

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

Wednesday, August 14, 2019 at 7:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231)941-1620

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of The Planning Commission, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Board Rules and Procedures: a.) any person wishing to address the Board is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Commissioner's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time.

2. Review and approval of the Agenda – Conflict of Interest

3. Minutes – July 24, 2019

4. Correspondence

5. Reports

- a. Township Board
- b. Planning Commissioners
- c. Staff Report

6. Unfinished Business

- a. PD 2019-97 Alpers SUP Renewal – Public Hearing

- b. PD 2019-98 Chelsea Park West PUD Amendment – Public Hearing
- c. PD 2019-105 Grand Traverse Leisure – Plan Review Application

7. New Business

- a. PD 2019-95 Traverse City Senior Living – Conceptual Review
- b. PD 2019-96 LaFranier Hammond Conditional Rezoning – Conceptual Review
- c. PD 2019-99 Hickory Hills SUP Amendment – Introduction
- d. PC 2019-100 Harris Hills Site Condominium - Introduction

8. Public Comment

9. Other Business

10. Adjournment

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

The Garfield Township Board 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 the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922-4412.

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
July 24, 2019**

Call Meeting to Order: Vice-Chair McManus 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, and Joe McManus

Absent and Excused: 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)

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

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

Nays: None

2. Minutes (7:01)

a. July 10, 2019

Fudge moved and Cline seconded to adopt the minutes of July 10, 2019 as presented

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

Nays: None

3. Correspondence (7:01)

None

4. Reports (7:02)

a. Township Board Report

Duell commented on the procedures of the Planning Commission and Township Board as it related to the Terra Energy development. Commissioners will address it tonight under item 5b. The different procedure would save developers one month of time. The Green US 31 rezoning was denied and the French Manor project was approved. A five-year extension lease was approved for the YMCA. Zoning Ordinance text amendments were introduced and the Cass Road Drain project was discussed.

b. Planning Commissioners

No reports

c. **Staff Report**

Sych commented on the YMCA building and the township plans for that building.

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

a. **PD 2019-92 Grand Traverse Leisure – Proposed Outdoor Display SPR Application Follow Up (7:13)**

Planning Director John Sych said they realized that the report written on behalf of Grand Traverse Leisure was interpreted differently by the Planning Department than it was by the Planning Commission. Deputy Planning Director Hannon said that Section 613A(1)(c) should be the deciding factor in this case. The phrase “permitted in the district” refers to the commercial uses which allow the Planning Commission to approve a display area if the commercial use is allowed in the district. Hannon said that the application should solely be based on Section 613A(1)(c) for the outdoor display area and that Section 320B(7) and Section 765 do not apply to this case since outdoor sales is not the primary use. Planning Commissioners commented on outdoor display, outdoor sales and outdoor storage. Commissioners discussed sales and display being the same concept and agreed that the definitions of *sales* and *display* need more clarity. The planning department is asking for a re-introduction of this request, allowing the applicant to designate a specific area for the display and then taking up the subject more in depth at a later date. Don Alford the co-owner of the company commented on what would be displayed. Commissioners agreed to re-introduce the request at the next regularly scheduled meeting.

b. **PD 2019-93 Development Review Procedures (7:53)**

Planning Director Sych said that the timing of the procedures for a review of a development application hinders the speed of the entire process. Now it takes approximately 4 months to get a development through the process. A proposed procedural amendment would allow for projects without major issues to proceed more quickly through the process, while still allowing the Planning Commission more time to proceed on projects that have major issues. The Findings of Fact would be reviewed at the Planning Commission’s second meeting of the month, cutting time from the entire process. This procedure would only be beneficial if the applicant’s project was problem free. Commissioners discussed the timelines for developers. Staff said that they would work to draft some guidelines for the application process.

c. **Sign Discussion Continued (verbal) (8:38)**

Deputy Planner Hannon reviewed an example of a conforming sign ordinance with Planning Commissioners. He said that some of the concepts may need to be clarified along with the definitions. Regulations for common signs and their definitions need to be addressed. The sign ordinance cannot refer to the content of signs because of free speech. He

gave examples of what should be included in a good and legal sign ordinance and added that a one page summary chart would be a good idea and make the entire subject easy for the public to understand. He asked for guidance from commissioners on how to proceed with changes to the Garfield Township Ordinance. Suggestions included waiting on the entire process or working on the sign ordinance in chunks.

d. Barlow Garfield Neighborhood Plan Update (verbal) (9:13)

Planning Director Sych said that there will be a draft of the proposed plan at the end of August for commissioner review and a possible public session for comments in October. A visual preference survey will be done for the public showing design elements and different types of buildings.

7. Public Comment (9:18)

None

8. Items For Next Agenda – August 14, 2019 (9:18)


- a. Chelsea Park West PUD Amendment – Public Hearing
- b. Alpers SUP Renewal – Public Hearing
- c. Harris Hills Site Condominium – Introduction
- d. Hickory Hills SUP Amendment - Introduction
- e. Traverse City Senior Living – Conceptual Review
- f. NE Corner of LaFranier/Hammond – Conceptual Review
- g. Grand Traverse Leisure – Re-Introduce Outdoor Display SPR Application

Duell asked about another public comment time on the agenda.

9. Adjournment

Fudge moved to adjourn the meeting at 9:28pm.

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

 Charter Township of Garfield Planning Department Report No. 2019-97		
Prepared:	August 5, 2019	Pages: 5
Meeting:	August 14, 2019 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Alpers Excavating Sand and Gravel Pit-Special Use Permit Renewal-Public Hearing	
File No.	SUP-2008-02-B	Parcel Nos. 28-05-019-001-00 and 28-05-018-041-00
Applicant/Owner:	Alpers Excavating, Inc.	

BRIEF OVERVIEW:

- 2767 Zimmerman Road (north of Silver Lake Road)
- Approximately 63 acres in area
- Existing sand and gravel mining operation
- A-Agricultural

PURPOSE OF APPLICATION:

This application requests approval of an extension of an existing Special Use Permit for an existing sand and gravel pit. Sand or Gravel Pits, Quarries are permitted via Special Use Permit in the A-Agricultural district. In addition to the requirements of Section 423 Special Use Permits, Sand or Gravel Pits, Quarries are subject to supplemental use regulations and conditions in Section 774 of the Zoning Ordinance.

Zoomed-out aerial image of the subject property (property lines highlighted in blue):



Zoomed-in aerial image of the subject property (property lines highlighted in blue):



BACKGROUND:

It is our understanding that this sand and gravel pit has been in operation by Alper's since the 1960's. The Planning Commission approved SUP #98-04 for Alper's Excavating with conditions in 1998. The permit had a condition to expire with ten (10) years of the approval date. In 2008, the Planning Commission approved SUP#2008-02 which extended the permit for another 10 years. As a condition of the previously approved SUP, there was a requirement that the SUP may be reviewed and renewed as follows:

Upon the expiration of two (2) years from the date upon which this Special Use Permit was originally issued the Township may, to the extent deemed necessary or advisable by and through the Planning Commission, review the terms and conditions of this Special Permit, and may alter or amend such terms and conditions as may be appropriate to assure that the standards upon which the issuance of this Special Use Permit was originally based continue to be met, and to otherwise insure that the spirit and purpose of the Township Zoning Ordinance is upheld. Notwithstanding the foregoing the terms of this Special Use Permit shall expire ten (10) years from the date upon which this Special Use Permit was originally issued. Nothing herein, however, shall prevent the permit holder from applying for a new Special Use Permit at that time.

Since the renewal in 2008, it appears that there was one (1) formal complaint in 2012 regarding operations at the subject location. It appears that any issues were resolved and there have been no formal complaints regarding the subject operations on file at the Township since that time.

ZONING COMPLIANCE OVERVIEW:

In addition to meeting the approval criteria in Section 423.E of the Zoning Ordinance, Section 774 states that all sand and gravel pits, quarries shall be established and maintained in accordance with all applicable Federal and State laws and regulations. Garfield Township has determined that extraction of natural resources by mining in zoning districts other than the I-L Limited Industrial and A-Agricultural will result in very serious consequences under the standards set forth in *Silva v Ada Township*, 416 Mich 153

(1982), and as further codified at MCL 125.3205. Therefore, the Township has only allowed mining in these two zoning districts subject to a property owner obtaining a special use permit and also subject to the following supplemental use regulations.

However, to the extent that there is a determination under MCL 125.3205 by a court of competent jurisdiction that the Township must allow mining of natural resources to occur in a zoning district that is not I-L or A, these supplemental use regulations shall still apply to the mining activity regardless of location:

1. *The Planning Commission may require the applicant to file a performance bond of sufficient amount to assure completion of the work following excavation, as required by this Ordinance.*

As a condition of the previously approved SUP, the applicant was required to provide a bond which may be reviewed and updated by the Township every two years. The applicant recently secured an updated proposal from Team Elmer's in the amount of \$54,000 to restore the existing pit with slopes of one on three or less and apply topsoil to the existing slopes and floor of the pit. The amount of the proposal is \$54,000. The applicant has offered to supply a cash surety agreement in the amount of \$54,000.

2. *No fixed machinery shall be erected or maintained within one hundred (100) feet of any property or street line.*

A crusher is located in the southern half of the property and is located approximately 500 feet from the nearest property line. A screen is located in the northern half of the property and is located approximately 390 feet from the nearest property line.

3. *All uses shall be enclosed by a fence or suitable plantings six (6) feet or more in height for the entire periphery of the property.*

As noted on the site plan, the site has extensive existing vegetation surrounding the site including evergreens and mature trees.

4. *No slope shall exceed an angle with the horizontal of forty-five degrees (45°).*

Two site profiles or cross-sections have been provided as part of the site plan but it is unclear where these profiles are located on the site. The site plan notes a maximum of 45 degree slopes during mining operations.

5. *At all stages of operations, pits or quarries shall be completely and continually drained of water when not in use or supervised by a watchman. All slopes and banks shall be graded and treated to prevent erosion or any other potential deterioration.*

As a condition of the previously approved SUP, all slopes, excluding the active mining area, shall not exceed 45 degrees during the mining operation, and shall not exceed 3 to 1 upon completion of the mining operation.

6. *No building shall be erected on the premises except as temporary shelter for machinery or field office.*

It appears that no additional buildings have been erected. An existing house and pole barn fronting Zimmerman Road are located on the site, but appear to have been in place prior to the commencement of the mining operation.

7. *The Planning Commission shall establish routes for truck movement to and from the site in order to minimize the wear on public streets and to prevent hazards and damage to properties in the Township. That portion of access roads within the area of operation shall be provided with a dustless surface.*

As a condition of the previously approved SUP, unpaved roads and all other unpaved surfaces on which vehicles are driven with the site shall be treated with dust suppressants in the event road dust, at any time, under any circumstance, carries beyond the property boundary of the Applicant's property. As noted above, there have been no formal complaints to the Township related to dust since 2012.

Further conditions of the SUP stated noise from trucking operations as measured at neighboring property lines shall not exceed the noise levels generated by general truck traffic on Zimmerman Road.

8. *All installations shall be maintained in a neat, orderly condition so as to prevent injury to property, any individual, or the Township in general.*

It appears that the operations of the sand and gravel mining operation are maintained in a neat, orderly condition.

9. *Proper measures, as determined by the Planning Commission, shall be taken to minimize the nuisance of noise and flying dust or rock. Such measures may include limitations upon the practice of stockpiling excavated materials on the site.*

As a condition of the previously approved SUP, mining operations including, but not limited to, excavation, crushing, filling and grading, shall be conducted only between the hours of 7:00 a.m. and 7:00 p.m. Truck loading and other truck activity are limited to the hours of 7:00 a.m. to sunset, but no later than 9:00 p.m. Provided, however, occasional truck loading and trucking may occur at hours beyond sunset when unusual circumstances require it.

10. *When excavation and removal operations are completed, the excavated area shall be graded so that no gradients in disturbed earth shall be steeper than a slope of three (3) to one (1) in horizontal-vertical gradient. A layer of arable top soil shall be spread over the excavated area to a minimum depth of four (4) inches in accordance with an approved contour plan furnished by the applicant. The area shall be seeded with a perennial rye grass, or other similar soil-holding materials, and maintained by the applicant until the area is stabilized.*

As a condition of the previously approved SUP, the existing mined pit as depicted on the site plan may be expanded into the proposed ten (10) year projection area, but new pits which are not a continuous expansion of the existing operation are expressly prohibited.

Further conditions of the SUP stated site restoration shall take place on a continuous basis as areas are mined to their maximum extent. During site restoration a minimum of four inches of top soil shall be applied to excavated areas. Restored areas shall be immediately re-vegetated with a suitable grass and native plant mix.

Staff recommends that the conditions of the previously approved SUP be maintained in any consideration of a renewal of the SUP.

ACTION REQUESTED:

The purpose of this agenda item is to hold a public hearing on the application. If, following an opportunity for applicant presentation and Commissioner discussion, the Commission is prepared to direct Staff to prepare Findings of Fact, the following motion is offered for consideration:

MOTION TO direct Staff to prepare Findings of Fact for application SUP-2008-02-B, submitted by Alpers Excavating, Inc., for extension of an existing Special Use Permit for an existing sand and gravel pit at 2767 Zimmerman Road.

Any additional information that the Planning Commission determines to be necessary should be added to this motion.

Attachments:

1. Letter from Crain Engineering LLC dated August 6, 2019
2. Plan set provided by applicant dated July 5, 2019



Crain Engineering, LLC
Engineering, Consulting & Design

7622 Bott Road
Buckley, MI 49620
Ph: 231-947-7255
Cell: (231) 632-4207
crainengineeringllc@gmail.com

August 6, 2019

Mr. John Sych, Planner
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

RE: Alpers Mining Plan update

Dear John:

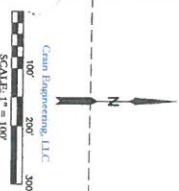
Please find attached the revised siteplan of the Alpers Mining plan for the Zimmerman Road property. The shown modifications to the last approved plan are:

- The main mining area has been expanded to the north(this area is just south of the existing access drive into the mining area) Access drive has not changed location from previous approved plan.
- Crusher location has moved to the North, but still located in the lower elevation of the mining area. This will be for producing road gravel
- South mining banks to be reclaimed
- Material stock pile areas shown in original 10 year project mining areas
- Material screen located in 10 projection area
- All screening and earth berm still in place as were approved by last approval.

If there is anything further needed, please let me know.

Crain Engineering, LLC.

William Crain, P.E.
Project Manager



A1 AGRICULTURAL
THE CRAIN GOV. COARSE
2411 W. SILVER LAKE ROAD

LANDSCAPE LEGEND

- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- EXISTING TREE LINE

A1 AGRICULTURAL
THE CRAIN GOV. COARSE
2411 W. SILVER LAKE ROAD

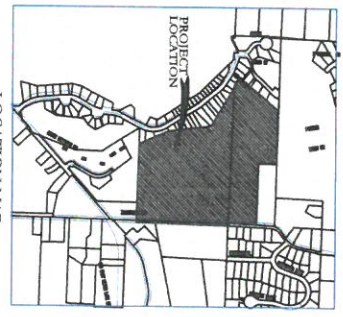
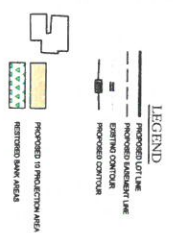
POTENTIAL MINING
100 FOOT SETBACK FOR
PROPOSED LOCATION TO
CRUSHING OPERATION

**PROPOSED 10 YEAR
PROTECTION**

A1 AGRICULTURAL
THE CRAIN GOV. COARSE
2411 W. SILVER LAKE ROAD

A1 AGRICULTURAL
THE CRAIN GOV. COARSE
2411 W. SILVER LAKE ROAD

A1 AGRICULTURAL
THE CRAIN GOV. COARSE
2411 W. SILVER LAKE ROAD



SITE DATA

PROPERTY OWNER & APPLICANT:
ALPERS EXCAVATING
16 WEST SILVER LAKE ROAD
TRAVERSE CITY, MI 49804
MI 49804-2710
PARCEL ADDRESS - ZWIMMERMAN ROAD
5141 ZWIMMERMAN ROAD
PARCEL ZONING - A-1 AGRICULTURAL
PARCEL NUMBER - 28-05-019-01-00
SETBACKS:
FRONT - 35'
SIDE - 25'
REAR - 25'
SPECIAL - 100' CRUSHING SETBACK FROM PROPERTY LINES

GENERAL NOTES

1. FENCE OR BARRIER PLANTINGS SHALL BE PLACED AROUND THE BOUNDARY OF THE MINING AREAS PRIOR TO ENTERING THAT MINING CELL.
2. UPON COMPLETION OF EXCAVATION AND REMOVAL OPERATION, THE EXCAVATED AREAS SHALL BE REGRADED TO ORIGINAL GRADE OR GREATER.
3. A MINIMUM OF 4" OF TOPSOIL SHALL BE SPREAD OVER THE EXCAVATED AREAS. THAT TOPSOIL SHALL BE SPREAD OVER THE EXCAVATED AREAS.
4. MAXIMUM OF 4" OF TOPSOIL SHALL BE SPREAD OVER THE EXCAVATED AREAS.
5. THE TOP SOIL SHALL BE PLACED WITH HYDRANT, FIRE GARD, OR OTHER SIMILAR SOIL-HOLDING MATERIAL.
6. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.
7. CONTINUATION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.
8. STORM WATER RETENTION AREA TO BE SIZED AND FIELD LOCATED AS THE MINING OPERATION PROGRESSES.
9. MINING OPERATION APPROACHES CLOSER TO THAT BOUNDARY.

ON-SITE VEHICLE TRAFFIC

BASED ON LAST YEAR'S OPERATION:
300 DAILY TRUCKS (TWO-WAY) ENTER/LEAVE SILVER LAKE ROAD
AND 100 DAILY TRUCKS (TWO-WAY) ENTER/LEAVE ZWIMMERMAN ROAD

PARCEL DESCRIPTION

S 1/2 OF S 1/4 OF SEC. 18, T27N, R11W, EDC N
2867' OF E 86.51', & EDC COM AT S 1/4 COR SEC. 18 TH
N 1 DEE 54' E 85.97' TH S 89 DEE 35' E 1023.19'
TH S 33 DEE 35' W 723.47' TH S 59 DEE 45' E
1124.87' TH N TO POB, & EDC RD 1/4".
PRT. OF N 1/2 OF NE 1/4 SEC. 19, T27N, R11W, COM SE
COR TH N 69 DEE 37' W 1077.00' TH N 23 DEE 36' W
465.36' TH N 7 DEE 34' W 595.51' TH N 59 DEE 45' W
POB, EDC RD 1/4".

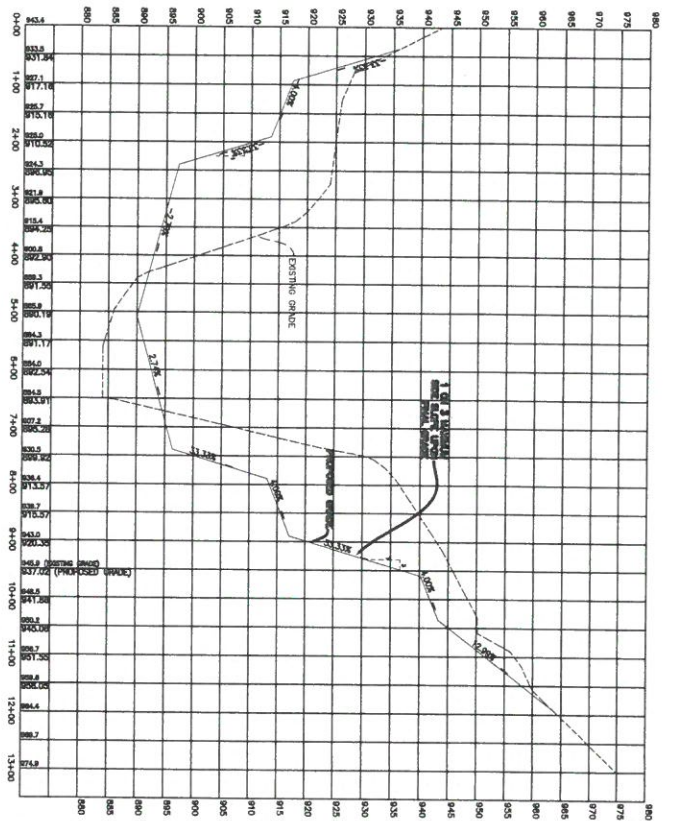
JOB NUMBER:
141219
SHEET 1 OF 2

**MINING EXTENSION
ALPERS EXCAVATING**
SECTION 19 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

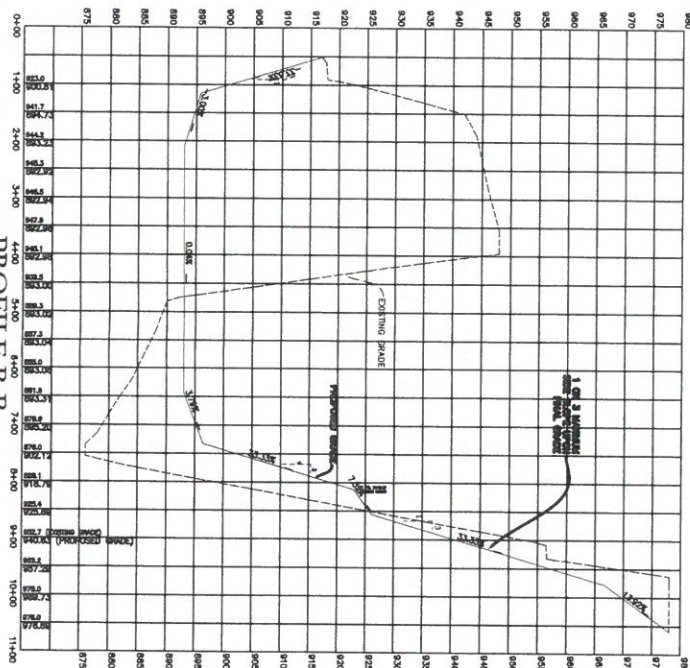
DRAWN BY: WLC
DSGN BY: WLC
DATE: 06-12-2019
REV DATE:
07-05-2019 TWP REVIEW

Crain Engineering, LLC
Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620

Phone: (231) 947-7255
Cell: (231) 632-4207
email: crainengineeringllc@gmail.com



PROFILE A-A
SCALE HORIZONTAL 1" = 100 FEET
SCALE VERTICAL 1" = 10 FEET



PROFILE B-B
SCALE HORIZONTAL 1" = 100 FEET
SCALE VERTICAL 1" = 10 FEET

MINING EXTENSION PROFILES
ALPERS EXCAVATING
SECTION 19 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
DSGN BY: WLC
DATE: 06-12-2019
REV DATE:
07-05-2019 TWP REVIEW



Crain Engineering, LLC
Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620

Phone: (231) 947-7255
Cell: (231) 632-4207
email: crainengineeringllc@gmail.com

JOB NUMBER:
141219
SHEET 2 of 2



K:\Plan\Applications\2019\SPR 2000-09-H Chelsea Park West PUD Amendment\PD Report 2019-98 Chelsea Park West PUD
Major Amendment PC PH.docx

Aerial image of the subject property (property lines highlighted in blue):



SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

In the section that follows, staff offers the following comments regarding site design and compliance with the Zoning Ordinance:

Phased Development

The application proposes four phases of development starting at the southern end of the subject site and moving northward:

- | | |
|-----------------------|---------|
| • Buildings #1 and #2 | Phase 1 |
| • Buildings #3 and #4 | Phase 2 |
| • Buildings #5 and #6 | Phase 3 |
| • Buildings #7 and #8 | Phase 4 |

60 Percent Requirement

With an application to amend an approved PUD, the application shall include written consent to the application by the owner(s) of at least sixty (60) percent of approved development sites or land area within the planned development. A letter dated July 18, 2019 was received from Russell Broad of Broad Rentals LLC which meets this requirement.

