bonuses to encourage the development community to include particular housing types in high demand in the Township, such as single-bedroom apartment units and accessible housing options for seniors and individuals with disabilities.</li> <li>• Continue to use the Township’s Zoning Ordinance to encourage a wide variety of housing types and densities, as well as the mixing of residential uses with commercial and light-industrial uses where compatible.</li> <li>• Continue to incorporate subsidized units in developments via state and federally administered programs.</li> </ul>
<p><b>TRANSPORTATION AND COMMUNITY SERVICES</b></p>
<ul style="list-style-type: none"> <li>• Continue to encourage optimal traffic flow on major corridors within the Township by taking Level of Service (LOS) and traffic counts into account in the development approval process, working with road agencies to develop access management plans, and considering signal improvements or roadway reconfigurations. More specifically, consider developing a GIS-based tool which visualizes traffic counts or LOS for use in development review.</li> <li>• Continue to support the development of non-motorized and other alternative transportation options to reduce demand on area roadways. More specifically:             <ul style="list-style-type: none"> <li>○ Continue to actively seek grant funding from various sources and to collaborate with regional and local partners to maintain, enhance, and extend the Township’s trail network.</li> <li>○ Collaborate with BATA to provide public transit options along fixed routes between densely populated areas and popular locations.</li> <li>○ Continue the development of a GIS-based trail maintenance prioritization tool which facilitates easy identification of trail segments most in need of resources.</li> <li>○ Consider zoning ordinance requirements which require bus stops or shelters to be included in developments.</li> <li>○ Continue to advance the Township’s complete streets initiative through requiring the provision of non-motorized infrastructure in Special Use Permit (SUP) and Planned Unit Development (PUD) reviews, as well as through opportunities with the Safe Routes to School program, for example, and other resource providers.</li> </ul> </li> </ul>
<p><b>NATURAL RESOURCES AND PARKS AND RECREATIONAL OPPORTUNITIES</b></p>
<ul style="list-style-type: none"> <li>• Continue to work closely with area environmental groups and other interested organizations to support environmental preservation and restoration efforts within the Township.</li> <li>• Continue to update the Township’s natural resources inventory and associated GIS-based maps to provide context in development review and zoning policy considerations for the</li> </ul>



preservation of natural features within the Township.

- Continue implementation of the Township's Green Infrastructure Plan and consider updates to that plan to reflect natural resource management best practices and changing circumstances.
- Consider drafting and adopting a septic system inspection ordinance to protect the quality of the Township's water features.
- Continue efforts to acquire additional property for parklands via grants, conservation easements, and open space preservation requirements in development approvals.
- Continue update of Five-Year Parks and Recreation Plan and draw upon public input to identify and prioritize improvements to Township parks.

#### MANAGING FUTURE GROWTH

- Continue to encourage and incentivize new and infill development close to the core area of the Township in close proximity to amenities in an effort to slow outward growth.
  - Research the possible creation of specific redevelopment districts.
  - Focusing on the major corridors identified in this Master Plan, create subarea plans to provide greater detail with regard to desired development in each subarea.
- Use this Master Plan together with the Township's Zoning Plan to guide the analysis and review of proposed map and text amendments to the Township's Zoning Ordinance, site plans, and new or amended master plans of adjoining jurisdictions.

DRAFT