CHARTER TOWNSHIP OF GARFIELD
VIRTUAL PLANNING COMMISSION MEETING
July 8, 2020

Call Meeting to Order: Chair Racine called the meeting to order at 7:00pm 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 (7:03)**
   Corey Flaska commented on behalf of residents of the Eaglehurst Subdivision and shared concerns with a road connection.
   Mike and Kim Weiner asked developers to allow for a 30 ft setback from their lot #35 when locating the bike trail and also for minimum lighting on the trail. They were also opposed to a road connection.
   Fred Creamer of Ravenhurst Drive shared concerns with the road connection and lighting.
   Amanda Flynn of 5278 Ravenhurst Drive is against the road connections and does not want extra traffic.
   Elizabeth Pomeroy shared concerns with any connections to Colonial Drive in Heritage Estates.
   Karla Taylor commented on the Village at LaFranier Woods assisted living development and shared concerns with noise during construction.

2. **Review and Approval of the Agenda – Conflict of Interest (7:19)**
   DeGood moved and Duell seconded to approve the agenda as presented.

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

3. **Minutes (7:20)**
   a. **June 24, 2020**
      Fudge moved and Cline seconded to adopt the minutes of June 24, 2020 presented.

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

4. **Correspondence (7:21)**
Planner John Sych said that he received a response from the engineer at the Grand Traverse County Road Commission regarding connections on public and private roads. Also received were communications from Attorney Ed Roy regarding the Chick-fil-A application and an email from Corey Flaska regarding the Oakleaf development.

5. **Reports (7:23)**
Township Board Report
No report

Planning Commissioners
No reports

Staff Report
Sych mentioned that the Township Board meeting on July 14th will be in person and the next Planning Commission meeting will also be in person. DeGood asked that in-person meeting policies be established in advance of the July 22 meeting. Hannon said that the updated master plan is on the website and all commissioners have a new copy.

6. **Unfinished Business**
a. **PD 2020-101 Oakleaf Village at Garfield Township PUD FOF (7:30)**
This application proposes a Planned Unit Development for senior living at 5143 North Long Lake Road. The property is 52.56 acres and is currently undeveloped 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. Sych discussed the road connections and said they are looking for road commission guidance. He went on to say that township planning policy is to make connections to neighborhoods and to connect communities. The road commission is accepting connections between private streets and public streets. Sych added that there is a provision in place for a sidewalk along Long Lake and Zimmerman and any pathway would be set back 30' from lot #35. Landscaping would exist in the buffer between pathway and property lines and the lighting plan is acceptable with all lights meeting dark sky requirements. Findings of fact have been drafted for commissioner consideration. Commissioners discussed extensively the findings of fact and the street connections. Sych explained how these connections actually help communities. Traffic calming techniques were discussed and Sych said that the traffic impact report is still outstanding.

Duell moved and DeGood seconded THAT the Findings of Fact for application PUD 2020-01, as presented in Planning Department Report 2020-101, BE ADOPTED.

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

Duell moved and Fudge seconded that application PUD 2020-01, submitted by Wallick Communities for the Oakleaf Village of Garfield Township PUD, BE RECOMMENDED for preliminary approval by the Township Board, subject to the following conditions:

1. *Provide a Traffic Impact Report to determine needed improvements for the Zimmerman Road Entrance to the PUD.*
2. *Obtain Road Commission determination on best arrangement to facilitate street connections with Heritage Estates and Eaglehurst Estates.*
3. *For the final review, the applicant shall obtain any necessary reviews or approvals from the Township Engineer, Grand Traverse Metro Fire Department, Grand Traverse County Department of Public Works, Grand Traverse County Road Commission, and Grand Traverse County Soil Erosion and Sedimentation Control.*

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

b. PD 2020-100 Village at LaFranier Woods PUD Final (8:03)

The subject property is located at 2242 LaFranier Road, north of Hammond Road and is 33.19 acres. It is zoned A- Agricultural. The application proposes a 385 unit Planned Unit Development for senior living residential development including detached cottages, congregate residential buildings and assisted living residences. The development would consist of four phases. Planner John Sych said the preliminary approval was granted in February and now the final approval is sought from the Planning Commission. All requirements and conditions have been met. Commissioners asked questions about the lighting plan and were happy that the Ridges 45 ingress and egress was addressed and corrected.

DeGood moved and Robertson seconded THAT the Findings of Fact for application PUD 2019-01, as presented in Planning Department Report 2020-100, BE ADOPTED.

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

DeGood moved and Cline seconded THAT Application PUD 2019-01, submitted by RW Properties I LLC for the Village at LaFranier Woods PUD, BE RECOMMENDED for final approval by the Township Board.

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

c. **PD 2020-99 4051 Cedar Run C-O Rezoning – Withdrawal (8:20)**
This application requested the rezoning of one parcel at 4051 Cedar Run Road totaling 3.75 acres from R-1 residential to C-O Office Commercial without restriction.