Ingress and Egress:

Ingress and egress is provided directly onto Chelsea Lane. Chelsea Lane is the main entrance to the Chelsea Park PUD off Hartman Road. Additional access will be available to the east from Chelsea Park.

Vehicular and Bicycle Parking:

Multiple family dwellings have a minimum parking requirement of 1.5 spaces per dwelling unit and a maximum of 2.0 spaces per dwelling unit. 347 parking spaces are proposed. At 192 units, the average is 1.8 spaces for dwelling unit.

Wherever off-street parking is required, a minimum of two bicycle parking spaces are required. For parking areas with greater than twenty-five (25) motor vehicle spaces, bicycle parking shall be provided on a basis of two spaces per twenty-five motor vehicle parking spaces. Bicycle parking locations and design details have been provided. The following changes regarding proposed locations are recommended:

- Move the bike rack on Essex Court to the southwest corner of Building #2
- Move the bike rack located east of Building #2 to the northwest corner of Building #3
- Move the bike rack located north of Building #5 to the northwest corner of Building #5
- Provide an additional bike rack at the southwest corner of Building #8
- Provide a small bike rack near the entrance to the Clubhouse

Pedestrian Circulation:

Public pathways shall be constructed for all new development, re-developments, and amendments to previously approved site development plans, including substantial additions or improvements to existing buildings with a construction cost of twenty thousand dollars (\$20,000.00) or more within a twelve month period.

According to Section 522, the Township Engineer and Planning Director may modify a requirement for a non-motorized pathway in Township Section 21, in whole or in part, if, in their mutual opinion, unfavorable physical conditions exist. However, the requirement of pathway construction may not be waived entirely. Only the Planning Commission shall make the determination to modify a pathway requirement.

According to the Non-Motorized Plan map, Hartman Road is identified to have a bike lane/route.

Landscaping:

"Type C" buffers are required along the property lines. Existing trees along the north, south and some of the west property lines will be maintained. It appears that the evergreens along the south side of the property were planted as part of the initial development phase of the Chelsea Park PUD. While the site plan shows existing trees west of Building #1, there are few if any actual plantings at this location. Staff recommends providing evergreens, similar to the evergreens along the south side of the property, at the back side of Building #1 which faces Hartman Road. Staff further recommends increasing the number of shrub plantings in the parking lot areas.

There are existing deciduous trees that stretch from the south end of the property to the north lining both sides of what is proposed to be Essex View Drive. Similar to the evergreens along Hartman Road, these trees appear to have been planted as part of the initial development phase of the Chelsea Park PUD. Due to the design layout of Essex View Drive, these trees may need to be relocated, but still could be used within the proposed development.

As a Special Use Permit, the Planning Commission does have the authority to require additional landscaping at any location if determined to be necessary to meet the intent of the Ordinance.

Below is the view looking east across Hartman Road to the site of Building #1



Lighting:

The lighting plan needs to include area of illumination illustrated by point values on a photometric plan. Pursuant to Section 517 of the Ordinance, all proposed lamps shall emit light measuring 3,500 K or warmer (between 0 K and 3,500 K) on the Kelvin scale. All proposed lamps, both pole lights and wall pack lights, are proposed at 3,000 K.

Dumpster Enclosure:

Four dumpster locations are provided. Dumpster enclosure details have been provided.

Sewer and Water:

Municipal sewer and water is proposed to service the site.

Stormwater:

Parking lot stormwater runoff will be managed completely onsite via four stormwater retention basins.

Snow Storage:

Snow storage areas need to be identified. Ten (10) square feet of snow storage is required per one hundred (100) square feet of parking.

Building Heights:

Heights of the proposed buildings, clubhouse and accessory buildings have been noted.

Amenities:

In the original approved PUD for Chelsea Park West, the Clubhouse was identified as having an outdoor pool. In this site plan, the originally proposed outdoor pool has been replaced with a covered fire pit/TV outdoor area with radiant heaters.

There are two proposed outdoor patio/grill areas. One is located between Buildings #1 and #2 and one is located between Buildings #7 and #8. A dog park is proposed west of Building #7.

A walking path has been proposed around the wetland area. Information regarding the playground has been provided.

Signage:

A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections should be provided. The proposed location is currently occupied by mature and well

manicured landscaping. It is recommended that the Chelsea Park sign be relocated to the north corner of Chelsea Lane and Essex View.

Recommended sign location noted by arrow in below right photo.



RECOMMENDATION:

The purpose of this item being placed on tonight's agenda is to hold a public hearing on the major amendment application. If, following the public hearing, the Planning Commission is prepared to direct Staff to draft Findings of Fact for the application:

MOTION TO direct Staff to prepare Findings of Fact for application SPR 2000-09-H for consideration at the September 11, 2019 Regular Meeting of the Planning Commission subject to the following items being completed:

1. Relocate three of the bicycle parking locations and add two additional locations.
2. Provide evergreens, similar to the evergreens along the south side of the property, at the back side of Building #1 which faces Hartman Road and increase the number of shrub plantings in the parking lot areas.
3. Identify snow storage areas.
4. Relocate the proposed entry sign as recommended.

Any additional information that the Planning Commission determines to be necessary should be added to this motion.

Attachments:

1. Letter from Russell Broad of Broad Rentals LLC dated July 18, 2019
2. 11" X 17" plan set for entry sign provided by applicant dated July 24, 2019
3. 24" x 36" plan set provided by applicant dated July 23, 2019

Broad Rentals LLC
700 Broad Road
Traverse City, MI 49685

July 18, 2019

John Sych, Township Planner
Garfield Township
3848 Veterans Drive
Traverse City, MI 49684

Dear Mr. Sych,

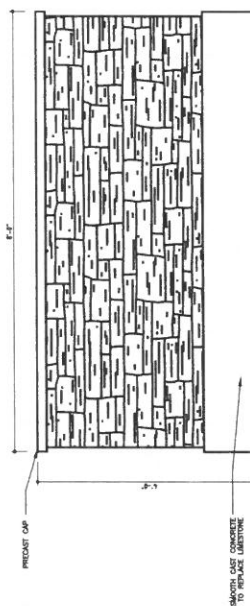
Please accept this letter as confirmation that Broad Rentals LLC and Broad Condominium LLC, owners of the property at Hartman Road and Chelsea Park, part of the Chelsea Park PUD in Garfield Township, approves of the application for Chelsea Park West PUD Major Amendment by the applicant, Bennett Donaldson, JB Donaldson Company. The proposed PUD Amendment concerns the property owned by Broad Rentals at Hartman Road (PID: 28-05-021-066-60). I am in agreement with the proposed amendment.

If you have any questions, please let me know. Thank you and have a nice day.

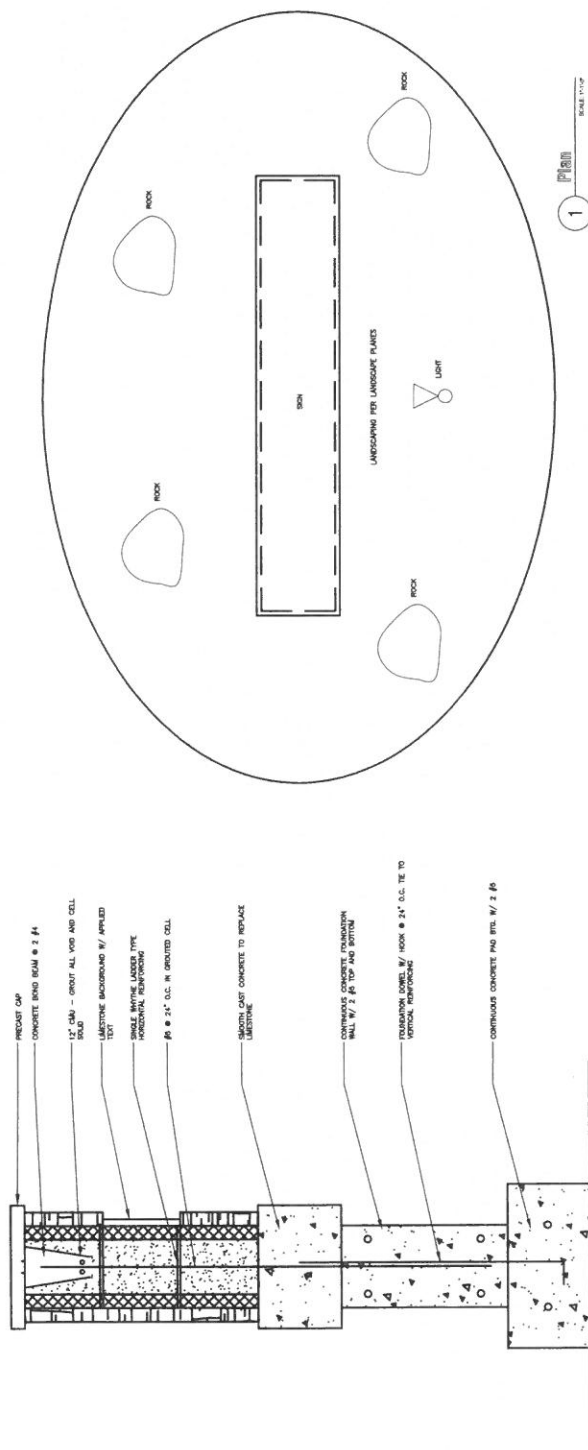
Sincerely,



Russell L Broad, Member
Broad Rentals LLC
Broad Condominium LLC
231-218-4965



5 Back Elevation



Plan

Section 4

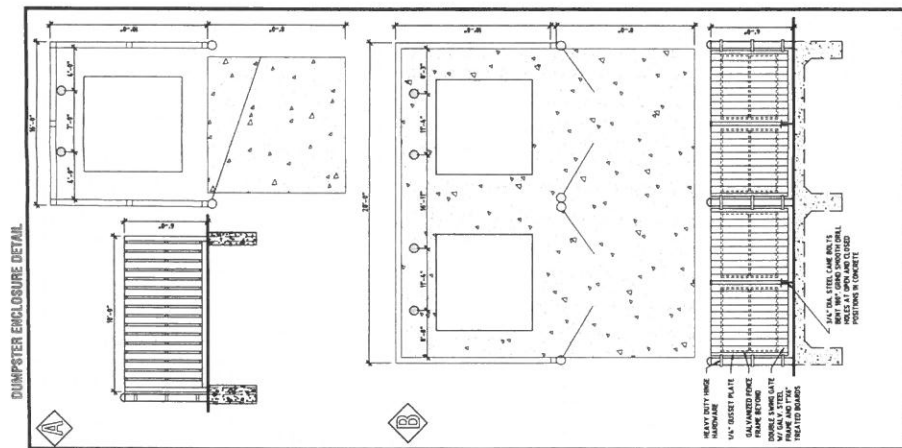
		—	—
		—	—
	Public Hearing		7.24.19
	B.P.A. Review		7.1.19
No.	Resolution/Issue		Date

Chelsea Park Apartments
Supplemental Site Amenity/Use Plan
3380 Hartman Rd.
Traverse City, MI 49685

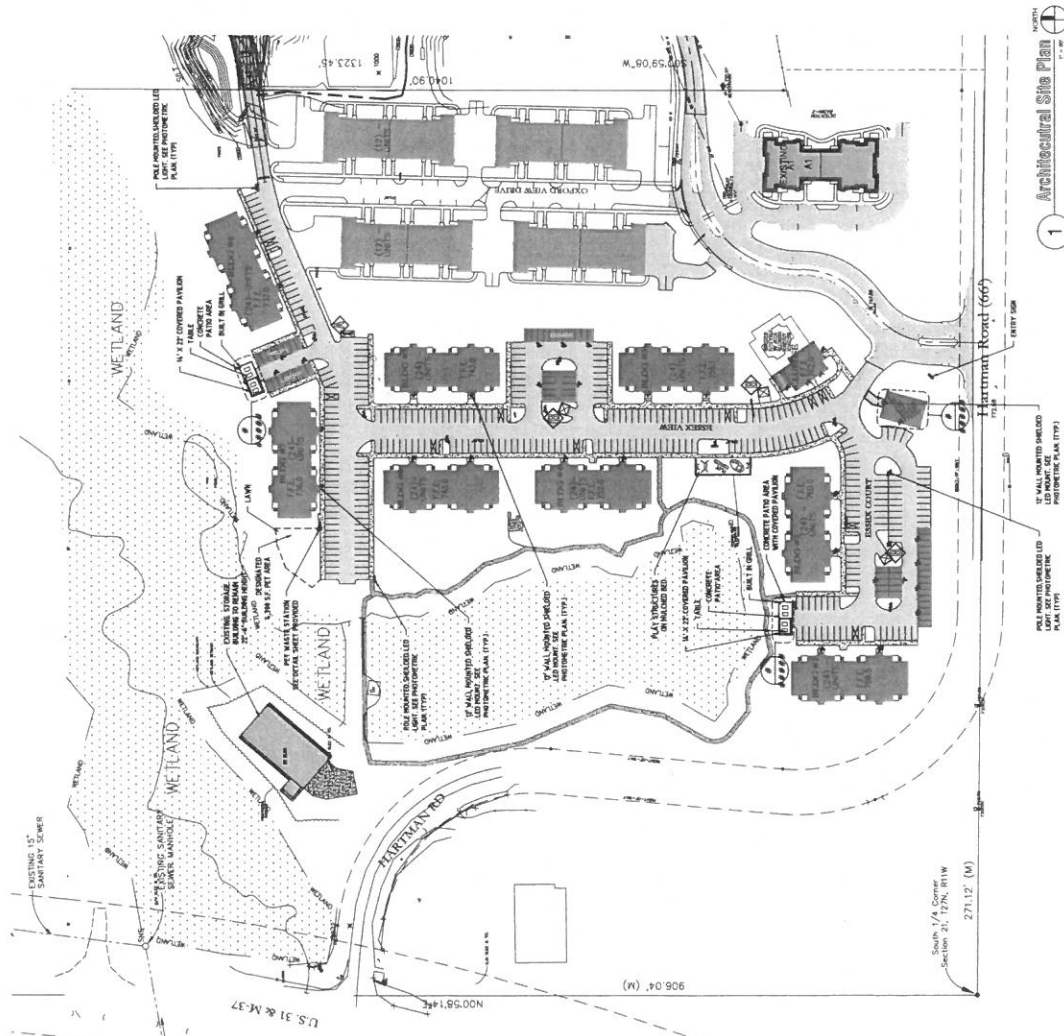
Architectural Site Plan

AS100

019048



2 REFUSE CONTAINER ENCLOSURE NOT TO SCALE



1 Architectural Site Plan
1" = 4'



UTILITIES

CHARTER TOWNSHIP OF GARFIELD
3000 VETERANS DRIVE, TRAVERSE CITY, MI 49604
313-441-1850
GRAND TRAVERSE COUNTY ROAD COMMISSIONER
181 LAFRANCO ROAD, TRAVERSE CITY, MICHIGAN
313-427-4446
GRAND TRAVERSE COUNTY BECC OFFICE
3000 VETERANS DRIVE, TRAVERSE CITY, MI 49604
313-995-0033
GRAND TRAVERSE COUNTY DRAIN COMMISSIONER'S OFFICE
3000 VETERANS DRIVE, TRAVERSE CITY, MI 49604
313-995-0033
GRAND TRAVERSE COUNTY DEPARTMENT OF PUBLIC WORKS (DPW)
3000 VETERANS DRIVE, TRAVERSE CITY, MI 49604
313-995-0033
CONSUMER ENERGY
MR. JOHN NADOLN - AREA REPRESENTATIVE
140 EAST STATE STREET, FLOOR 2N, TRAVERSE CITY, MICHIGAN
888-444-4444
CHERRYLAND ELECTRIC COOPERATIVE
P.O. BOX 296, GRAMM, MICHIGAN
MR. BOB BEAL - AREA ENGINEER
P.O. BOX 296, GRAMM, MICHIGAN
313-995-0033
AMERITECH
MR. KATH HELLON - ENGINEER
140 EAST STATE STREET, FLOOR 2N, TRAVERSE CITY, MICHIGAN
888-444-4444
MICHIGAN CONSOLIDATED GAS CO. (MCG)
1011 HARTMAN ST., TRAVERSE CITY, MICHIGAN
888-444-4444
TRAVERSE CITY LIGHT & POWER
P.O. BOX 560, TRAVERSE CITY, MICHIGAN
888-444-4444
CHARTER COMMUNICATION CABLE SYSTEMS
MR. BOB NORMAN - CABLE MANAGER
140 EAST STATE STREET, FLOOR 2N, TRAVERSE CITY, MICHIGAN
888-444-4444
POLICE AGENCIES
EMERGENCY CALL: 911
TRAVERSE CITY POLICE
P.O. BOX 560, TRAVERSE CITY, MICHIGAN
888-444-4444
FIRE DEPARTMENTS
EMERGENCY CALL: 911
CITY OF TRAVERSE CITY
GRAND TRAVERSE CO. BEERF
888-444-4444
AMBULANCE
EMERGENCY CALL: 911
MISS DIG
888-444-4444

PUD AMENDMENT APPLICATION "CHELSEA PARK WEST" GARFIELD TOWNSHIP, GRAND TRAVERSE CO. MICHIGAN

SECTION 21, TOWN 27 NORTH, RANGE 11 WEST



DEVELOPMENT NAME:

"CHELSEA PARK WEST"

DEVELOPER:

JB DONALDSON COMPANY
BENNETT DONALDSON
37610 HILLS TECH DRIVE
FARMINGTON HILLS, MI 48331
PHONE: (248) 344-9045

PARCEL ADDRESS - 3380 HARTMAN ROAD, TRAVERSE CITY
PARCEL NUMBER - 05-021-066-00

GENERAL SITE NOTES

ALL CONSTRUCTION MATERIALS SHALL CONFORM WITH GRAND TRAVERSE COUNTY
CURRENT STANDARDS, SPECIFICATIONS AND DETAILS.
ALL ELEVATIONS ARE BASED ON UGDS DATUM.
CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM ACCELERATED EROSION
AND SOIL LOSS DURING CONSTRUCTION.
ALL DISTURBED AREAS SHALL BE TOP SOILED, SEEDING FERTILIZED AND MULCHED.

EXISTING UTILITIES CAUTIONS

EXISTING PUBLIC UTILITIES AND KNOWN UNDERGROUND STRUCTURES ARE SHOWN ON THE PLANS
AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND
DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MISSDIG AND
OTHER AGENCIES OF ANY UTILITIES LOCATED IN THE PROJECT AREA.
THE CONTRACTOR SHALL PROVIDE SUPPORT FOR ANY UTILITIES WITHIN THE
PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND
UTILITIES. PROVIDE PROPER COMPACTED FILL AND BACKFILL TO MAINTAIN THE STRENGTH AND
EXCAVATION. CONTRACTOR SHALL PROTECT AND SAVE TREES FROM DAMAGE TO UTILITIES.
ABOVE OR BELOW THE GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.

SITE DATA

PROPERTY APPLICANT:
RUSSELL BROAD MEMBER
BROAD RENTALS, LLC
TRAVERSE CITY, MI 49605
PH: 231-218-4995
PROPERTY OWNER:
BENNETT DONALDSON
JB DONALDSON
37610 HILLS TECH DRIVE
FARMINGTON HILLS, MI 48331
PH: 248-344-9045
PARCEL ADDRESS - 3380 HARTMAN ROAD, TRAVERSE CITY
PARCEL NUMBER - 05-021-066-00

SHEET INDEX

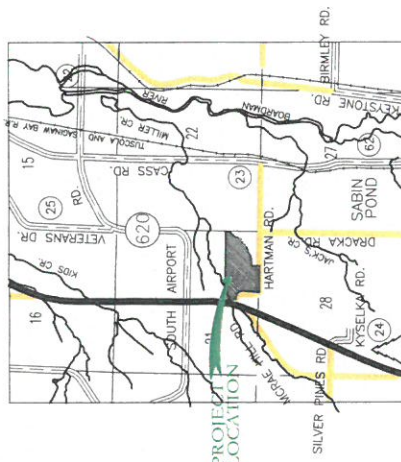
COVER PAGE	C-0
VICINITY MAP / ZONING	C-1
SURVEY PLAN	C-2
SOILS / WETLANDS / SLOPES	C-3
OVERALL SITE PLAN / PHASING PLAN	C-4
OVERALL SITE PLAN / PHASING PLAN	C-4a
UTILITY PLAN / SETBACKS	C-5
OVERALL DRAINAGE PLAN	C-6
CHELSEA PARK WEST SECDRAINAGE PLAN	C-7
CHELSEA PARK WEST DETAILS	C-8
LAND USE TABULATIONS / RECREATION PLAN	C-9
ARCHITECTURAL PLANS	C-10
LANDSCAPE PLAN	L-1
PHOTOMETRICS PLAN	PH-1

CHELSEA PARK WEST - COVER SHEET
JB DONALDSON COMPANY
SECTION 21 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
DSGN BY: WLC
DATE: 06-05-2019
REV DATE: 07-23-2019 TWP REVIEW

Crain Engineering, LLC
Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620
Phone: (231) 947-7255
Cell: (231) 632-4207
email: crainengineeringllc@gmail.com

