

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

NOTICE OF PUBLIC HEARING

TO: THE RESIDENTS AND PROPERTY OWNERS OF GARFIELD CHARTER TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Garfield Township Planning Commission will conduct a public hearing during its regular meeting on Wednesday, August 10, 2022, commencing at 7:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan, 49684, as required under the provisions of the Michigan Zoning Enabling Act.

PLEASE TAKE FURTHER NOTICE that the items to be considered at the public hearing include, in brief, the following:

1. Consideration of an application received from Patrick Rokosz and Ryan McCoon requesting a Major Amendment to the Kensington Park Planned Unit Residential Development (PURD) located west of the Cherryland Center site. The application proposes to expand the building footprint of several yet-to-be-built duplex units and change the units from previously approved two-story to single-story structures. The requirement to construct sidewalks on Carson Street, Linden Avenue, Floresta Street, and Woodward Avenue, forming a loop around this phase of the Kensington Park PURD, remains in place.
2. Consideration of a proposed amendment to the Zoning Ordinance covering the following topics:
 - **Section 516 – Dumpster Enclosures**
Prohibit chain link fencing for any portion of the dumpster enclosure or gate
 - **Section 534 – Wetlands**
Clarify applicability of this section to any wetlands other than those for which an applicant has obtained a valid permit from the State of Michigan to fill or modify such wetland
Require delineations of all wetlands and State verification of such delineations
Apply wetland setback of 25 feet to snow storage areas
 - **Section 551.E(6) – Snow Storage**
Require snow storage areas to be at least 25 feet away from the wetlands and to be outside of any required riparian vegetative buffer
 - **Section 611 – Accessory Uses and Structures**
Lower the required separation between an accessory structure and any other structure on the lot from 10 feet to 3 feet
Clarify that separation between structures is measured from the furthest projection of the building (e.g., roof / eaves), not the walls
 - **Section 613.A(1)(c) – Outdoor Display**
Allow the Zoning Administrator to review areas for outdoor display on administrative site plan reviews instead of the Planning Commission
Require outdoor display areas to be located to avoid interference with required landscaping areas, parking lots, vehicular maneuvering lanes, sidewalks, and pathways
Allow the Zoning Administrator the discretion to forward the review of an outdoor display area to the Planning Commission as needed
 - **Section 630 – Signs**
Adopt luminance standards for sign lighting for changeable copy signs
Allow changeable copy signs in the I-G and I-L zoning districts

3. Such other and further matters as may properly come before the Planning Commission at the public hearing.

All interested persons are invited to attend this meeting. If you are unable to attend, written comment may be submitted to the Garfield Township Planning Commission at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan, 49684, up to the date of the hearing and may be further received by the Planning Commission at said hearing. In addition, all materials relating to these requests may be examined at the Garfield Township Planning Department office at the above address during the Township's regular hours of 7:30am to 6:00pm, Monday through Thursday.

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.

GARFIELD CHARTER TOWNSHIP PLANNING COMMISSION
(231) 941 – 1620