Duell Moved and Fudge seconded THAT the WITHDRAWAL of application Z-2020-02, by Chris Millward and Erik Gruber GMLLC, BE ACCEPTED.

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

d. **PD 2020-103 Chick-fil-A SUP - Withdrawal (8:23)**
This application requested 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 a patio; parking for 71 vehicles; and a drive through window.

Fudge Moved and DeGood seconded THAT the WITHDRAWAL of 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 ACCEPTED.

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

e. **PD 2020-105 3077 Garfield Conditional Rezoning Update (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 4.43-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. Hannon said that no updated information has been received at this point and hopes to get some information from the applicant in the next week.

McManus moved and Fudge seconded THAT application Z-2020-03, 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: McManus, Fudge, Cline, Duell, Robertson, DeGood, Racine
Nays: None

7. New Business

a. PD 2020-102 Wendy's Restaurant SPR (8:29)

The site is approximately .083 acres and is located at 1712 South Garfield Avenue. The site is part of the former K-Mart parcel at Cherryland Center. The project would occupy about 7% of the K-Mart parcel and would be split off from the parent parcel. The proposal is for a restaurant with a drive through which is a use by right in the C-P Planned Shopping District. Deputy Planner Steve Hannon commented that the proposed development is in the newly approved Barlow Garfield Neighborhood which is home to many drive-through businesses. The proposed restaurant is planning to utilize the Cherryland Center stormwater system which is already in place. With three different owners of the Cherryland Center, commissioners had concerns with the legality of stormwater drainage. Doug Poland, representing the applicant, commented that adjustments would be made to stormwater lines and would be happy to provide legal analysis of the issue. Tony Asmourand said that this type of outlet stormwater drainage is common. Greg Whittle commented on traffic flow in the area and said that Wendy's is proposing a right in only one lane drive off the Cherryland Center driveway east off Garfield Ave with parking for 22 vehicles. Commissioners expressed concerns with the traffic flow on the site and the right turn only and thought a traffic study was warranted. They also discussed stacking traffic in the drive through and the safety of any spillover out on Garfield Avenue and wanted to ensure safe travel through the area.

DeGood moved and Duell seconded THAT application SPR-2020-01, submitted by WM Limited Partnership – 1998 to construct a drive-through restaurant on a portion of parcel 05-014-049-01, BE APPROVED, subject to the following conditions:

1. *A land division is needed to split the development parcel for the proposed new restaurant from the parent parcel: 05-014-049-01.*
2. *Record a public access easement for the proposed sidewalk.*
3. *A dumpster enclosure material shall be indicated on the site plan.*
4. *The applicant shall submit a cut sheet of the lighting fixtures used and indicate which fixtures are used at which locations, to determine if the lighting requirements have been met.*
5. *Stormwater easement will need to be provided to utilize the Cherryland Center stormwater system, or an on-site stormwater*

management system shall be provided.

6. *The parcel split is needed for the final parcel measurements and to determine whether the landscaping requirements are met.*
7. *The applicant shall provide information demonstrating that the site shall have been found to be a suitable site for a drive-in or drive-through establishment, and a right hand only ingress with regard to traffic safety, by a registered engineer with an educational specialty in traffic engineering.*
8. *All agency reviews, including stormwater and utility review by the Township Engineer, shall be received, and deemed compliant prior to issuing a Land Use Permit or Building Permit.*

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

b. PD 2020-104 Property Maintenance Ordinance – Proposed Amendment (9:36)

The departments of Planning and Zoning recommend the Ordinance No. 55 pertaining to Property Maintenance be updated to include an updated reference to the International Property Maintenance Code, requirements for sidewalk maintenance and an amendment which would allow the Township to accept inspection reports of multi-family housing units from other governmental agencies. Commissioners discussed the proposed amendment and noted that this amendment would address actual maintenance of sidewalks and have property owners maintain sidewalks.

DeGood moved and Fudge seconded to recommend to the Township Board THAT Garfield Township Ordinance No. 55 BE AMENDED to include the revisions as described in Planning Department Report No. 2020-104.

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

8. <u>Public Comment</u> (9:51)

The following comments were made on the Zoom chat section:

Fred Creamer commented on the traffic pattern in the new Oakleaf PUD and also on public and private roads. He also thanked commissioners for the discussion on the new Oakleaf development.

Corey Flaska commented that the private roads were paid for by citizens of the subdivision.

Doug Poland thanked the commission for hearing his proposal.

9. <u>Other Business (9:56)</u>

None

10. <u>Items for Next Agenda – July 22, 2020</u> (9:56)

a. Redevelopment Ready Communities – Status Update

b. Zoning Ordinance Use Chart Project – Update

c. Requirements for Siting Solar Energy Systems – Discussion

11. <u>Adjournment</u>

Fudge moved and Duell seconded to adjourn the meeting at 9:58pm.

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

Joe Robertson

Joe Robertson, Secretary
Garfield Township Planning
Commission
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