JOB NUMBER:
137519
SHEET C-0

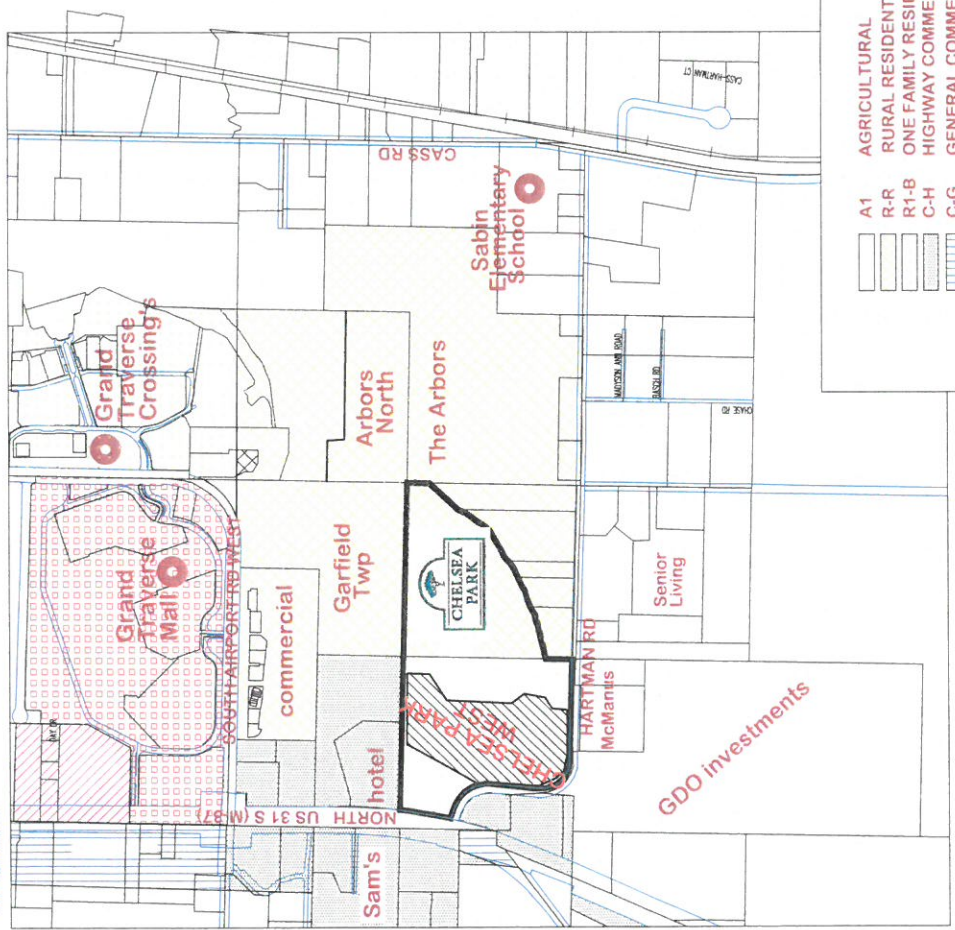




DRWN BY: WLC
 DESN BY: WLC
 DATE: 06-05-2019
 REV DATE: 07-23-19 TWP REVIEW

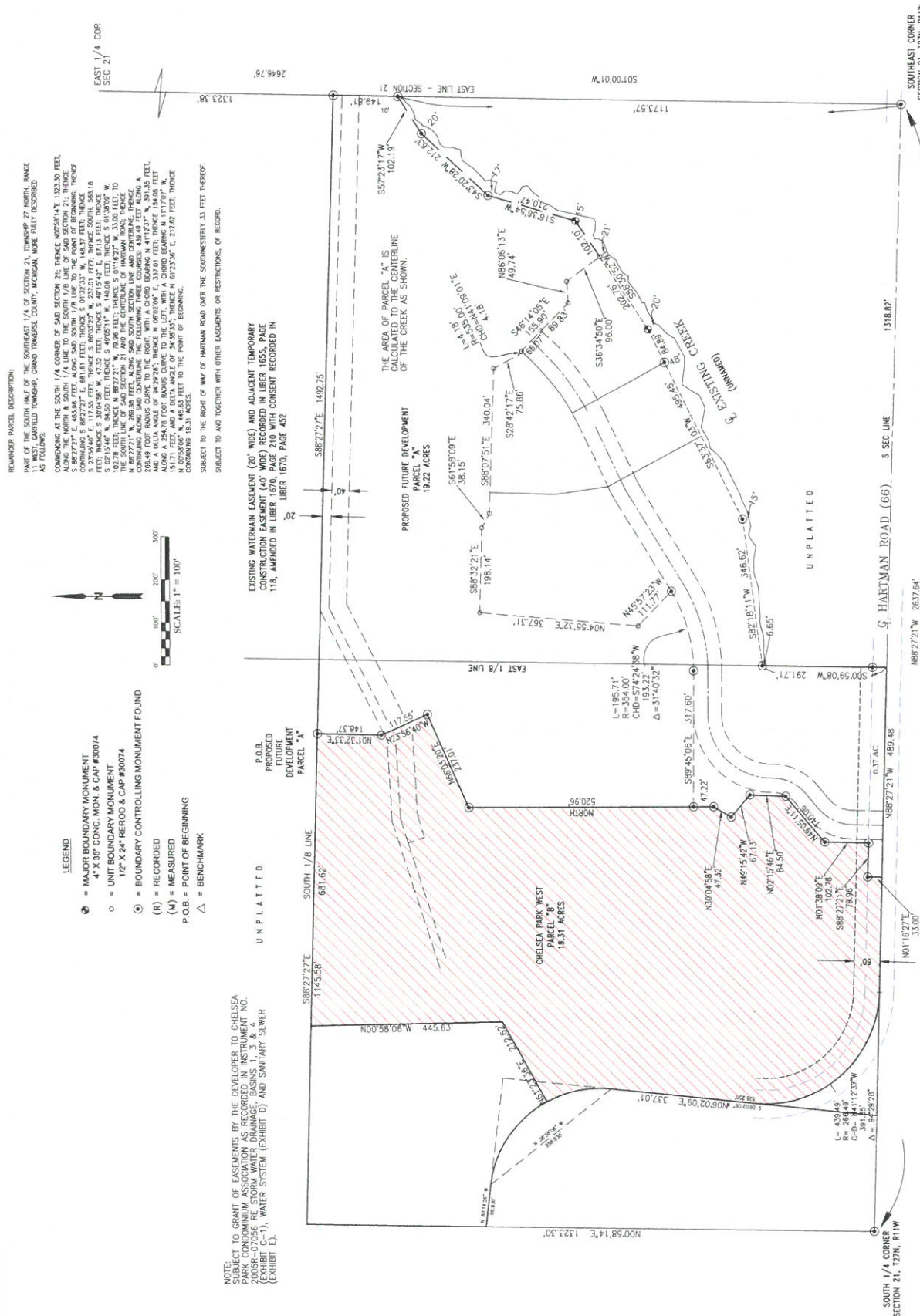
VICINITY MAP / EXISTING ZONING DISTRICTS
 CHELSEA PARK WEST PUD
 SECTION 21 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

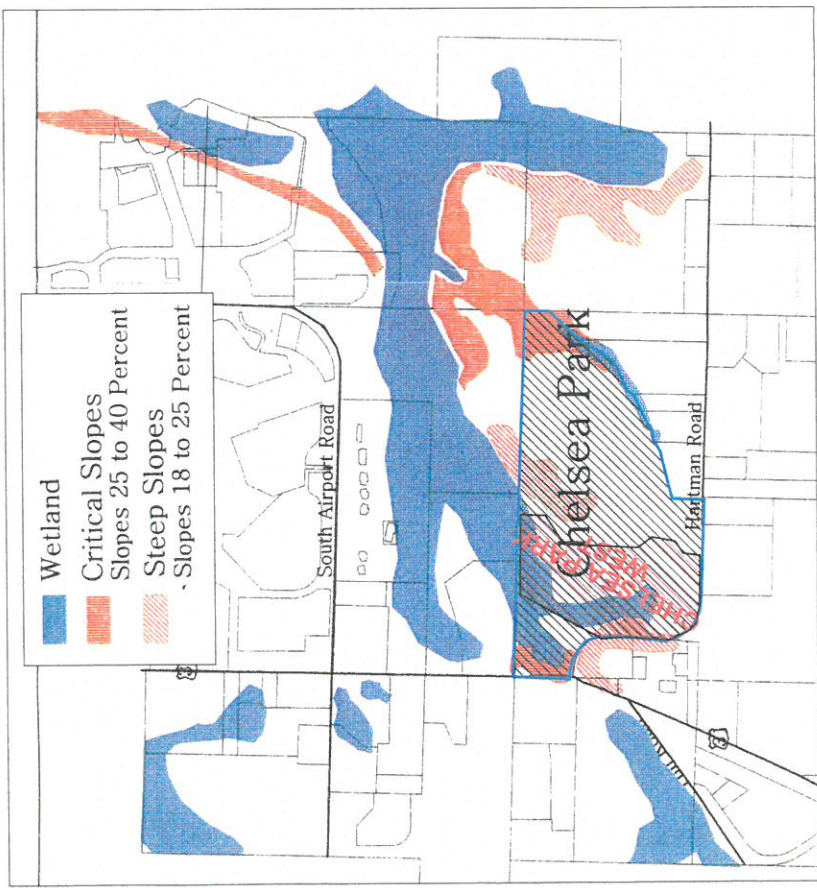
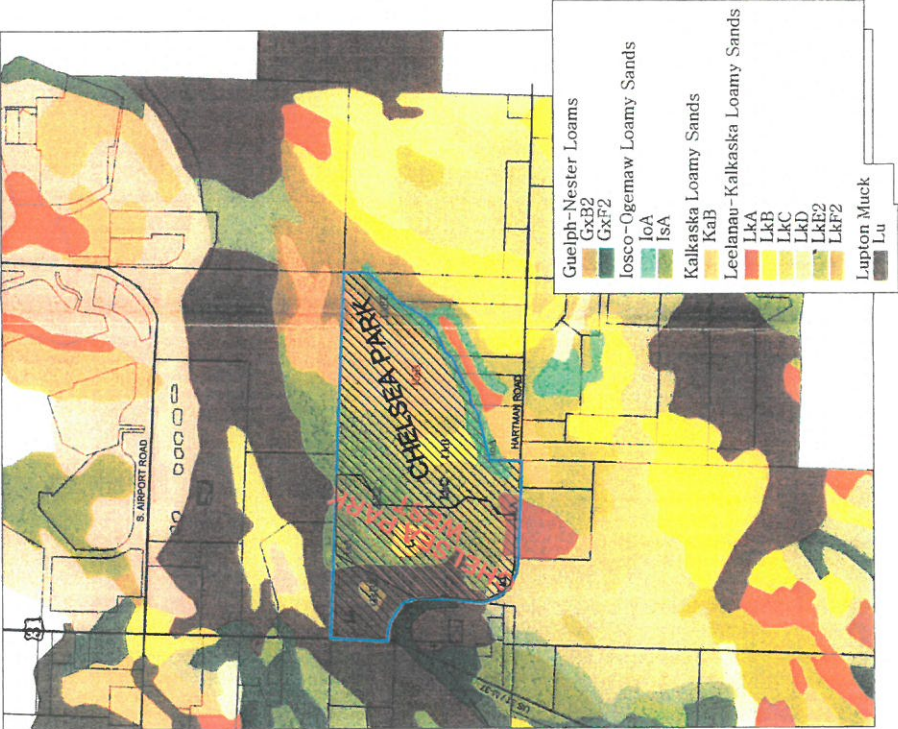
ASR NUMBER
 137519
 SHEET C-1

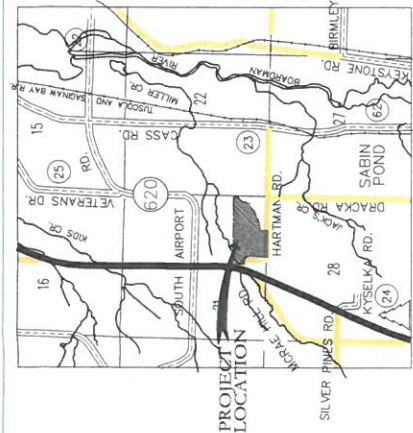


- | | |
|------|------------------------|
| A1 | AGRICULTURAL |
| R-R | RURAL RESIDENTIAL |
| R1-B | ONE FAMILY RESIDENTIAL |
| C-H | HIGHWAY COMMERCIAL |
| C-G | GENERAL COMMERCIAL |
| CP | PLANNED SHOPPING |

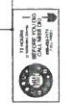
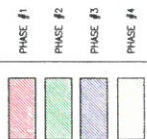
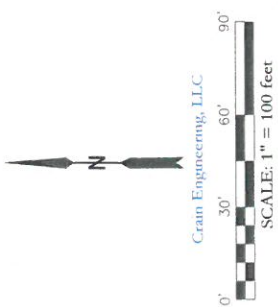
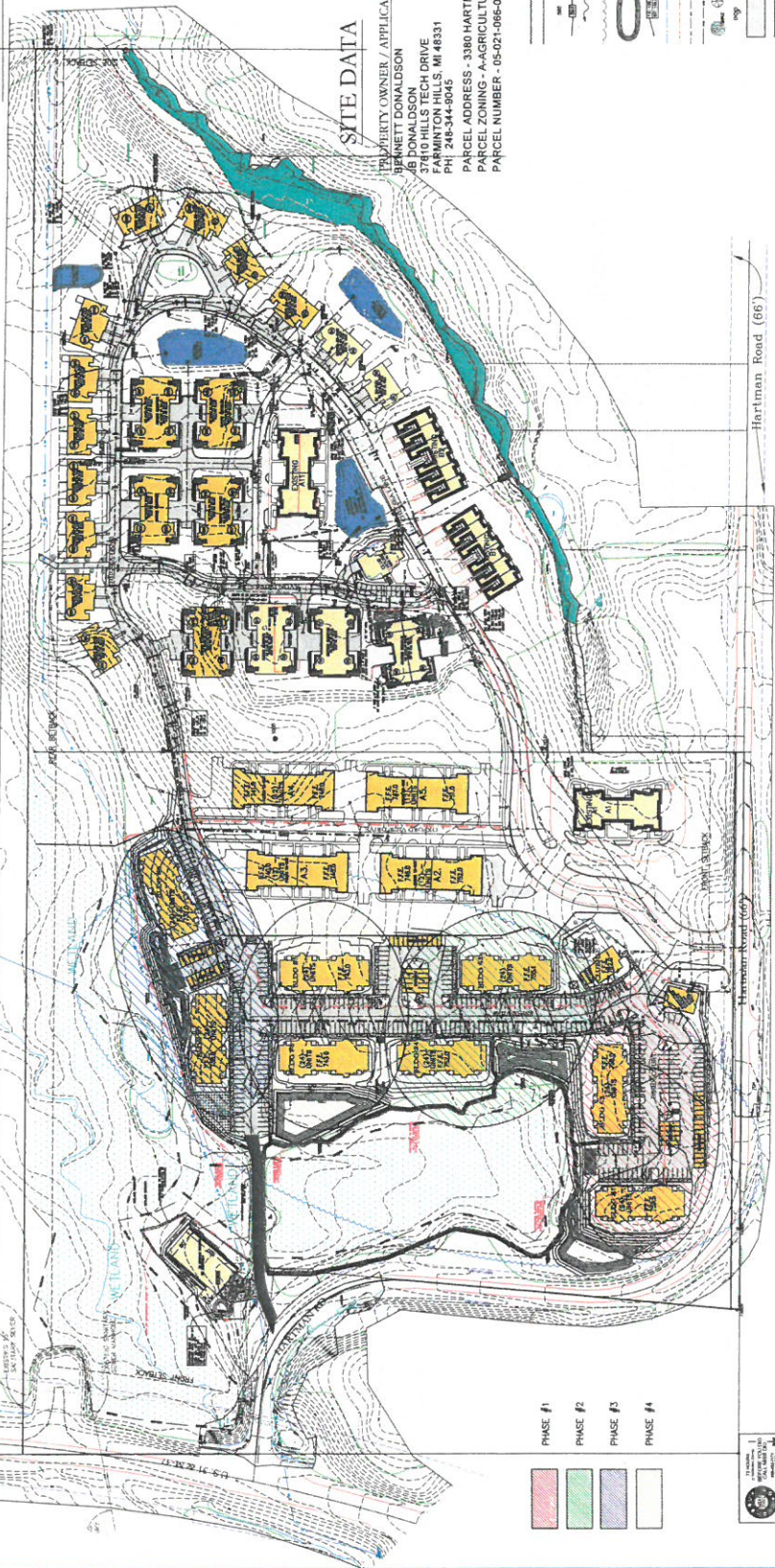


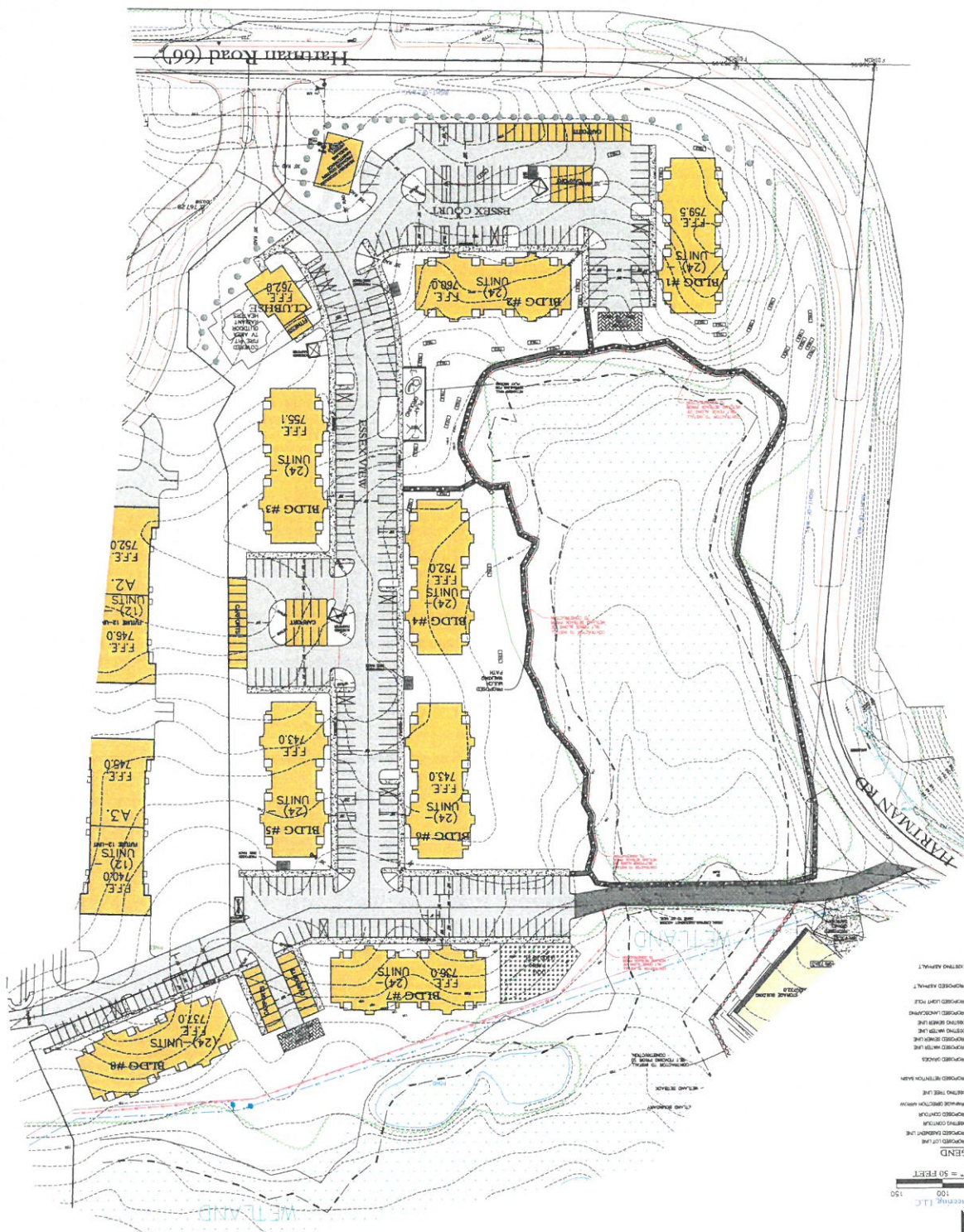




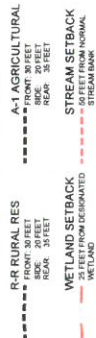


LOCATION MAP

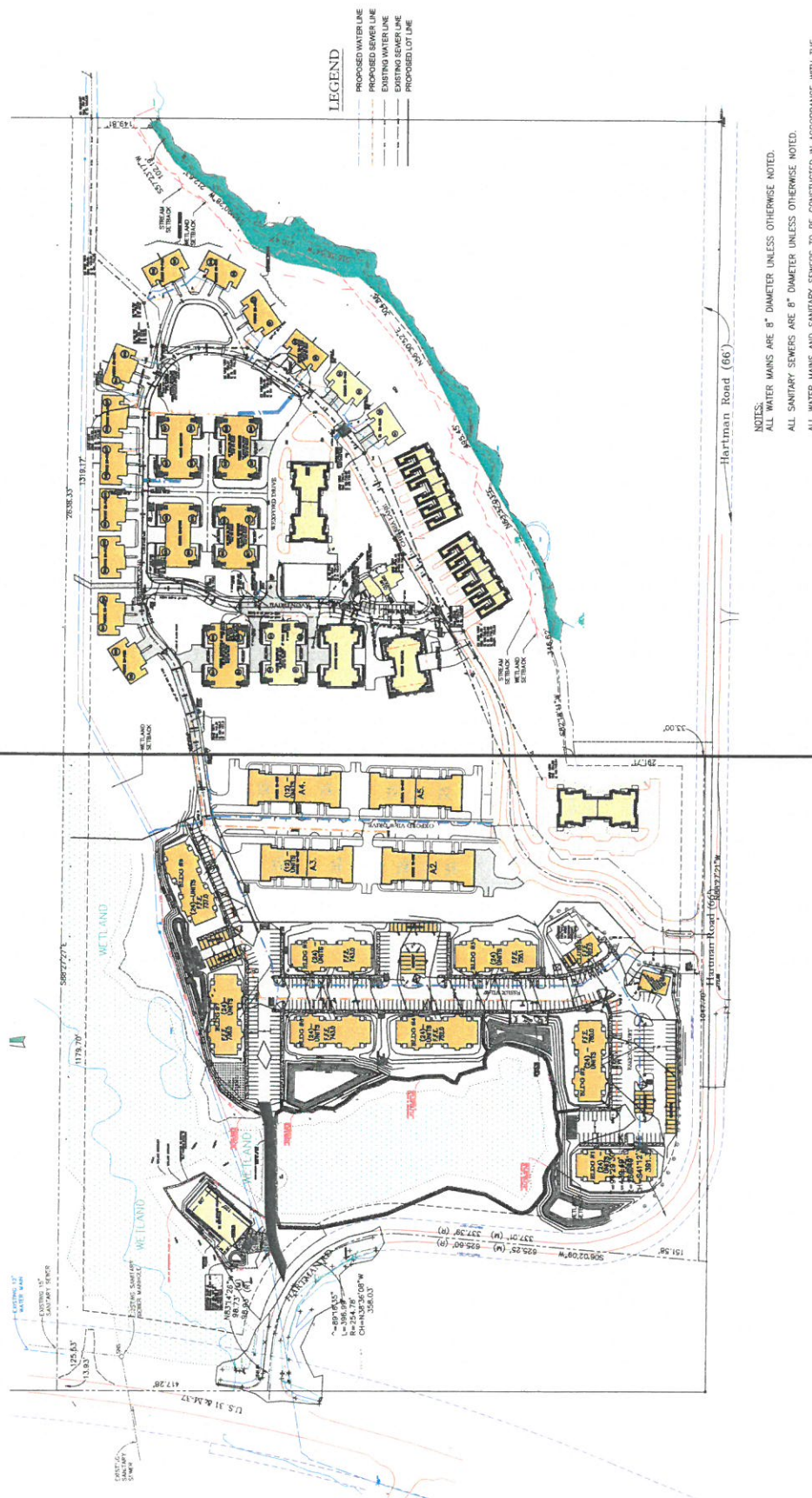
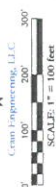


SITEPLAN
CHELSEA PARK WEST

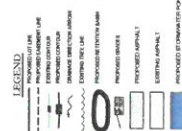
SETBACK REQUIREMENTS



A-1 AGRICULTURAL ZONING ↔ R-R RURAL RESIDENTIAL ZONING

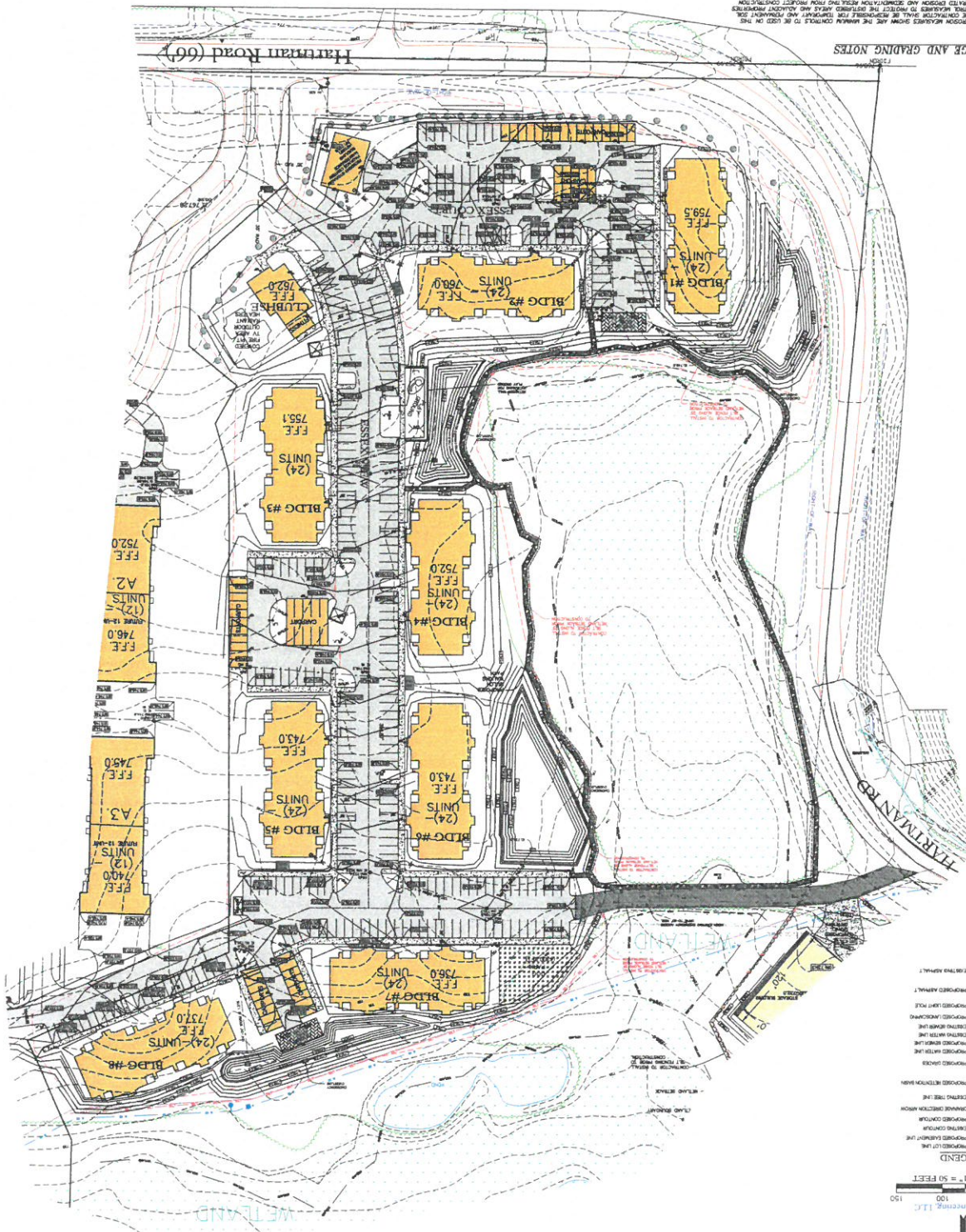


NOTES:
1. ALL WATER MAINS ARE 8" DIAMETER UNLESS OTHERWISE NOTED.
2. ALL SANITARY SEWERS ARE 8" DIAMETER UNLESS OTHERWISE NOTED.
3. ALL WATER MAINS AND SANITARY SEWERS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT GRAND TRAVERS COUNTY GOW SPECIFICATIONS.
4. ALL WATER MAINS AND SANITARY SEWERS WILL BE CONSTRUCTED IN PHASES AS BUILDINGS ARE CONSTRUCTED.
5. MINIMUM 1' FOOT WIDE EASEMENTS FOR WATER MAIN AND SANITARY SEWERS WILL BE MAINTAINED.

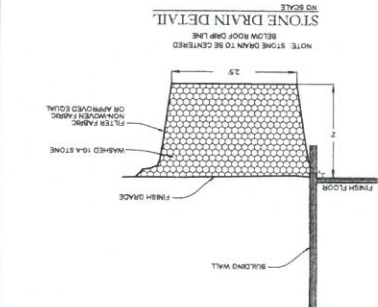
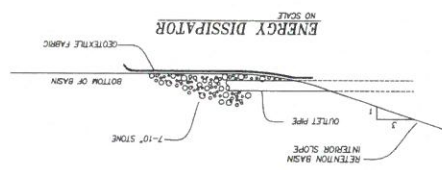
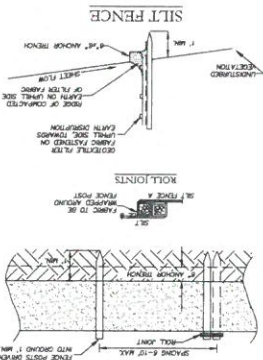
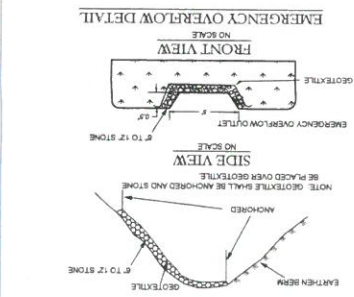
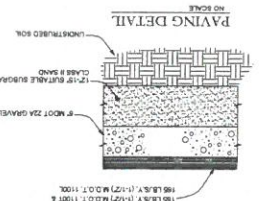
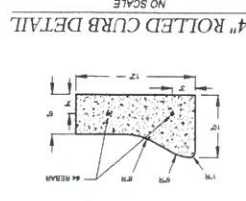
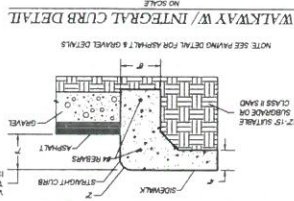
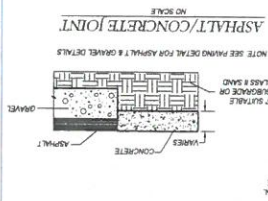




DRAINAGE AND GRADING NOTES

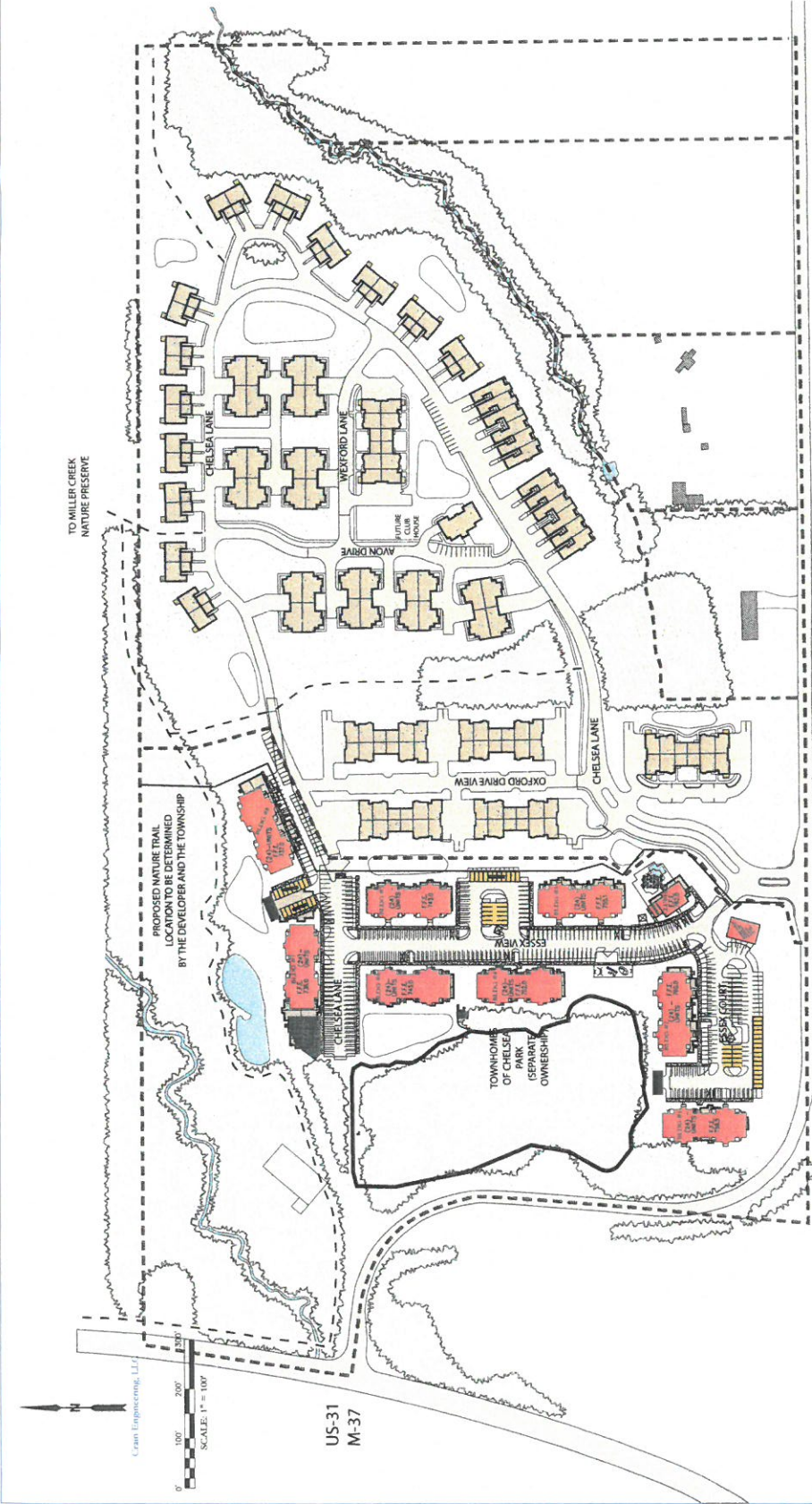


SESC PLAN
CHELSEA PARK WEST

[illegible][illegible]

Variable	Mean	SD	Minimum	Maximum
Age	35.2	12.5	18	65
Gender	Male: 65.2%			
Marital Status	Married: 78.5%			
Education	High School: 15.2%			
Occupation	Manager: 32.1%			
Income	\$45,000	\$15,000	\$20,000	\$80,000
Health Status	Good: 60.5%			
Exercise Frequency	3 times/week	2	1	5
Dietary Habits	Vegetarian: 25.3%			
Stress Level	High: 45.8%			
Sleep Quality	Good: 55.1%			
Family Size	2.5	1.2	1	5
Home Ownership	Owned: 72.4%			
Commute Time	25 minutes	10	10	45
Work Hours	40 hours/week	5	35	45
Job Satisfaction	7.5/10	2	5	10
Life Satisfaction	8.2/10	2	6	10

[illegible][illegible][illegible][illegible][illegible]



CHELSEA PARK PUD
 GARFIELD TOWNSHIP
 GRAND TRAVERSE COUNTY, MI

- LEGEND**
- Water
 - Detention Ponds
 - Pavement / Sidewalk
 - Wooded Area
 - Property Boundary
 - Nature Trails

CHELSEA PARK WEST
 APPROVED DENSITY = 172 UNITS
 (TOWNHOMES OF CHELSEA PARK)
 PROPOSED DENSITY = 192 UNITS
 REQUESTED AN ADDITIONAL 20 UNITS
 PROPOSED AMENITIES FOR INCREASED DENSITY:
 COMMUNITY AREAS(3), PLAYGROUND, DOG PARK,
 WALKING PATH(0.3 MILES), CLUB HOUSE

PHASING SCHEDULE

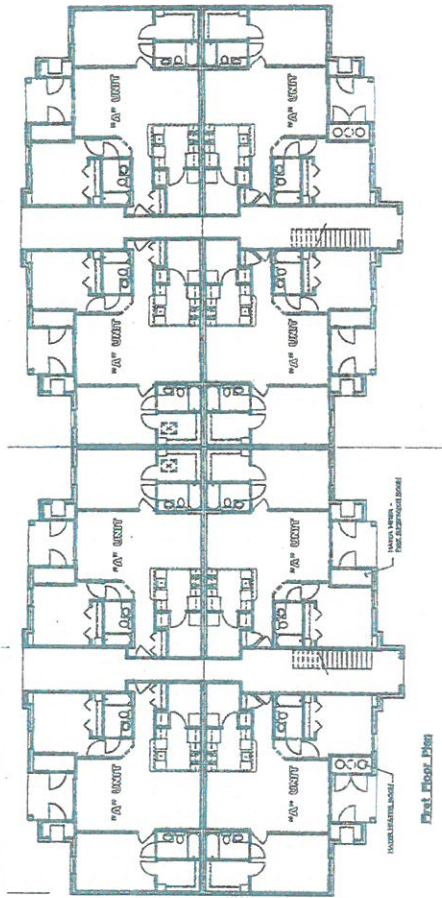
	Total	I	II	III	IV	V*	VI*
Chelsea Park Place	72	12	12	0	0	0	48
Chelsea Park Villas	24	12	12	0	0	0	0
Chelsea Park Courtyards	32	0	0	12	20	0	0
Chelsea Park Manors	26	0	0	4	22	0	0
Townhomes of Chelsea Park (separate ownership)	172	24	24	16	42	48	0
	326						

*Future Clubhouse will be Phase IV

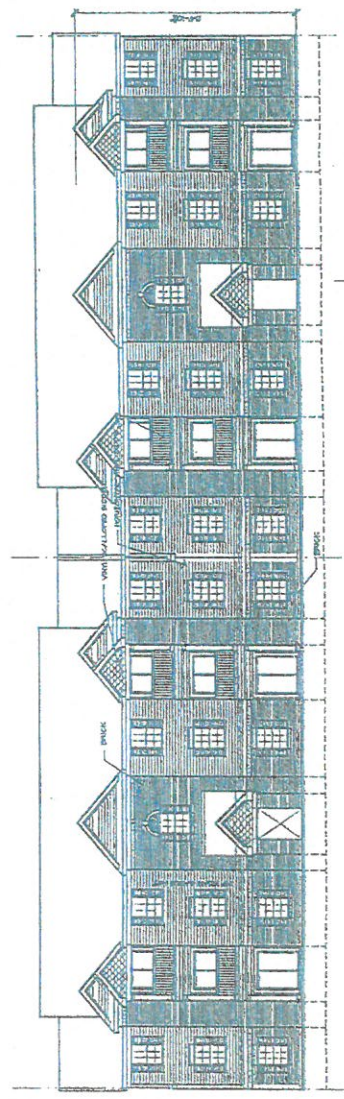
ARCHITECTURAL PLANS
CHELSEA PARK PUD WEST
SECTION 21 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

DRAWN BY: WLC
CHECKED BY: WLC
DATE: 08-05-2019
REV DATE: 07-23-2019 TWP REVIEW

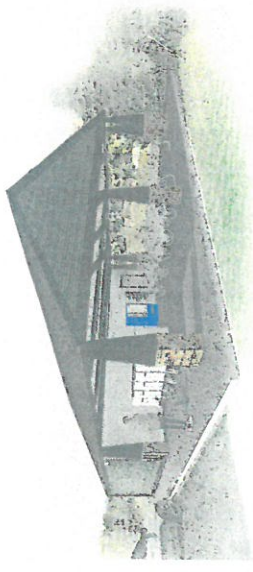
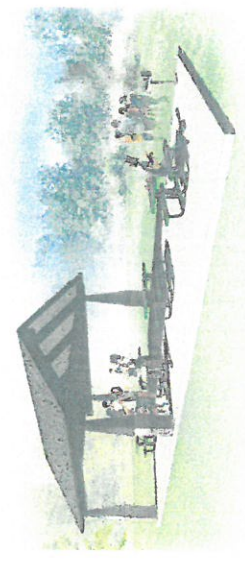
Crain Engineering, LLC
Engineering, Consulting, & Design
7622 Bort Road
Buckley, MI 49620
Phone: (231) 947-7255
Cell: (231) 632-4207
email: crainengineeringllc@gmail.com

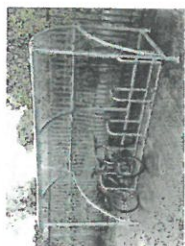


First Floor Plan



Front Elevation, Context

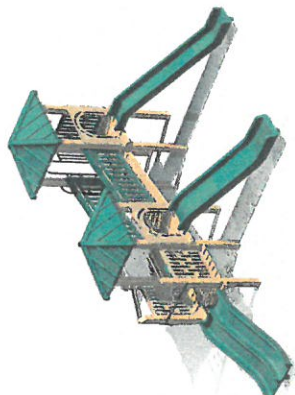




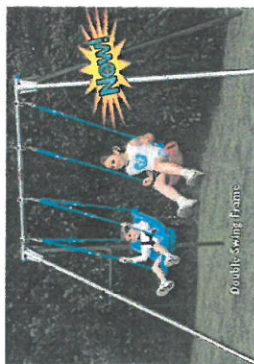
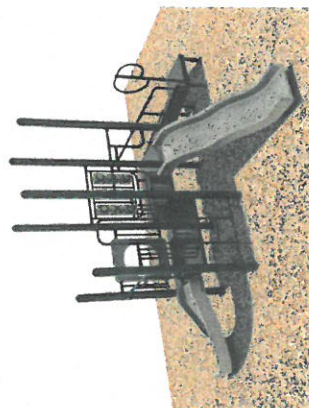
10 Cycle Curved Shelter with roof rack

- Our most popular bicycle shelter
- Heavy duty galvanized tubular steel framework - 10 year structural guarantee
- High security 7' cast ramps which allow the bicycle frame to be securely locked in position
- Optional powder coated paint finish
- Optional powder coated paint finish

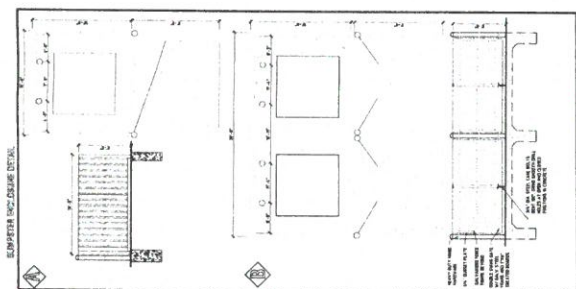
- 4 Cycle Curved Shelter - 2.3m x 1.58m x 2.2m
- 8 Cycle Curved Shelter - 3.6m x 1.58m x 2.2m
- 12 Cycle Curved Shelter - 4.9m x 1.58m x 2.2m
- 16 Cycle Curved Shelter - 6.2m x 1.58m x 2.2m
- 20 Cycle Curved Shelter - 7.5m x 1.58m x 2.2m
- 24 Cycle Curved Shelter - 8.8m x 1.58m x 2.2m



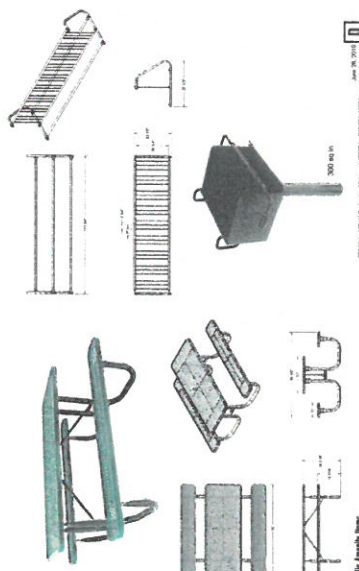
PLAYGROUND PRICES BY WILLYGOAT
 HOME & OUTDOOR



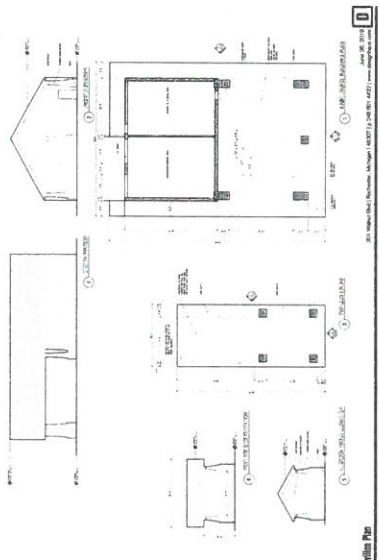
Double Swing Frame



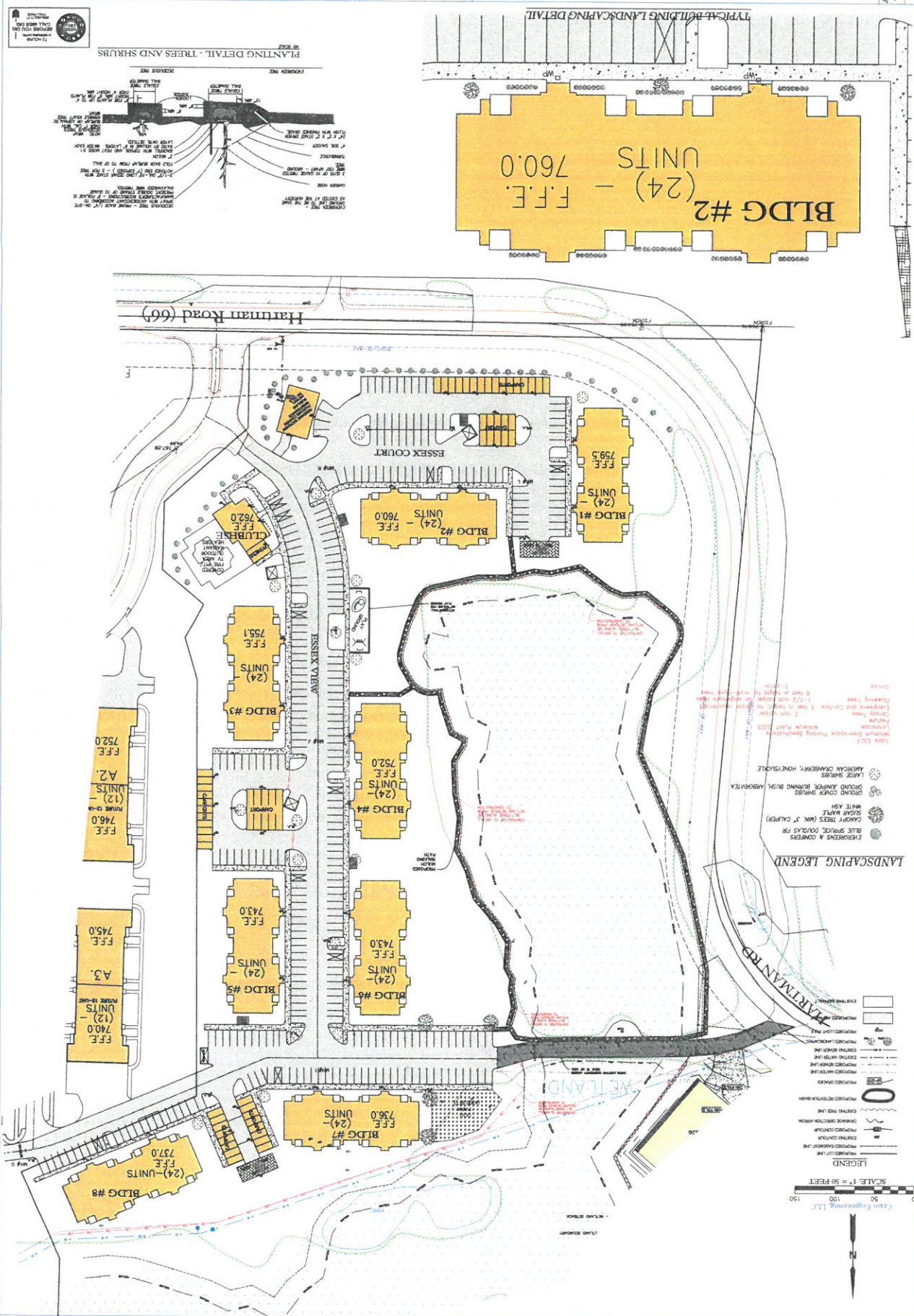
2. RESUME CONTAINER W/CHICKEN




Public Assembly Area



Public Area



 Charter Township of Garfield Planning Department Report No. 2019-105		
Prepared:	August 7, 2019	Pages: 2
Meeting:	August 14, 2019 Planning Commission	Attachments: <input type="checkbox"/>
Subject:	Grand Traverse Leisure – Proposed Outdoor Display Site Plan Review Application	
Applicant:	Don Alford	
Owner:	Bonnie Beckman	
File No.	SPR-2019-03	
Parcel No.	05-060-002-00	

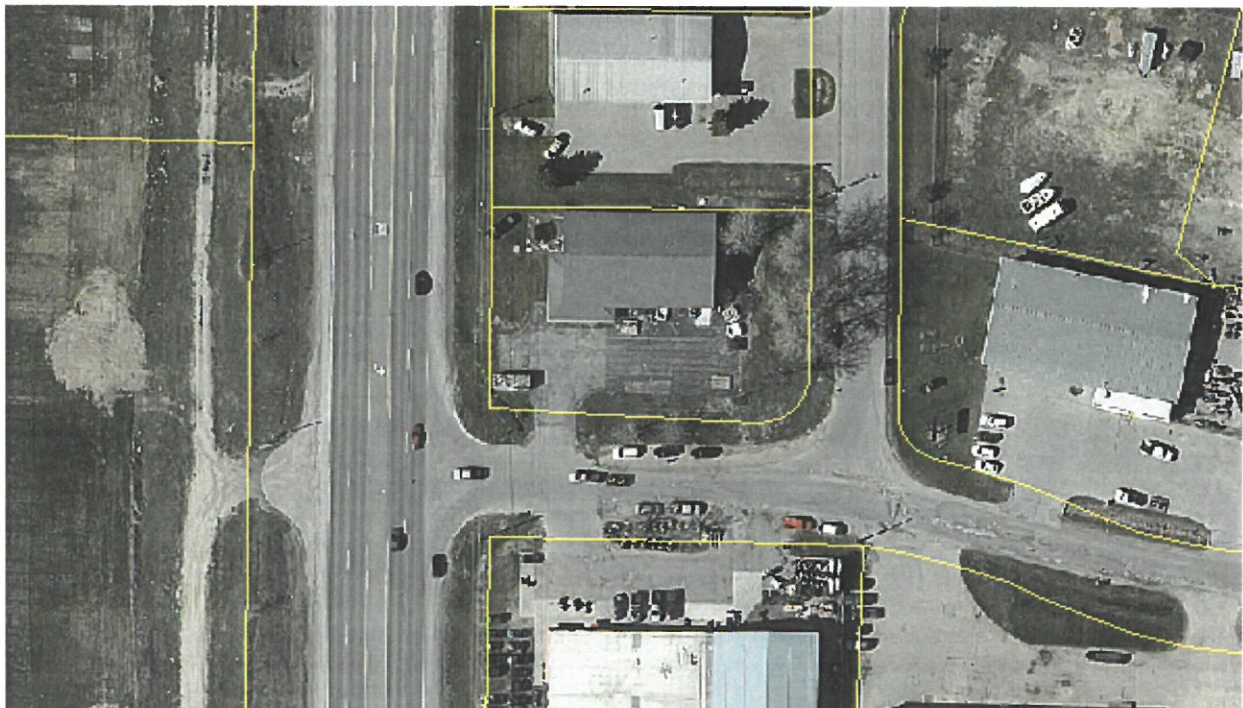
PURPOSE OF APPLICATION:

The application requests site plan review for a proposed outdoor display at the existing Grand Traverse Leisure site. The site is currently used for commercial retail and the application describes their desire to designate two areas for outdoor display of some large items.

One display area is already an impervious surface as three parking spaces to the left of the entrance drive and would be converted from asphalt to concrete. The other display area would be newly constructed of concrete and consist of approximately 900 square feet of new impervious surface in the front yard. New landscaping is also proposed along the front lot line.

SUBJECT PROPERTY:

The site is located at 565 W. Blue Star Drive, east of US-31 and north of S. Blue Star Drive. The site is zoned C-G General Commercial and bordered by other sites zoned C-G to the west (across US-31), north, and south, and sites zoned I-G General Industrial to the east.



Aerial view of subject property (north facing up)

BACKGROUND:

Section 613 A. (1) (c) of the Zoning Ordinance allows the Planning Commission to “approve designated areas of product display for large inventory items (boats, campers, trailers, snowmobiles, RV’s, swing sets, or similar items) or sales of natural vegetation in the front yard or side yard area for commercial uses, if permitted in the district.” Retail establishments are permitted in the C-G district, so the Planning Commission may approve an area for product display if it finds such area appropriate.

The Planning Commission first reviewed this application at the July 10, 2019 meeting. At the time, there was confusion over how to interpret the exact language of certain parts of the Zoning Ordinance. The applicant withdrew the application at that meeting with the understanding that this proposal could not be considered by the Planning Commission. After further review of the Zoning Ordinance, the proposal is eligible for consideration, and some sections of the Zoning Ordinance that were cited in the previous review actually do not apply to this case. At the July 24, 2019 meeting, these issues were clarified and it was determined the proposal would return to the Planning Commission at the August 14, 2019 meeting.

SITE PLAN REVIEW CRITERIA:

An administrative site plan or site development plan shall conform to all provisions of this ordinance and to the following site development standards which shall be reflected on the site plan:

- a) **Site Design.** All buildings and structures shall be designed to be harmonious with the character of the neighborhood. The site design shall minimize adverse effects upon adjacent sites. The application includes proposed landscaping along the front lot line in the form of a 2-foot tall hedge row 10 feet away from the display area. This hedge row would not interfere with the grass on the rest of the yard or the existing septic field. The site plan does not indicate any details about the proposed hedge row. Based on the site having about 130 feet of frontage without landscaping, about 35-40 plantings of a hedge shrub, such as a grow-low sumac or similar, would provide the desired screening.

Based on Section 530.H of the Zoning Ordinance, the Planning Commission as the approving body for this site plan may waive or adjust any requirement in Section 530 Greenspace Areas, Generally.

- b) **Impervious Surfaces.** The total impervious surface should be limited on the site to the extent practical. The total amount of new impervious surface is just over 900 square feet.

RECOMMENDATION:

If the Commissioners are comfortable with the proposed display area as described, then the following motion is recommended:

MOTION THAT application SPR 2019-03 BE APPROVED, subject to the following conditions:

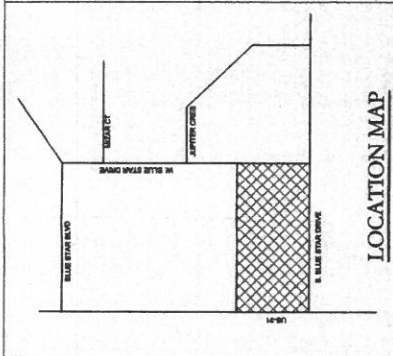
1. A final site plan shall be submitted administratively, which shall contain the landscaping details including which species, how many of each, the spacing at planting, maintenance considerations, and any other details necessary to comply with the planting material requirements of the Zoning Ordinance.

Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bolt Road
 Buckley, MI 49620
 Phone: (231) 947-7256
 Cell: (231) 632-4207
 email: crainengineeringllc@gmail.com

REV DATE:
 DATE: 06-05-2019
 DSGN BY: WLC
 DRWN BY: WLC

SITEPLAN - PATTO DISPLAY
GRAND TRAVERSE LEISURE
 SECTION 33 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP., GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:
140619
 SHEET C-1



SITE DATA

PROPERTY OWNER:
 BONNIE BECKMAN
 4000 PENINSULA SHORE
 1500 WEST BLUE STAR DRIVE
 TRAVERSE CITY, MI 49606
 PH: 231-946-1825

APPLICANT:
 DON ALFORD
 GRAND TRAVERSE LEISURE
 1500 WEST BLUE STAR DRIVE
 TRAVERSE CITY, MI 49606

PARCEL ADDRESS: 688 WEST BLUE STAR DRIVE
PARCEL ZONING: C-G GENERAL COMMERCIAL
PARCEL NUMBER: 06-090-003-000

SETBACKS:
 FRONT - 40'
 SIDE - 10% LOT WIDTH N.T.E. 25'
 REAR - 10% LOT DEPTH N.T.E. 25'

PROPOSED:
 CONCRETE PATTO AREA FOR DISPLAY OF HOT TUBS, SPAS,
 OUTDOOR ENCLOSURES

PARKING:
 EXISTING PARKING AREA TO REMAIN WITH NO CHANGES. EXISTING
 PARKING AREA HAS 19 SPACES

PROPERTY DESCRIPTION:
 LOT 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104

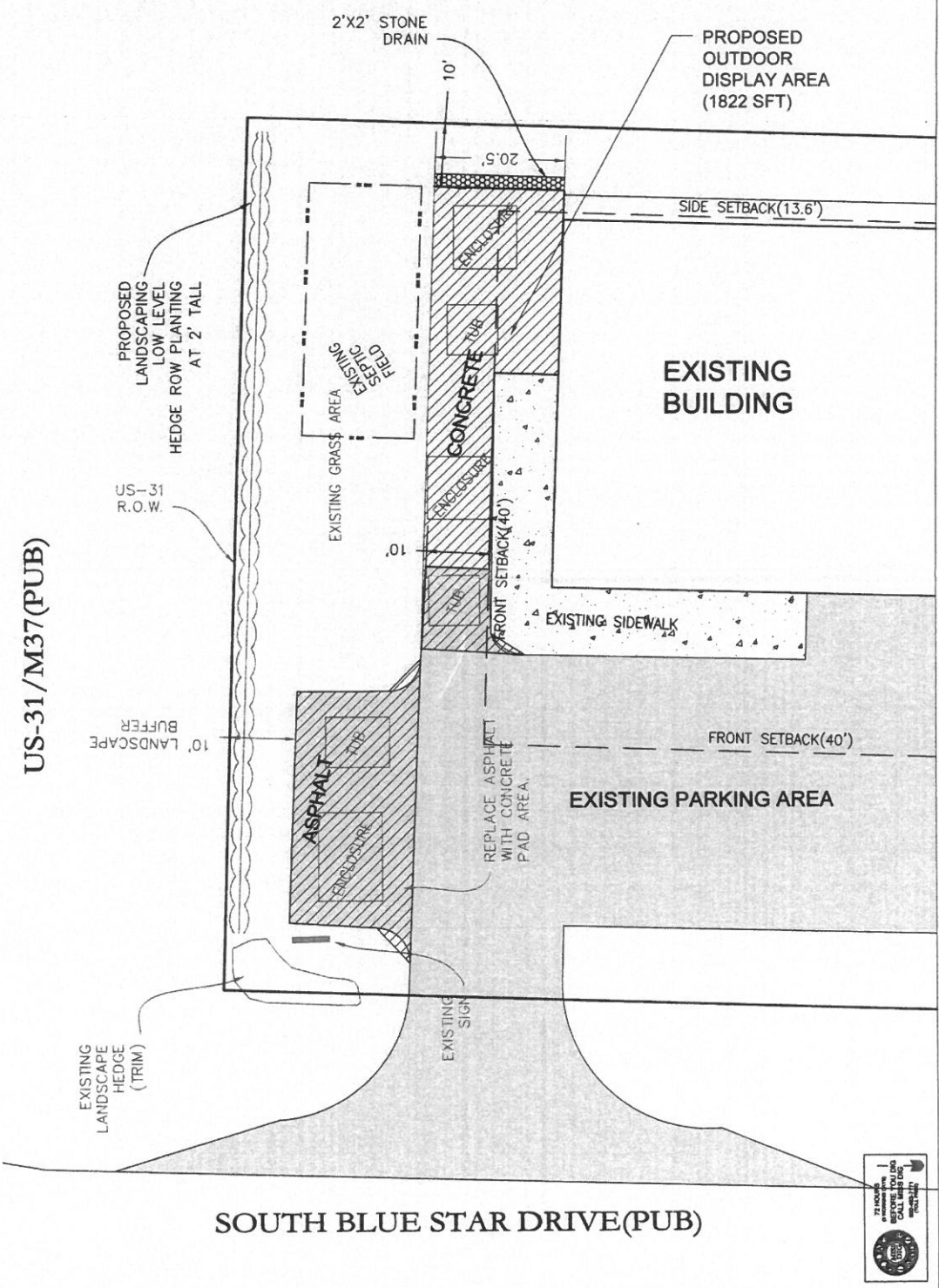
Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bott Road
 Buckley, MI 49620
 Phone: (231) 947-7255
 Cell: (231) 632-4207
 email: crainengineeringllc@gmail.com



DRWN BY: WLC
 DSGN BY: WLC
 DATE: 07-25-2019
 REV DATE:

SITEPLAN - PATIO DISPLAY
 SECTION 33 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

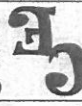
JOB NUMBER:
140619
 SHEET **C-2**



Crain Engineering, LLC
 SCALE: 1" = 10 FEET



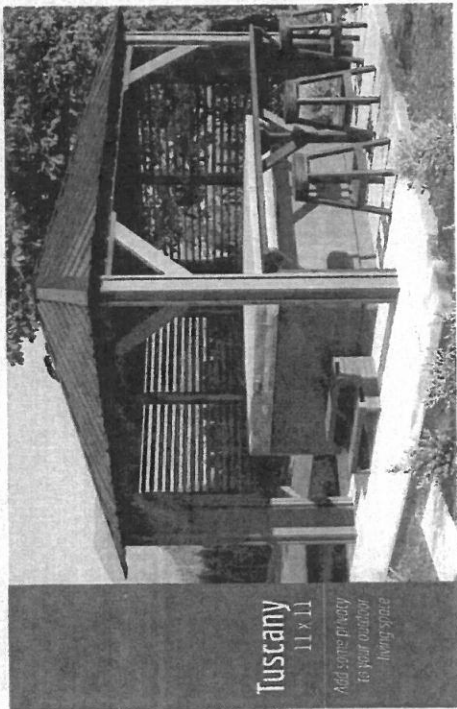
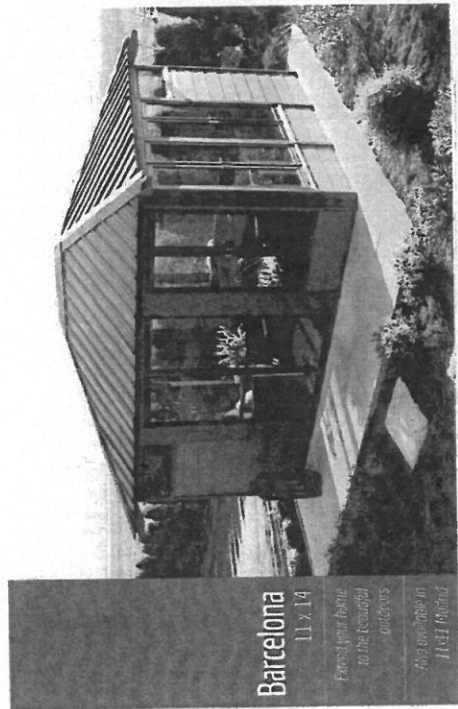
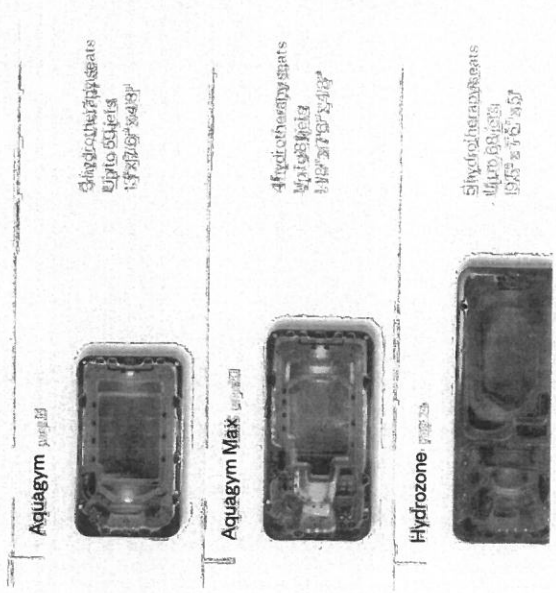
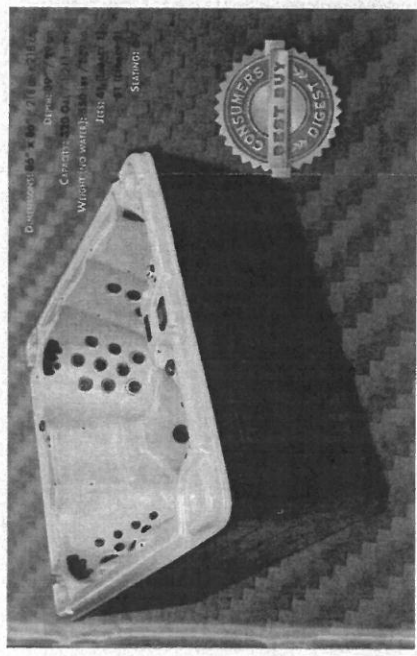
Crain Engineering, LLC
 Engineering, Consulting, & Design
 Phone: (231) 947-7255
 Cell: (231) 632-4207
 email: crainengineeringllc@gmail.com




DRWN BY: WLC
 DSGN BY: WLC
 DATE: 07-25-2019
 REV DATE:

ENCLOSURE/SPA DETAILS
 GRAND TRAVERSE LEISURE
 SECTION 33 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP, GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:
140619
 SHEET **C-3**



 Charter Township of Garfield Planning Department Report No. 2019-95			
Prepared:	August 1, 2019	Pages:	3
Meeting:	August 14, 2019 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Traverse City Senior Living-Conceptual Review		
Applicant:	Jeff Black/Ryandrew LLC		

STAFF COMMENT:

This application is for conceptual review of a proposed Planned Unit Residential Development application for a senior housing complex located on North Long Lake Road at the southwest corner of North Long Lake Road and Harris Road.

The property is mostly open, rolling land with clusters of existing trees. A portion of the property has been previously used for sand and gravel mining. The surrounding area is a mix of open land, forested areas and low density single family residential. The proposed Harris Hills residential site condominium is proposed to the west of the subject property.

The proposed development would be comprised of the following:

- One main, two-story building complex containing 50 independent living units, 60 assisted living units and a commons area with kitchen
- One one-story building contain 24 memory care units
- 20 duplexes for independent senior living (40 total units)
- One maintenance building
- One gazebo on a proposed pond feature at the center of the site

Based on this configuration, 174 total units are proposed.

Zoomed-out aerial photo of subject property (property lines highlighted in red with the development area highlighted in blue):



Zoomed-in aerial photo of subject property (development area highlighted in blue):



Parcel Configuration

The subject parcel (05-008-022-03) is approximately 170 acres and extends from south of Harris Road north to Cedar Run Road. The area proposed for development is a subarea of the parcel and covers approximately 35 acres. Any approval would only apply to the development area.

Development Approval

The property is zoned A-Agricultural. The property is designated Agricultural/Rural Land by the Master Plan. The applicant is considering Planned Unit Residential Development (PURD). After further review by staff, a PURD application would not be acceptable at this site since the property is not zoned residential. However, a Planned Unit Development (PUD) application could be considered where the site meets one (1) or more of the following criteria:

- a) Mixed or varied uses are proposed that cannot be achieved under a single zoning district;
- b) The site exhibits unusual topography or a unique setting within the community;
- c) Innovation and variety of design are proposed that are not achievable under the current zoning districts of this ordinance;
- d) Additional amenities are made possible by and incorporated within the development;
- e) A substantial public benefit is proposed within or as a result of the project;
- f) A cross-jurisdictional development is proposed that warrants flexibility in terms of design and layout.

The proposed density is 4.9 units per acre. In comparison with other PUDs in the vicinity, the Lone Tree PUD is approximately 3.4 units per acre and the Brookside Commons PUD is approximately 4.8 units per acre.

Vehicular Access and Circulation

The site is proposed to have direct access from North Long Lake Road and Harris Road. A circular road is proposed with two cul-de-sacs off the circular road. While no access is being proposed to the west, the subject property abuts the area planned for the extension of Zimmerman Road north to Harris Road. Additional right-of-way will most likely be needed to provide for the extension of Zimmerman Road.

Pedestrian Access and Circulation:

Walking paths and sidewalks would be recommended within the development. Section 522 of the Ordinance states public pathways shall be constructed for all new development, re-developments, and amendments to previously approved site development plans, including substantial additions or improvements to existing buildings with a construction cost of twenty thousand dollars (\$20,000.00) or more within a twelve month period. The type of pathway required shall be determined through the adopted Garfield Township Non Motorized Plan. According to the Non-Motorized Plan map, Long Lake Road is identified to have a bike lane/route

Vehicular and Parking

130 total parking spaces are provided. A breakdown of the parking is as follows:

- The independent living apartments are proposed to have one (1) parking space for each unit for a total of fifty (5) spaces which is acceptable.
- The assisted living facility is proposed to have one (1) parking space for every two units for a total of thirty (30) spaces which is acceptable.
- The memory care facility is proposed to have one parking space for every four (4) units for a total of six (6) spaces which is acceptable.
- Forty-four (44) parking spaces are provided for visitors and staff.

Landscaping:

Existing landscaping has been identified and will be able to be credited toward the complete landscaping plan when submitted.

Water/Sewer:

While not identified on the plan, it is assumed that the plan will utilize the existing water main and sanitary lead.

Stormwater:

A stormwater plan was not provided for this conceptual review, but one will be required as part of the formal plan submittal. A pond is proposed at the center of the subject parcel.

ACTION REQUESTED:

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

Attachments:

1. Conceptual site plan provided by applicant dated June 26, 2019

Traverse City Senior Living
TRAVERSE CITY, MI


PROPOSED SITE PLAN



Parking Count:

- Independent Living Apartments
Provided: 50 spaces
(1 space per Unit)
- Assisted Living
Provided: 30 spaces
(1 space per 2 Units)
- Memory Care
Provided: 5 spaces
(1 space per 4 Units)
- Staff/Visitor
Provided: 44 Spaces
(30 Staff/ 14 Visitor)

Total Parking Provided: 130

 Charter Township of Garfield Planning Department Report No. 2019-96			
Prepared:	August 1, 2019	Pages:	4
Meeting:	August 14, 2019 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	LaFranier Hammond Conditional Rezoning-Conceptual Review		
Applicant:	William L. Carey		

STAFF COMMENT:

This application is for conceptual review of a proposed conditional rezoning request that would facilitate construction of a 7,200-square foot gas service station, convenience store, and food service on an approximately 7.40-acre parcel at the northeast corner of LaFranier and Hammond Roads.

The subject parcel is currently undeveloped. It is mostly open with clusters of existing trees. Land to the east, north and west is undeveloped. Land to the south is occupied by commercial and industrial businesses.

The subject parcel is zoned A-Agricultural. Pursuant to the Township Master Plan, the future land use designation for the subject parcel is High Density Residential (6 to 10 units per acre).

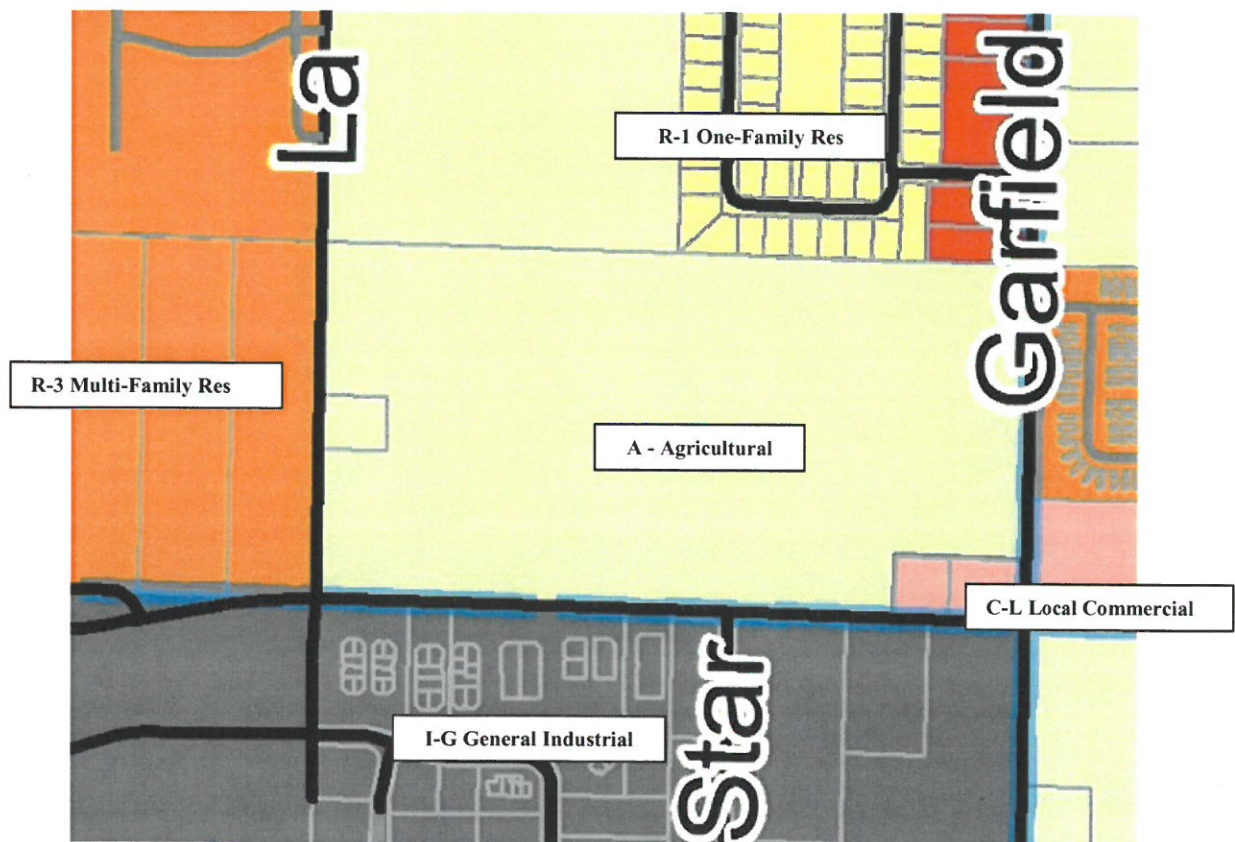
Zoomed-out aerial photo of subject property (the parent parcel property lines are highlighted in blue while the subject property lines highlighted in red):



Zoomed-in aerial photo of subject property (the parent parcel property lines are highlighted in blue while the subject property lines highlighted in red):



Zoning of the subject parcel and surrounding area is shown below:



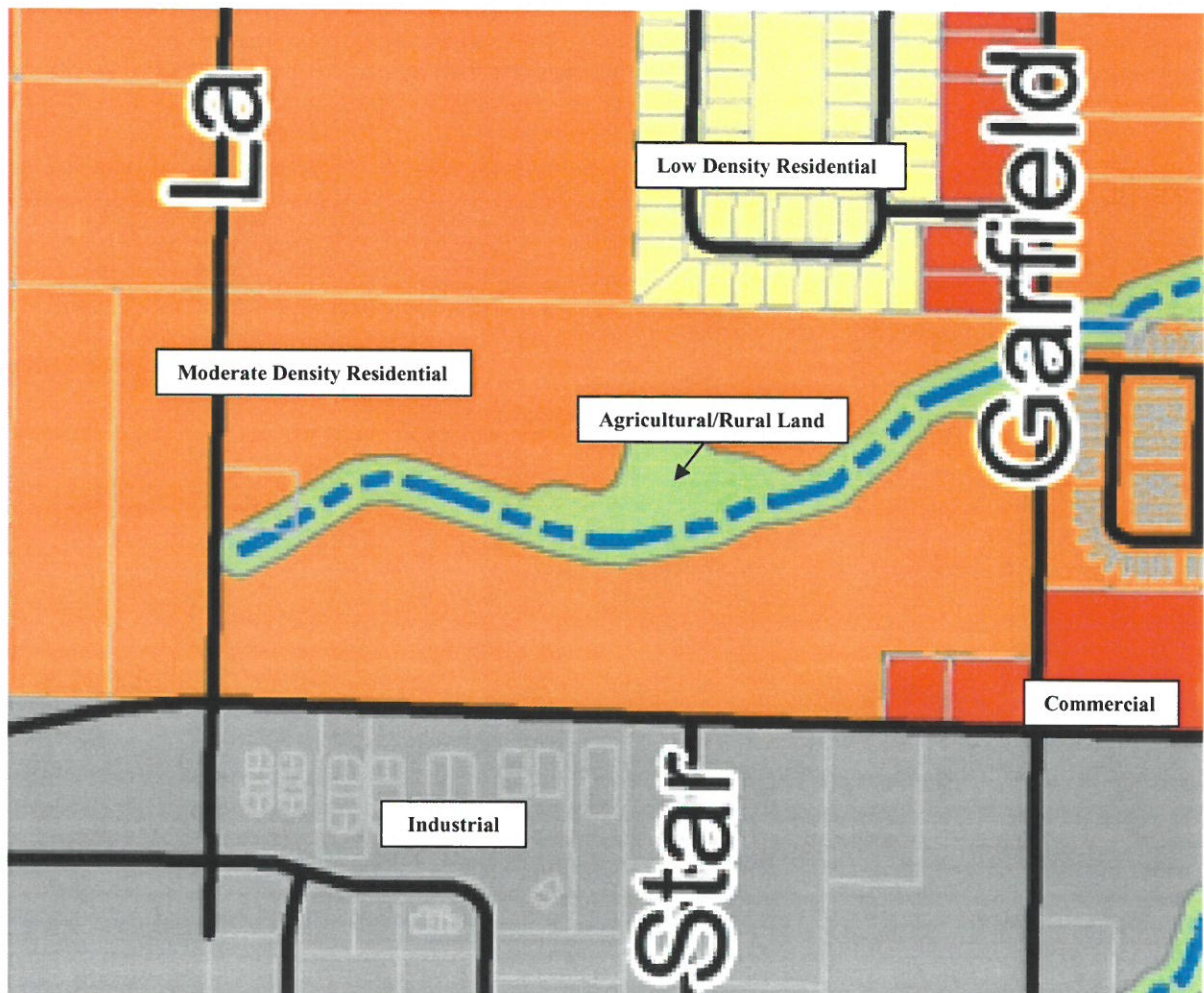
Conditional Rezoning

Pursuant to Section 422 of the Zoning Ordinance, the conditional rezoning procedure is designed to recognize that there are certain instances where it would be in the best interests of the Township, as well as advantageous to property owners seeking a change in zoning, if certain conditions could be proposed by property owners as part of a request for a rezoning. This section provides a process consistent with the provisions of the Michigan Zoning Enabling Act by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request.

An owner of land may voluntarily offer, in writing, conditions relating to the use and/or development of land for which a rezoning is requested. This offer may be made either at the time the application for rezoning is filed or may be made at a later time during the rezoning process.

The procedure for approving a conditional rezoning is the same as is required for a rezoning.

Future land use designation of the subject parcel and surrounding area is shown below:



Master Plan

The High Density Residential designation provides areas for medium- to high-density single- and two-family residential dwelling units mixed with a variety of multi-family residential dwelling types, including apartments where adequate public facilities and services exist with capacity to serve such development. The districts are composed mainly of areas containing an existing mix of these dwelling types, as well as areas within which such development appears likely and desirable. They are intended to encourage more intensive development in and near the core areas of the Township. Design should encourage a neighborhood environment for family life and include uses such as schools, places of worship, and parks that will promote a sense of community, urban vitality, and the efficient provision of infrastructure. Zoning district regulations should allow for market and design flexibility, while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and natural land areas. Most compatible zoning district for this designation is R-3 Multi-Family Residential and potentially compatible with R-1 One-Family Residential and R-2 Two-Family Residential. Land uses generally permitted in the R-3 district include residential uses, adult and child care facilities, and institutional uses. None of these districts permit commercial uses.

Access Management

Pursuant to Section 512 of the Zoning Ordinance, only one (1) driveway is permitted to a County road per existing parcel. Some relief regarding access to Hammond Road is provided in the Zoning Ordinance due to existing wetlands. In this case, one (1) driveway to Hammond Road east of the wetlands and one (1) driveway to Hammond Road west of the wetlands is permitted. However, with the parcel split made at the southwest corner of the parent parcel, any development on this site would need to be coordinated with the access for the parent parcel along Hammond Road so that only one (1) driveway is constructed west of the wetlands.

Water/Sewer Services:

Existing water main and sanitary sewer services are available nearby.

ACTION REQUESTED:

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

Attachments:

1. Exhibit A – Land survey
2. Exhibit B – Project narrative
3. Conceptual site plan provided by applicant dated June 10, 2019

Exhibit A

CERTIFICATE OF SURVEY

Legend

- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- △ NAIL SET
- ▲ NAIL FOUND
- ⊕ GOVERNMENT 1/4 CORNER
- SECTION CORNER
- ⊕ CENTER 1/4 CORNER
- (R) RECORD
- (M) MEASURED

Scale: 1" = 400'

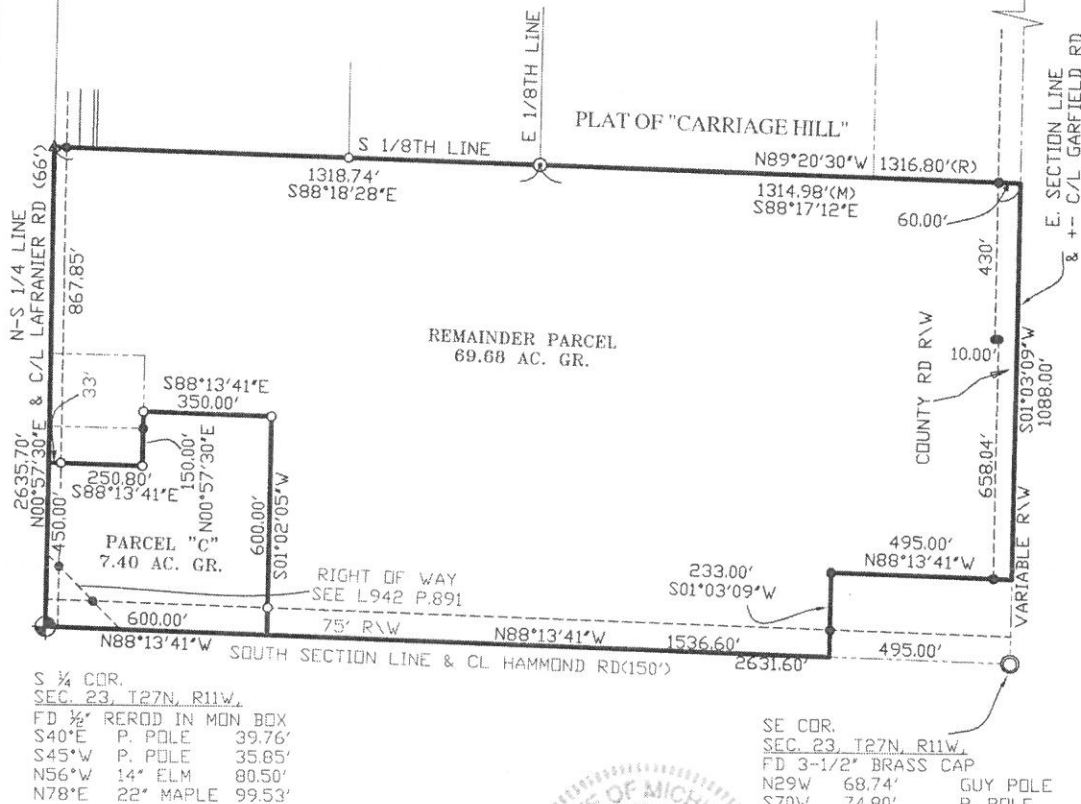
0 200 400 800

SPACE RESERVED FOR REGISTER OF DEEDS

C 1/4 COR.
SEC. 23, T27N, R11W.
IRON OF RECORD IN BOX

THIS PROPOSED PARCEL DIVISION IS
SUBJECT TO MUNICIPAL APPROVAL
PURSUANT TO THE "LAND DIVISION
ACT", P.A. 591 OF 1996, AS AMENDED.

EAST 1/4 COR.
SEC. 23, T27N, R11W.
FD 3-1/2" BRASS CAP
EAST 24.97' P. POLE
S14°E 106.04' 16" W. PINE
S62°W 49.76' 10" PEAR
N05°W 68.33' 12" MAPLE



ESTIMATED ABSOLUTE ACCURACY IS 0.20'
PER CORNER

I Jesse E. Mitchell #54433 being a Licensed Professional Surveyor, hereby
certify that I have surveyed and mapped the parcel(s) heron described and
that the relative positional precision of each corner is within the limits
accepted by the practice of professional surveying and that all the
requirements of P.A. 132 of 1970, as amended, have been complied with.

This survey plat was prepared for the exclusive use of the person, persons,
or entity named in the certificate hereon. Said certificate does not extend
to any unnamed third person without an express recertification by the
surveyor naming said third person.



BOB MITCHELL & ASSOCIATES
SURVEYING / ENGINEERING

404 West Main Street P.O. Box 306 NORTH 1ST STREET
Kingsley, MI 49649 Harrison, MI 48625
(231) 263-5463 · FAX (231) 263-7921
Toll Free in Michigan 1-800-533-6627
email jesse@mapcivilsurvey.com



Jesse E. Mitchell
Professional Surveyor No. 54433

BASIS OF BEARING: NAD 83 MI CENT SPCS

CLIENT: LOUIS G & MARVEL R LAFRANIER TRUST
C/O DIXIE ROETHLISBERGER

LOCATION:

SEC. 23,
T 27 N, R 11 W,
GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY,
MICHIGAN.

OWN. JEM	REV 01/15/2019 DATE 9.19.18	FILE NO. 20180365
OK. WPM	FLD. BK. X PG. X	SHEET 1 OF 2

DESCRIPTION

PARCEL "C"

DESCRIPTION: A parcel of land situated in the Township of Garfield, County of Grand Traverse, State of Michigan and described as follows to-wit:

Part of South One-half of the Southeast One-Quarter of Section 23, Town 27 North, Range 11 West, more fully described as Beginning at the South One-Quarter corner of said Section 23; thence North 00°57'30" East, along the North and South One-Quarter line of said section, 450.00 feet; thence South 88°13'41" East, 250.80 feet; thence North 00°57'30" East, 150.00 feet; thence South 88°13'41" East, 350.00 feet; thence South 01°02'05" West, 600.00 feet, to the South line of said section; thence North 88°13'41" West, along the South line of said section, 600.00 feet, to the Point of Beginning. Contains 7.40 Gross Acres of land.

SUBJECT TO the right of way of LaFranier and Hammond Road over and across the Westerly and Southerly portions thereof.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.

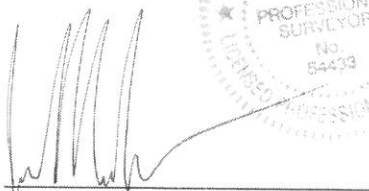
REMAINDER PARCEL

DESCRIPTION: A parcel of land situated in the Township of Garfield, County of Grand Traverse, State of Michigan and described as follows to-wit:

Part of South One-half of the Southeast One-Quarter of Section 23, Town 27 North, Range 11 West, more fully described as Commencing at the South One-Quarter corner of said Section 23; thence North 00°57'30" East, along the North and South One-Quarter line of said section and the Centerline of LaFranier Road, 450.00 feet, to the Point of Beginning; thence continuing along said One-Quarter line, North 00°57'30" East, 867.85 feet, to the South One-Eighth line of said section; thence South 88°18'28" East, along said One-Eighth line, 1318.74 feet, to the East One-Eighth line of said section; thence continuing along the South One-Eighth line, South 88°17'12" East, and boundary of Carriage Hill Plat, 1314.98 feet, to the East Section Line of said section and the Centerline of Garfield Road; thence South 01°03'09" West, 1088.00 feet, along said East Section Line; thence North 88°13'41" West, 495.00 feet; thence South 01°03'09" West, 233.00 feet, to the South Section Line and the Centerline of Hammond Road; thence North 88°13'41" West, 1536.60 feet, along said South Line; thence North 01°02'05" East, 600.00 feet; thence North 88°13'41" West, 350.00 feet; thence South 00°57'30" West, 150.00 feet; thence North 88°13'41" West, 250.80 feet, to the Point of Beginning. Contains 69.68 Gross Acres of land.

SUBJECT TO the right of way of LaFranier Road, Hammond Road, and Garfield Road, over and across the Westerly, Southerly, and Easterly portions thereof.

SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.



Jesse E. Mitchell
Professional Surveyor No. 54433



BOB MITCHELL & ASSOCIATES
SURVEYING / ENGINEERING
404 West Main Street P.O. Box 306 NORTH 1ST STREET
Kingsley, MI 49649 Harrison, MI 48625
(231) 283-5463 • FAX (231) 283-7921
Toll Free in Michigan 1-800-533-6627
email jesse@mapcivilsurvey.com

CLIENT: LOUIS G & MARVEL R LAFRANIER TRUST
C/O DIXIE ROETHLISBERGER

LOCATION:

SEC 23,
T 27 N, R 11 W,
GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY,
MICHIGAN.

OWN. JEM	REV 1.15.2019 DATE 9.19.18	FILE NO. 20180365
OK. WPM	FLD. BK. X PG. X	SHEET 2 OF 2

EXHIBIT B

Conceptual Review

Grayling Partners, LLC has been organized for the purpose of constructing a co-development gas station, convenience store and fast food restaurant with drive-thru service on the northeast corner of Hammond Road and LaFranier Road. The site is under contract and a lot split, creating the seven 7-acre corner subject tract has been approved by Garfield Township.

The tract is currently zoned agricultural. According to the Garfield Township Master Plan the subject parcel and its parent parcel has been designated as multi-family residential. Grayling Partners is seeking a rezoning of this parcel to general commercial.

Prior to contracting to acquire the subject parcel, Grayling Partners, LLC conducted a market study of the thoroughfares leading to and from Traverse City. The LLC determined that the subject parcel is located at an underutilized intersection given existing traffic counts, residential growth and its proximity to downtown Traverse City, the airport, shopping districts and industrial centers. The subject site lends itself well to a co-development business model.

As noted above, the property is under contract by Grayling Partners, LLC conditioned upon rezoning, special use and site plan approval. The proposed use of the 7-acre site should compliment, and not adversely affect, the current surrounding uses as well as the proposed future uses designated in the township master plan. To the immediate east and north of the 7-acre site, is the parent parcel. The parent parcel is vacant and, as indicated above, presently designated in the master plan for multi-family use. To the west of the subject parcel and adjacent to LaFranier Road there has been extensive development of multi-family housing. To the west and south of the subject site is an industrial zone with the primary occupant being the Grand Traverse County Road Commission. Immediately south of the subject site, adjacent to Hammond Road is a business commercial district.

It is important to understand that the subject site is naturally contoured so as to separate itself from the remaining portion of the parent parcel. Surrounding the 7-acre site, there is a large wooded and low line buffer zone that conforms to the lot split boundaries approved by the township. It is unlikely, given the existing natural contours, that the subject site would ever be integrated into a master development scheme utilizing the entire, and original, parent parcel.

The intersection of LaFranier and Hammond is currently not served by a co-development store. There are not any no gas stations, convenience stores, or fast food restaurants at the intersection. The site, if the use is approved by Garfield Township, will serve to compliment and satisfy the needs of the reasonably large and immediate residential population existing west and south of the subject site. As the remaining parent parcel is developed for multi-family residential, it will also be accommodated by

the convenience of gas, food and other daily life necessities present at the co-development business. Likewise, the commercial and industrial districts south and west of the development site will benefit by the services and goods offered by the co-development store.

In accord with the philosophy of Garfield Township zoning, the proposed co-development use will combat the adverse consequences such as traffic congestion, air pollution and social separation that frequently occur with vast acreages of single use zoning. The proposed rezoning will promote mixed uses. The conditional nature of the rezoning request will give the township a high degree of design control.

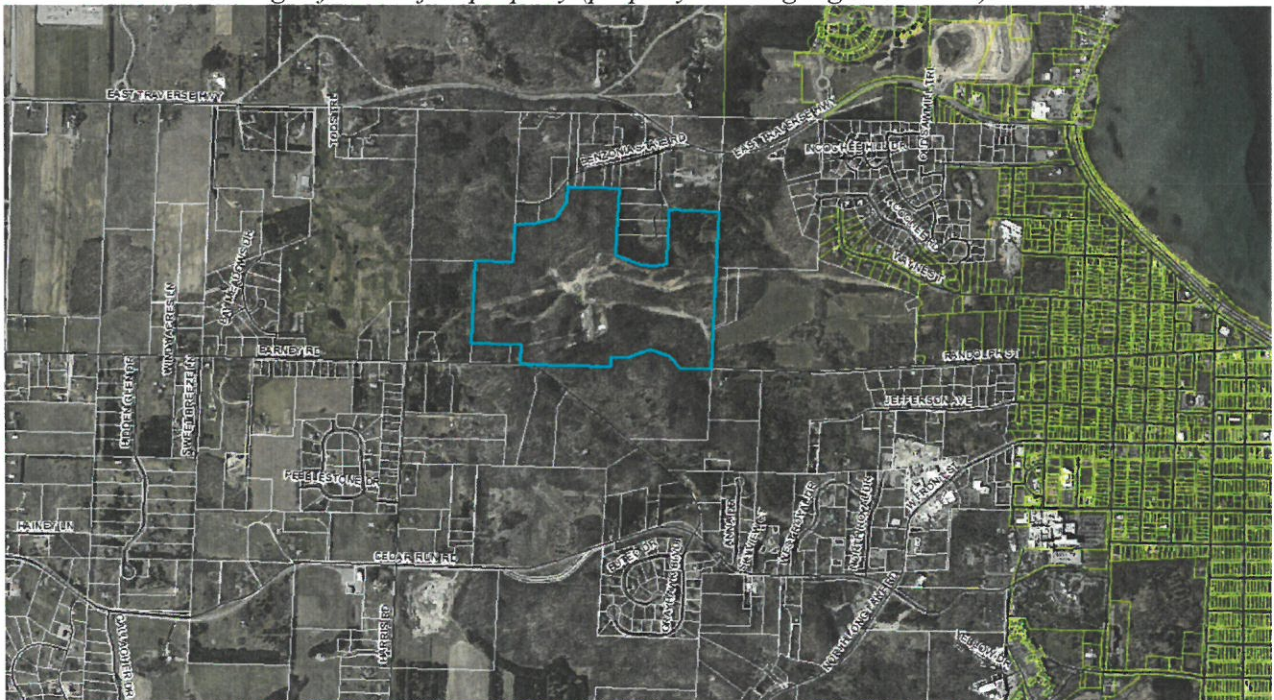
The current zoning for the subject site as agricultural is unsuitable. This is a relatively small piece of property in the context of agricultural use and does not appear capable of being used in that fashion today. Further, the future use proposed in the township's master plan does not seem realistic for the subject parcel. The subject parcel is naturally separated from the balance of the parent parcel by a wooded draw prevents integration into a larger multi-family development plan. Further, the location of the subject parcel, at the corner of two busy roadways, suggests that it is otherwise not well-suited for residential occupation.

The subject site is substantially larger in size than is necessary to accommodate the proposed uses of a co-development business. Accordingly, generous setbacks and buffer areas have been presented in the proposed site plan. The subject site, used as a co-development business location, effectively reduces the intensity of use of the site. In other words, the size of the site is not being maximized by improvements. The preliminary site plan that accompanies the instant application sets forth the boundaries of the development site, the total number of acres in the proposed project, the number of acres to be developed, the square feet of the commercial use, the general topography of the site, as well as the number of acres preserved as open or buffer. As to each of the aforementioned factors, the site is developed in a manner which has the least impact on the environment and traffic congestion. Further, the proposed site development will maximize conveniences for the large local and immediately adjoining residential population as well as the adjacent commercial work force. The co-development uses present an ideal transition from multi-family residential through industrial and commercial/retail.

The rezoning request will be a conditional rezoning. The applicant's offer of conditions corresponds strictly with the proposed preliminary site plan. Conditions for rezoning offered by the applicant include not changing or adding to the original footprint of the building or other improvements as proposed in the preliminary site plan. The applicant will agree not to alter the initial uses and will, at all times, comply with landscaping and drainage requirements. No variances from the zoning, special use and site plan requirements will be needed. Finally, the applicant offers to not modify the elevations of the improvements without first seeking approval from the township.

**PURPOSE OF APPLICATION:**

Zoomed-out aerial image of the subject property (property lines highlighted in blue):



Zoomed-in aerial image of the subject property (property lines highlighted in blue):



OVERVIEW

Hickory Hills was approved as a Special Use Permit (SUP) by the Garfield Township Planning Commission on February 28, 2018. Part of the SUP approval included the Hickory Hills Master Plan. While the Master Plan proposes winter and summer concepts that include events, it appears there was no discussion, formal presentation, or approval of additional indoor and outdoor events as part of the SUP application beyond the current use of the property. Current winter use of the property includes skiing and current summer use of the property includes hiking and disc golf. Since approval in 2018, there have been plans and efforts by the City to implement more of the Master Plan and expand use of the park in the summer months, including banquets and outdoor concerts. Amendment of the SUP will ensure that any potential impacts of these additional uses are addressed.

Proposed additional uses that require SUP approval include:

- Amphitheatre (outside event entertainment, year round)
- Banquet Center (with and/or without an outside tent for wedding, corporate and non-profit rentals)
- Challenge Course / Ropes Course (year round)
- Climbing Wall (indoor or outdoor, year round)
- Guest Services Building (food/beverage, rentals, etc.)
- Lodge (with and/or without an outside tent)
- Nature Center
- Summer Camps for Kids
- Yoga Retreat
- Zip Line Course
- Ice Rink (winter)

Events proposed for the site include:

- Four (4) seasonal events are planned at Hickory Hills, including cross-country skiing, disc golf, running, and mountain biking.
- 15 to 26 non-winter season rentals for weddings, corporate events, and non-profit events.

SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

In the section that follows, issues that staff considers being of potential concern at this point:

Facilities and Tents:

Phase 1 of the project, which has been nearly completed, includes construction of a new lodge, utilities and infrastructure, parking lot and maintenance building. Phase 2 will include a challenge course/ropes course, climbing wall and zip line. Future development may include a nature center and a summer camp location.

In addition to built facilities, the applicant proposes temporary tents that will be used for some seasonal events. Three tent locations are shown to illustrate the locations on the attached Landscape Sheet, but only one large tent per special event will be allowed.

Hickory Hills is approximately 130 acres in area and is often wooded in areas that abut neighboring properties. Some of the impact of the uses and events on the site will be minimized by the terrain and natural features. However, other impacts such as noise and overflow parking may need to be mitigated.

Events:

The City of Traverse City's Park and Public Land Use Policy requires permits for events in City parks and public lands. Events are categorized as High Impact Events or Low Impact Events. High Impact Events are high profile events such as multi-day festivals. Low Impact Events include weddings, family reunions, walks/running races and other events.

Low Impact and High Impact uses/events are processed differently and have different requirements as outlined in the Park and Public Land Use Policy. Low Impact uses/events are approved by the Parks and Recreation Division. High Impact uses/events are approved by the City Clerk's Office. In some cases, the City Commission must approve High Impact event permits; and the Parks and Recreation Commission may also be required to review an application. In review of this Policy, it is clear that the City has a defined process and criteria for managing uses/events.

Access:

Vehicular access to Hickory Hills is through a residential neighborhood in both the City and Township. The property is accessed by a single point of ingress and egress from Randolph Street. This location is approximately 0.8 miles west of Madison Street, the nearest major cross street. Based on previous reports, apparently speeding traffic along Randolph Street has been a concern of neighboring property owners over the years. The posted speed limit is 25 mph.

Parking:

Total on-site parking includes 182 spaces. On-site parking threshold is 143 spaces for special events, with 39 spaces being reserved for park users. In the previous SUP application, there were reports of overflow parking occurring along Randolph Street. The improved parking lot was to address this concern.

For events at Hickory Hills which exceed on-site parking, a parking plan is required as part of the event application process. While not explicitly provided in the application document, this should be considered as a condition for any SUP approval.

Landscaping:

The Hickory Hills improvements are concentrated in a mostly forested area. Although the applicant installed landscaping, the majority of the buffer standards required by Section 530 of the Zoning

Ordinance were waived under Section 530.H(1), due to the topography and vegetation providing an established screen or buffer which is equal, or superior, in its ability to meet the intent of the Section.

The applicant, however, is seeking an amendment to the proposed landscaping for the new parking lot. Attached is the original landscaping plan dated December 1, 2017. The revised landscaping plan dated July 5, 2019 is attached.

Section 532 of the Zoning Ordinance addresses parking area landscaping. Section 532 does require one or more canopy trees for each 100 square feet of interior landscaping area. In the original SUP application, 17 trees were proposed for the interior landscaping areas. In addition, 32 trees were proposed along the east side of the parking lot area. In the revised landscaping plan, the trees have been replaced with lower growing shrubs.

Pursuant to Section 530.H, the approval authority, in this case the Planning Commission, may waive or adjust any landscaping requirements provide one or more conditions exist. Applying the condition stated in Section 530.H(1), the existing vegetation (i.e., mature trees surrounding the parking area) on the site may be considered enough to waive the tree requirement for the interior landscaping area.

Noise:

One concern about outdoor events is the impact of noise onto adjacent properties. As part of its permit requirements for events in the City's Park and Public Land Use Policy, the following provisions address potential noise issues:

(g) Time of Events. The Permit shall specify the days and hours of the event. Unless otherwise indicated in the Permit, all Events are limited to the hours of 10:00 am and 10:00 pm daily. The City Manager may approve a time extension for good reason.

(h) Time of Amplified Sound. Unless otherwise allowed in the Permit, amplified music or sound shall be limited to no more than a total of six hours including normal breaks taken between the beginning and end of individual music performances between 10:00 am and 10:00 pm.

(i) Noise. The Application shall include a current, active plan for the containment of noise and vibration attributed to the Event. Special conditions may be placed on any amplified sound to preserve the rights and enjoyment of those adjacent or near the Event. The City noise ordinance applies to all Events. This shall include but not be limited to amplified music and speech, construction, and sounds emanating from groups or crowds connected with the Event. No person shall cause, suffer, allow, or permit the operation of any amplified sound reproduction device in such a manner that it crosses a real property line of the park and raises the total sound levels by the permissible sound level limits set forth below when measured within a building.

AMPLIFIED SOUND REPRODUCTION DEVICE
MAXIMUM PERMISSIBLE SOUND LEVEL LIMITS

Indoors across a real property line
dB(C) ABOVE

INTERIOR AMBIENT SOUND LEVEL

Week nights 10:00 p.m. - 7:00 a.m. Weekend nights 11:00 p.m and 9:00 a.m.

3 dB(C)

All other times

6 dB(C)

ACTION REQUESTED:

The purpose of the introductory meeting is to accept the application and to identify any concerns that should be addressed prior to holding a public hearing on the application. As such, following an opportunity for applicant presentation and Commissioner discussion, the following motion is offered for consideration:

MOTION THAT application SUP-2017-04-A for an amendment to the Special Use Permit for Hickory Hills BE SCHEDULED for public hearing for September 11, 2019.

Any additional information that the Planning Commission determines to be necessary should be added to this motion.

Attachments:

1. Hickory Hills Special Use Permit Amendment Application - Impact Assessment
2. City of Traverse City Park and Public Land Use Policy
3. 11"x17" landscape plan dated December 1, 2017
4. 11"x17" landscape sheet dated July 5, 2019

Hickory Hills Special Use Permit Amendment Application

This application is to amend the Special Use Permit SUP2017-04 authorized by the Garfield Township Planning Commission on February 28, 2018

Impact Assessment

A written illustrative description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.

The site consists of sands with slopes varying from 2 to 45 percent. There is a flowing drainage ditch with wetland complexes that were located and mapped by our environmental consultant and shown on the drawings. There are both open areas and forested areas on the site.

Types of uses and other man-made facilities.

The site is a recreation area used for alpine and Nordic skiing, walking and hiking, disc golf, day camp, small parties, weddings, gatherings and similar activities. The existing and new buildings on site include the old lodge, old maintenance pole building, small sheds and timing huts, outdoor fire pits, the new lodge and the new maintenance building.

We anticipate that temporary tents will be used for some of our seasonal events. Our Parks & Public Land Use Policy will dictate frequency and size of tents allowed. Please refer to the attached copy of the Land Use Policy and the Landscape sheet which provides more details on event policies and proposed tent placement. Three tent locations are shown to illustrate the primary locations anticipated, but only one large tent per special event would be allowed.

The number of people to be housed, employed, visitors or patrons and vehicular and pedestrian traffic.

The lodge is expected to have up to 10 employees at a given time. Winter visitors to the Lodge are estimated to be between 14,000 and 16,000, or approximately 4,000 per month. Visitors to the lodge outside of the ski season will vary by the month depending on facility reservation levels, with estimated averages ranging from 700 to 900 visitors a month or 5,600 to 7,200 annual visits. Additional patrons will visit the park for traditional park use of walking, hiking and disc golf activities that are not associated with lodge use and are not included in the use estimates. The new lodge has an occupancy capacity of 136 persons.

Phasing of the project including ultimate development proposals.

Phase 1 included the new lodge, lodge utilities/ancillary support and infrastructure, as well as parking improvements and the new maintenance building. Phase 2 will include enhanced recreational opportunities including a Challenge Course/Ropes Course, Climbing Wall and a Zip Line. Other potential improvements include the addition of a Nature Center and a Summer Camp location for children.

Natural features which will be retained, removed and/or modified including vegetation, drainage, hillsides, streams, wetlands, woodlands, wildlife and water. The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate the areas of change.

The existing wetland and all lands within the 25' buffer of the wetlands, trees and steep slope features were retained during construction. Trees were removed as part of the recreational expansion and there are plans for additional tree and vegetation planting going forward.

The method to be used to serve the development with water and sanitary sewer facilities.

A well and septic system were installed to serve the lodge and the new maintenance facility that includes a staff and public restroom. The well is classified as a Type II-B well permitted through the Grand Traverse County Health Department. The septic system features a grease trap, septic tanks, a flow equalization and dosing tanks, and a subsurface disposal field.

The method to be used to control drainage on the site and from the site. This shall include runoff control during periods of construction.

Drainage from the site is controlled by primarily collecting runoff in a series of small basins within the parking area. Yard drains are present in the space around the lodge and the maintenance building to collecting surrounding hard surface and building runoff. A series of underdrain piping connects the basins. These underdrains provide for runoff storage, infiltration, and conveyance to the larger infiltration basins.

Storm water runoff is directed to the several basins throughout the parking lot as well as the last large basin. The storm water system is designed to exceed Garfield Township capacity. The exceedance is from not including the infiltration deduction in the calculations of the basin volumes. Overflows of the basins are designed to flow to the existing drain and culvert on the south side of the existing access drive. To mitigate overflow impacts to the Meadows that was experienced during the spring runoff, an additional basin with slow release drain and stone drain channel was constructed.

The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes, vibration, smoke or lights.

Post construction use of the property will remain the same for the winter period and there will be no change in use or increase in noise emanating from the site. Activities such as snow making, ski slope grooming and skiing activities will remain. For the spring, summer and fall period there will be events scheduled in the lodge and seasonal events outside as well with an impact that matches existing operational noise levels. All events will be required to comply with Garfield Township noise ordinances in place as well as the City of Traverse City Parks and Public Land Use policies. There will be no additional expected changes on the property to create changes in existing dust, noise, fumes, vibration or smoke.

If the public sewers are not available to the site, the Applicant shall submit a current approval from the Health Department or other responsible public agency indicating approval of plans for sewage treatment.

The Grand Traverse County Health Department approved the construction of a septic drain field area for onsite wastewater dispersal that was completed as part of Phase 1 of this project. **An indication of how the proposed use conforms with existing and potential development patterns and any adverse effects.**

The proposed use is consistent with the June 2, 2014 Hickory Hills Master Plan which has been previously approved by Garfield Township. Recent development and planned future development include the following, with no expected adverse effects:

Spring/Summer/Fall Use

Amphitheatre (outside event entertainment)
Banquet Center (with and/or without an outside tent) (wedding, corporate & non-profit rentals)
Challenge Course/Ropes Course
Climbing Wall
Guest Services Building (food/beverage, rentals, etc.)
Lodge (with and/or without an outside tent)
Nature Center
Summer Camp for Kids
Yoga Retreat
Zip Line Course

Wintertime Use

Amphitheatre (outside event entertainment)
Challenge Course
Climbing Wall

Ice Rink

Life or tow-accessed downhill ski terrain, tubing hills, sledding hills, or mountain bike runs

Lodge

Nature Center

Outdoor Lighting

We plan on hosting 4 seasonal events at Hickory Hills for the major activities onsite including cross-country skiing, disc golf, running and mountain biking. These events would comply with all City of Traverse City Parks and Public Land Use policies. Each event would use the lodge as well as temporary facilities outdoors (tents, portable restrooms, etc.) to support the event activities

We anticipate that during the non-winter season we'll host between 15 and 26 rentals for weddings, corporate events and nonprofit events. The Multi-Season Recreation Master Plan anticipated 6,686 visits annually for these events.

Total on-site parking includes 182 spaces. On-site parking threshold is 143 spots for special events, with 39 spots being maintained for park users. Events with parking needs that exceed our on-site parking will be required to formalize a parking plan. We have reached out to the Grand Traverse County Road Commission to restrict parking to the north side of Randolph only for events, and we'll require collaboration with alternate parking options though shuttle services and off-site parking to meet the demand in excess of what our facility can offer.

Name(s) and address(es) of person(s) responsible for preparation of statement.

City of Traverse City, Derek Melville, 625 Woodmere Ave. Traverse City, MI 49686

City of Traverse City, Tim Lodge, 400 Boardman Ave. Traverse City, MI 49686

Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established.

Recommendations for such measures may be obtained from the County Soil Conservation Service.

Soil erosion and sedimentation control measures for the site include silt fence, erosion control blankets and seeding have taken place on most of the surfaces that were disturbed during construction.

Type, direction, and intensity of outside lighting.

All exterior lighting for the buildings and parking area is LED direct cutoff, see drawings for footcandle levels and fixture types. Outdoor lighting meeting the Township requirements was included with the new alpine slope development. Additional lighting of the Nordic trails meeting the Township requirements is anticipated.

General description of deed restrictions (including easements), if any.

There is an easement for the septic drain-field.



CITY OF TRAVERSE CITY
PARK AND PUBLIC LAND USE POLICY

I. PURPOSE

The purpose and intent of this Policy are as follows:

- (a) The purpose of this Policy is to manage and regulate Events (High Impact Events and Low Impact Events) including those sometimes known as festivals, on City parks and other city property, excluding streets.
- (b) It is intended to regulate them as to time, place, and manner and not as to content.
- (c) It is recognized and appreciated that Events and festivals have become an important addition to the culture and vitality of Traverse City, and that they make a valuable contribution to the economic and social well-being of the City.
- (d) It is recognized and appreciated that the City's parks and open spaces are used by residents and visitors for recreational enjoyment in their natural state.
- (e) It is acknowledged that the City is charged with the responsibility to manage its assets, including City parks, responsibly and equitably so that they may be enjoyed for all of the purposes above described and further that overuse of City parks may result in damage which prevents any use of the parks.
- (f) This Policy is intended to strike a balance between use of City parks and other city property for organized Events and recreational enjoyment in order to protect all City parks for their individual primary purposes and in particular, the Open Space for its primary and historic purpose of passive recreation and open space, i.e., free of structures and obstructions.
- (g) It is intended to keep bay front parks available for views of Grand Traverse Bay both from that space and across that space for the rest of the City.
- (h) It is recognized that the summer daylight hours are the most desirable time of the year to protect this Open Space use.
- (i) It is recognized that the National Cherry Festival has an important place in the history and society of Traverse City and that the Cherry Festival's interruption of the Open Space primary use has long been recognized as a benefit to and an integral party of this City's culture, making that interruption justified.

- (j) It is recognized that the Traverse City Film Festival has an important place in Traverse City and that the Film Festival's interruption of the Open Space primary use is de minimus as it primarily occurs during the evening hours and outside of the most desirable time to protect the Open Space use.
- (k) It is important to recognize that even sites that have accommodated High Impact Events are for general public recreational use first, thus the regular use of a park must be respected.
- (l) Most City parks accommodate a variety of uses including both active and passive recreational opportunities that may occur on a casual and/or organized level.
- (m) The majority of parks have not been designed to accommodate large-scale Events, as many lack the necessary amenities, such as, washrooms, parking, and/or access to water or power to support High Impact Events.
- (n) In addition, most parks have differing features and requirements; thus, what is appropriate in one park may not be appropriate in another.
- (o) An objective of this Policy is to match events to an appropriate park site. This is accomplished by delegating to the City Manager the authority to establish Individual Park Guidelines and determine which parks are eligible for High Impact Events and which parks are eligible for other categories of Events.
- (p) It sets forth the conditions within which sponsors and users of City parks may use the City of Traverse City's parks and seeks to protect the citizens of Traverse City's use and investment in its City parks.
- (q) It regulates the frequency of Events in parks and establishes priority for holding Events.

II. DEFINITIONS

The following words and phrases shall have the corresponding definitions:

- (a) "City Clerk" means the person acting as City Clerk of the City of Traverse City or his or her designee.
- (b) "City Manager" means the person acting as City Manager of the City of Traverse City or his or her designee.
- (c) "Parks" means those City-owned and officially dedicated parks as shown on the attached map or public land owned by the City of Traverse City, excluding streets.
- (d) "Parks and Recreation Division" shall mean the City of Traverse City Parks and Recreation Division, under the direction of the Parks and Recreation Superintendent.

- (e) "Parks and Recreation Commission" shall mean the City of Traverse City Parks and Recreation Commission, which is established under Chapter 277 of the City's ordinances, appointed by the City Commission for the City of Traverse City and serves in an advisory capacity.
- (f) "Event" means a planned activity to use a park and other city property, excluding streets. This includes those activities which have an attraction to the public, such as games or amplified sound. Events are categorized as High Impact Events or Low Impact Events.
- (g) "Park Use Permit" or "Permit" means a permit granted by the City to regulate park properties and other city property, excluding streets, used for Events.
- (h) "Open Space" means the park located north of Grandview Parkway, from Parking Lot VB on the West to the Marina and Marina Seasonal Parking Lot on the East.
- (i) "City Sponsored Event" means an event where the City of Traverse City completes and submits the Permit Application.
- (j) "High Impact Event" means an event generally considered to be open to the public regardless of whether a fee for admission is charged with one or more of the following elements: use of City personnel requested or required; commercial or for-profit financial benefit; includes significant infrastructure such as set up of large tents, stages, amusements, concessions etc.; sale of alcohol.
- (k) "Low Impact Event" means an event two days or less in duration, excluding set up and tear down with no commercial or for-profit financial benefit, which does not include use of city personnel, sale of alcohol or significant infrastructure in the park.

III. PERMIT REQUIRED

An Event shall not be held or announced as going to be held at a park and/or other city property, excluding streets, until and unless a Park and Public Land Use Permit has been issued pursuant to this Policy.

IV. NATIONAL CHERRY FESTIVAL

Because of its unique place in the history and culture of Traverse City, the National Cherry Festival is allowed annually for up to eight (8) consecutive days, excluding set-up and tear-down, which will be addressed in the Letter of Understanding, and is exempt from other provisions of this Policy. The National Cherry Festival will only be allowed if there is a Letter of Understanding with the City addressing the entire operation of the National Cherry Festival at the Open Space, other City sites and parks. The National Cherry Festival shall have first priority on park usage even if its application is received after another application for the use of the same park.

V. TRAVERSE CITY FILM FESTIVAL

Because of its demonstrated benefit to the City of Traverse City and its de minimus impact on the primary purpose of the Open Space, the Traverse City Film Festival is allowed annually for up to eight (8) consecutive days, excluding set-up and tear-down, which will be addressed in the Letter of Understanding, and is exempt from other provisions of this Policy provided that the Traverse City Film Festival's use of the Open Space continues to have a de minimus impact on the primary purpose of the Open Space as determined by the City Manager. The Traverse City Film Festival will only be allowed if there is a Letter of Understanding with the City addressing the entire operation of the Traverse City Film Festival at the Open Space, other City sites and parks. The Traverse City Film Festival shall have first priority on park usage even if its application is received after another application for the use of the same park, except for the application of the National Cherry Festival.

VI. HIGH IMPACT EVENTS

High Impact Events are subject to the following:

- (a) A High Impact Event may have a duration of up to three (3) consecutive days, excluding set-up and tear-down, which will be addressed in the Permit Application. Additional days may be requested in the Permit Application for a total of eight (8) consecutive days, excluding set-up and tear-down. The proposed permit holder for any High Impact Event with a duration of more than three (3) consecutive days (excluding set-up and tear-down) shall contract with the City for cost reimbursement and other obligations to the City; such contracts must be approved by the City Commission. High Impact Events shall be allowed three (3) days for set-up and tear-down combined. Any event that requires more than three (3) days for set up and tear down, shall receive approval from the City Commission. The permit holder shall be charged for each day they are utilizing the park, including for set up and tear down. The City Clerk shall provide a copy of the application and a synopsis for all first-time High Impact Events to the Parks and Recreation Commission; the Parks and Recreation Commission shall review the application and provide any recommendations or comments for consideration of review of the application to the City Clerk; for applications that require City Commission approval, the Parks and Recreation Commission recommendations/comments shall be provided to the City Commission.
- (b) A High Impact Event shall only be held on a City park if it is a park that the City Manager has determined to be eligible for High Impact Events based on its size, surroundings and history.
- (c) Except for the Open Space, eligible parks may have only one High Impact Event with a duration of more than three (3) consecutive days per year.
- (d) The Open Space may have one High Impact Event with a duration of more than three (3) consecutive days between Memorial Day weekend and Labor Day weekend in addition to the National Cherry Festival and the Traverse City Film Festival.

- (e) High Impact Events may coincide with another Event if all Events mutually agree to share the same park in writing and provide a copy of their written agreement with the Permit Application. The written agreement shall become part of any permit issued.
- (f) There shall be a suitable period of time between scheduled Events at a park.
- (g) No more than two High Impact Events shall be held per park per month. If a High Impact use spans two months, it shall be counted against the month where the greatest number of days are used (including setup, tear down, and actual event dates); if a tie, then it shall be counted against the month in which the first day of park use occurs (including setup).
- (h) For Clinch Park and the Open Space, with the exception of the National Cherry Festival and Traverse City Film Festival, there may be one High Impact Event in June, none in July, and one in August.
- (i) There shall be no High Impact Events in city parks on Memorial Day and Labor Day and the preceding Friday, Saturday and Sunday; and there shall be no High Impact Events in city parks on Independence Day, the day before and the day after Independence Day.
- (j) No High Impact Event in the Open Space may use more than two quadrants as defined by the map on file with the City Clerk and attached hereto.

VII. LOW IMPACT EVENTS

- (a) Examples of Low Impact Events include but are not limited to weddings, family reunions and walks/running races which do not include commercial activity, picnics, school functions.
- (b) A Low Impact Event may be held on a City park only if it is a park that the City Manager has determined to be eligible for such an Event based on its size, surroundings and history and there shall be a suitable period of time between scheduled Events at a park.
- (c) Low Impact Events may coincide with another Event if all Events mutually agree to share the same park in writing and provide a copy of their written agreement with the Permit Application. The written agreement shall become part of any permit issued.

VIII. EXEMPT ACTIVITIES

General public use for recreation is exempt if it does not involve the reserving or setting aside of any park or part of a park and does not include organized games, fixed signs, sound broadcasting equipment, tents, bleachers or similar items. Brief use for movie or television production and other photographic activities is exempt unless in the opinion of the City Manager the activity

will disrupt normal use. City-sponsored Events and instructional recreation programs endorsed by the City are exempt. Permission for an exempt activity is automatically revoked if the user violates any law, ordinance or park rule or regulation adopted pursuant to the Traverse City Code of Ordinances.

IX. PERMIT APPLICATIONS

Permit applications must be completed by the Applicant and the person or sponsoring organization who will be the Permit Holder and submitted to the City parks and Recreation Division. The Parks and Recreation Division shall forward fees collected to the Treasurer's Department. The Parks and Recreation Division shall administer all Low Impact Events. Applications regarding all other Events shall be forwarded by the Parks and Recreation Division to the City Clerk's Office immediately upon receipt for processing. Such applications and the submittal of the applications shall comply with the following:

- (a) Time. Applications shall be filed ninety (90) days before an Event that is a High Impact Event. If an Application is filed more than one year before the Event, it shall be renewed in writing on the dates directed by the City Manager or it may be deemed untimely and withdrawn. If an Application is not submitted in compliance with the 90 day deadline, the application process may not be completed in time for the event to be held. The City may deny a permit automatically if the Application is not timely submitted.
- (b) Signature. The application shall be signed under oath or affirmation by the adult person who will attend and be in charge of the Event and activity or who can bind the organization requesting the permit.
- (c) Permit Holder. The application shall specify the name, address, and telephone number, cell phone number, e-mail address of the Permit Holder who shall be the sponsoring organization or individual and other information deemed relevant or necessary.
- (d) Fee. All applications, except for fee-exempt Low Impact applications, shall be accompanied by a non-refundable park usage application-processing fee. The City Commission by resolution and after recommendation of the City Manager shall establish application fees. The application fee shall be paid at the time of making the application. Applications submitted without the required fee shall automatically be deemed incomplete. Payment for any services to be provided by the City over normal service may be charged to the Applicant or Permit Holder. The application and permit fee shall be set by the City Commission by resolution. Certain High Impact Event applicants, when required, shall submit a security deposit in an amount determined by the City Clerk. The City Clerk may require such a deposit to be made in the form of a bond or certified check.
- (e) Insurance. Unless waived by the City Clerk or City Commission, all Permit Holders shall provide insurance as follows:

- (1) Comprehensive general liability insurance - \$1,000,000 per occurrence and such additional insurance and coverages as may be required by the City Clerk for special activities.
 - (2) The policy shall name the City of Traverse City as an additional insured in the policy coverage and shall include an endorsement to the policy naming the City of Traverse City as additional insured. Any amendment to or cancellation of such insurance shall require no less than thirty (30) days written notice provided to the City Clerk of such cancellation and/or amendment.
 - (3) The duration of the insurance shall encompass the total length of time any equipment is placed on City property or the duration of the event, whichever is longer.
 - (4) Suitable proof of insurance shall be submitted to the City Clerk prior to the Event taking place. In addition, the Applicant and Permit Holder shall execute a hold harmless and indemnification provision agreeing to hold the City and its officials, employees and volunteers harmless and to indemnify the City in the event of a claim resulting solely or partially from the Event or activity applied for.
- (f) Description of Event. The Event shall be described with such detail as required on the forms supplied. The description shall include a detailed site plan.
- (g) Noise Containment Plan. A plan for noise and vibration containment shall accompany the application.
- (h) Filing Date. An application shall not be deemed to be filed until the City Clerk, or for low impact events, the Parks and Recreation Division staff, states in writing that it is complete. The date of such writing shall be the date of filing of that application. Once an application has been deemed complete. High Impact Events shall be processed in accordance with the City Clerk's procedure; Low Impact Events shall be processed by the Parks and Recreation Division in accordance with that Division's procedure.

X. PRIORITY OF APPLICATIONS

Applications for Events shall be considered and decided on a first come-first serve basis as of the date they are filed and deemed complete. An application shall be decided promptly after it has been properly and completely filed. Permit Holders with granted reservation requests shall have the scheduling priorities and rights as provided in this Policy.

XI. RESERVATION REQUESTS

If an Applicant wishes to hold an Event annually, after it is held for the first time the Permit Holder

may request that the dates be reserved at a particular park for subsequent years. Reservation requests may be granted if a prior Permit has not been violated, the Permit Holder has fulfilled all obligations to the City and the Event has not created any unreimbursed expense or burden to the City. A non-refundable reservation fee established by the City Commission may be charged. If dates are reserved, an application from that Permit Holder will be given preference over all other applications for those dates and park. If the Reservation holder has not been issued a Permit or entered into a contract with the City for the Event at least 120 days before the Event is scheduled to occur, the Reservation shall be void. Reservation requests for more than three (3) years in advance will not be accepted. Reservation requests may be revoked by the City Manager based on the health, safety and welfare of the City, such as construction or development activities at that park, the elimination or reduction of City employees or resources needed to service the Event, or any reason stated in this Policy for not granting the initial request or permit application.

XII. REVIEW OF PERMIT APPLICATIONS

(a) Permit applications for High Impact Events shall be approved or denied by the City Clerk or his or her designee after a staff review of the permit application in accordance with the procedure adopted by the City Clerk. Permit applications for Low Impact Events shall be approved or denied by the Parks and Recreation Division. The reviewing department/division may add conditions to any permit issued. Whenever there is ambiguity as to the application of this policy, city staff shall apply it in the most restrictive fashion.

(b) Appeal. Any person denied a Permit pursuant to the provisions of this Policy may appeal to the City Manager in writing, stating the reasons why the Permit should be granted. The City Manager shall respond to the appeal in writing within 10 days of receiving it. The City Manager may grant or deny the Permit. An Applicant may appeal the decision of the City Manager to the City Commission in writing, stating the reasons why the Permit should be granted. The City Commission may grant or deny the Permit after a public hearing at the next available City Commission meeting, and such decision shall be final. The City Commission may elect on its own motion to review any determination of the City Manager, City Clerk or Parks and Recreation Division in granting or denying a Permit.

XIII. STANDARDS

The standards for granting approval of a Permit application are the following:

- (a) The activity is consistent, or can be by imposing conditions agreed to by the applicant be made consistent, with City guidelines that apply to the park where the Event will take place. Individual Park Guidelines shall be adopted by the City Manager.
- (b) The activity will not unreasonably interfere with or detract from the general public's enjoyment of the park or nearby public land.
- (c) The activity will not unreasonably disturb normal activity on surrounding private land.

- (d) The activity will not unreasonably interfere with or detract from the promotion of the public health, welfare, safety and recreation.
- (e) The activity does not cause a violation of any law, ordinance, rule, or regulation.
- (f) The facilities desired have not been reserved for other use on the date and hour requested in the application.
- (g) The activity will not cause damage to water, beaches, trees, benches, landscaping or other natural or man-made components of the park.
- (h) The activity does not entail extraordinary or burdensome expense of operation by the City.
- (i) The activity does not materially impact the characteristics or functions of environmentally sensitive resources or properties.
- (j) The activity will not be exclusive, in whole or in part, but will be open to the general public without charge. Sporting contests such as volleyball may charge a participant fee.
- (k) The activity shall not occur so soon before or after another Event that it creates a burden on the park facility, City staff or resources, or so soon that it unreasonably impedes the primary general public use of the park.
- (l) The Event complies with all other provisions of this Policy.

XIV. GENERAL CONDITIONS

The following general conditions apply to all Events. Additional special conditions may be imposed in the Permit. All terms and representations specified in the permit application are automatically special conditions to the Permit unless changed or superseded by the general conditions or an additional condition.

- (a) Equipment and Signs. No other property, equipment or signs are to be used by participants in the park, public land, and adjacent property or water except as listed in the permit. No signs shall be erected in violation of any City ordinance. Placement of such equipment shall be coordinated with the City Manager. Unless authorized by the City Manager, all property, equipment and signs shall be removed from the park on any day during which the Event, setup, or removal is not being conducted.
- (b) Cleanup. The Applicant and Permit Holder shall promptly and completely cleanup and restore the site immediately following the Event or activity.

- (c) Set Up and Removal. Set up and removal shall occur promptly and the time allowed therefor shall be restricted in the Permit.
- (d) City Cost. Damage to public properties or the City's cost incurred in cleanup and repair shall be the responsibility of the Applicant and the Permit Holder. Payment of any such assessment shall be due within thirty (30) days. The City Manager may require a bond, letter of credit, or cash deposit as security for cleanup and restoration.
- (e) Tents. If tents are used, the tent material shall be composed of noncombustible and flame-resistant fabric in accordance with the City Fire Code and erected to meet wind load requirements of the State Construction Code.
- (f) Advertising. Any advertising or public announcements of the Event that occurs before all necessary approvals from the City have been obtained, is not permitted. No signs are allowed in the City rights-of-way.
- (g) Time of Events. The Permit shall specify the days and hours of the event. Unless otherwise indicated in the Permit, all Events are limited to the hours of 10:00 am and 10:00 pm daily. The City Manager may approve a time extension for good reason.
- (h) Time of Amplified Sound. Unless otherwise allowed in the Permit, amplified music or sound shall be limited to no more than a total of six hours including normal breaks taken between the beginning and end of individual music performances between 10:00 am and 10:00 pm.
- (i) Noise. The Application shall include a current, active plan for the containment of noise and vibration attributed to the Event. Special conditions may be placed on any amplified sound to preserve the rights and enjoyment of those adjacent or near the Event. The City noise ordinance applies to all Events. This shall include but not be limited to amplified music and speech, construction, and sounds emanating from groups or crowds connected with the Event. No person shall cause, suffer, allow, or permit the operation of any amplified sound reproduction device in such a manner that it crosses a real property line of the park and raises the total sound levels by the permissible sound level limits set forth below when measured within a building.

**AMPLIFIED SOUND REPRODUCTION DEVICE
MAXIMUM PERMISSIBLE SOUND LEVEL LIMITS**

Indoors across a real property line
dB(C) ABOVE
INTERIOR AMBIENT SOUND LEVEL

Week nights 10:00 p.m. - 7:00 a.m. Weekend nights 11:00 p.m and 9:00 a.m.	All other times
3 dB(C)	6 dB(C)

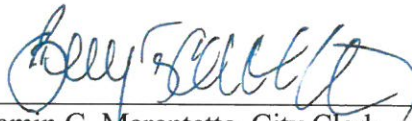
- (j) Excavation. No digging, staking or any other ground disturbing activity shall be performed except as authorized in the permit and upon prior notification to the City Manager. Trenching, excavating, or other disturbance of the ground surface will require the applicant to notify MISS DIG to appropriately mark all areas where obstructions exist prior to disturbing the surface area.
- (k) Trash and Toilets. Portable toilet and trash receptacles shall be provided, as necessary, for all Events based on the anticipated size of the Event. These shall be provided at the expense of the Permit Holder. The number, type and location of all receptacles and toilets shall be listed on the Permit. At least one portable toilet must be ADA compliant/handicap accessible. The Permit Holder is responsible for the clean up of the area and removal of trash from the site.
- (l) Recycling. It shall be the policy of the City of Traverse City to encourage recycling whenever possible. The mandatory provision of an area(s) utilizing source separation containers for primary recycling materials shall be provided at all High Impact Events. A list of primary recycling materials shall be determined by the City Manager. The number and location of such area(s) shall be shown on the Permit.
- (m) Commercial Activity. Only incidental commercial activity is allowed for Low Impact Events. All such incidental commercial activity shall be under the control of the Permit Holder and shall not be operated independently by third parties unless the third party operated commercial activity is allowed in the Permit.
- (n) Vehicles. No trucks or other motor vehicles are allowed at the park except in designated parking lots or except those conveying specialized equipment for the Event and allowed in the Permit.
- (o) Lights. No strobe lights or flashing lights are allowed. All lighting shall be directed at the Event and to the extent practical away from areas where the activity is not occurring. Portable or vehicle mounted generators are not allowed unless shielded from view and hearing by appropriate means approved by the City Manager.
- (p) Site Plan. Applicants shall provide a detailed site plan depicting facility locations, if any, to be used or installed during the Event.

- (q) References. In the event an applicant does not have history with the city in conducting an event, the city may require three (3) professional references be provided and verified by the City Clerk; additionally, in such instance, the applicant shall deposit with the City the City's anticipated out-of-pocket expenses prior to the permit being issued. If three (3) professional references are not available, an event planning committee consisting of at least three (3) city residents shall be established by the applicant; and the contact information for the event planning committee shall be provided on the application.

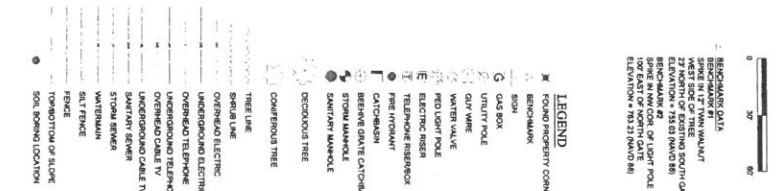
XV. REVOCATION OF USE

In addition to the penalties provided by Ordinance, a Permit may be revoked in writing at any time by the City Manager if it is determined that the holding of the Event authorized by the permit is no longer in the best interest of the public health, safety and welfare, or there has been a misrepresentation in the application or any material misstatement by the Applicant, or there has been a failure to follow this Policy, or other City ordinance, State law, or any condition attached to a Permit. The Applicant or Permit Holder whose Permit is revoked by the City Manager may appeal to the City Commission in writing within three (3) days. All activities under the permit will be suspended pending such appeal. Anyone acting pursuant to a permit that has been revoked or suspended shall be deemed to be trespassing, may be removed by City Police, and may, at the discretion of the City Manager, be charged with criminal trespass. In the event that a Permit has been revoked pursuant to the provisions of this section, the Applicant or Permit Holder shall be not be granted a Permit under this policy for two years following the date of revocation.

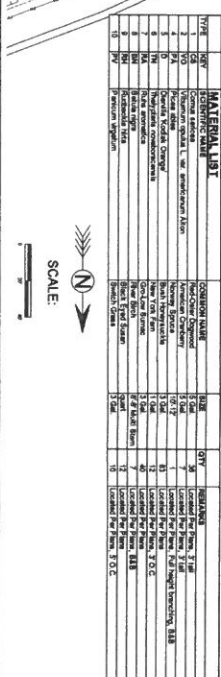
I hereby certify that the above Policy was adopted by the City Commission on March 16, 1998, and was amended in its entirety, at a regular meeting of the City Commission on March 17, 2008, and December 17, 2012, at a regular meeting of the City Commission and amended at the December 16, 2013, regular meeting of the City Commission and February 3, 2014, Regular Meeting of the City Commission, at the Commission Chambers, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.




Benjamin C. Marentette, City Clerk

[illegible][illegible]

Total # trees =	87
Total # shrubs =	433



 Charter Township of Garfield Planning Department Report No. 2019-100		
Prepared:	August 7, 2019	Pages: 3
Meeting:	August 14, 2019 Planning Commission	Attachments: <input type="checkbox"/>
Subject:	SPR 2019-04 Harris Hills Site Condominium Introduction	
File No.	SPR 2019-04	Parcel No. 05-007-021-00
Owner:	Tim and Lisa Schaub	
Agent:	Jesse Mitchell, Bob Mitchell & Associates	

BACKGROUND:

The Harris Hills site is located on two tax parcels at the southwest corner of Lone Tree and Harris Roads. These two parcels were brought before the Planning Commission earlier this year for a request to rezone the parcels from the A – Agricultural district to the R-2 – One and Two Family Residential district via Zoning Map Amendment. The rezoning request was ultimately approved by the Township Board at the June 25, 2019 meeting.

PURPOSE OF APPLICATION:

The initial intention of the applicant was to develop both parcels as a site condominium with municipal water and sanitary sewer after completing the rezoning process. Based on site and budget constraints, the applicant now intends to develop the northern parcel as its own site condominium. This project as currently proposed would include 16 new single-family homes on individual wells and septic systems.

SUBJECT PROPERTY:

The subject property is highlighted below. The aerial imagery is from 2017 and shows significant tree cover which has since largely been removed.

Zoomed-out aerial view of the subject property (highlighted in yellow):



Zoomed-in aerial view of subject property (highlighted in yellow):



SITE CONDOMINIUM REVIEW CONSIDERATIONS:

Consultation

Section 429 B. of the Zoning Ordinance allows the Planning Commission to consider input from the Township Attorney and Township Engineer as needed in its review of a condominium development plan, especially the master deed, deed restrictions, utility systems and streets, subdivision layout and design, and compliance with the Condominium Act. Other agencies will also review the plan as needed.

The Township Engineer has reviewed this proposal and is expected to provide a letter with comments regarding the required connection to the available public sewer. The Lone Tree PUD west of Harris Hills has available water and sewer. There is also a public water line to the east of the site.

Review Criteria

From Section 429 G. of the Zoning Ordinance, the Township shall consider a set of criteria for the review of site condominiums. The criteria most relevant to this case are as follows:

1) Compliance with Zoning District Regulations

The proposed development shows 16 new single-family residential units on the northern parcel. For one-family units without public sewer, the R-2 district has a minimum lot size of 15,000 square feet and minimum lot width of 100 feet. The 16 lots shown are all at least 15,000 square feet in area. Units 1-7 and 14-16 have lot widths of at least 100 feet. Units 8, 9, 12, and 13 are located along the curve of the road where the lot width is measured from the front setback line instead of at the front lot line. Units 8, 12, and 13 in particular appear to be slightly shorter than the minimum width. Units 10 and 11 are also on a straight road but do not meet the minimum 100-foot width requirement.

2) *Streets*

The only proposed access point to the site is at Lone Tree Road. Saint's Drive runs north-south with a stub to the south for future development. Saint's Lane provides a loop within the site.

3) *Natural Features, Screening, and Landscaping*

As stated above, the aerial imagery from 2017 shows extensive tree cover on the site but most of these trees have since been cleared. There are generally still trees surrounding the perimeter of the site which will act as a buffer to the adjacent neighborhoods.

4) *Access*

The site will be served by private roads, Saint's Drive and Saint's Lane, with one connection to Lone Tree Road. Access for emergency access vehicles should reflect any comments from the relevant agencies.

5) *Erosion and Storm Water*

The site plan indicates that the review of storm water is currently in progress. The site slopes to the northeast and there is a retention pond indicated at the back of Unit 12.

STAFF COMMENT:

The initial intention from the applicant was to develop both parcels as one site condominium with about 35 single-family units all connected to water and sewer. The applicant has encountered difficulty in regards to the cost of water and sewer connection based on the topography of the site, which has led to their current proposal. However, as mentioned above, the Harris Hills site is expected to be required to connect to the available public sewer system.

If the intention still is to eventually develop both parcels, then it likely would be beneficial to create a proposal for both parcels now with two phases. This would allow the entire site to operate under one condominium association, master deed, and bylaws. It would also allow the entire project to be approved at one time instead of requiring future approvals, which is beneficial given that a site condominium development requires a public hearing and eventual Township Board approval.

ACTION REQUESTED:

There are several items mentioned above that warrant clarification before a public hearing is scheduled for this project. If the Planning Commission is prepared to table this application, then the following motion is suggested:

MOTION THAT application SPR 2019-04, submitted by Jesse E. Mitchell for a site condominium development at Parcel #05-007-021-00 BE TABLED; until the following issues are resolved:

1. Connect to the available public sewer system if required;
2. Ensure all lots meet the minimum width requirements; and
3. Indicate a plan for the phased development of both parcels

Any additional information that the Commissioners deem necessary should be added to this motion.

Attachment: Site plan for Harris Hills

