

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

**Wednesday, August 22, 2018 @ 7:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620**

A G E N D A

Call Meeting to Order

Roll Call of Commission Members

- 1. Review and Approval of the Agenda - Conflict of Interest**
- 2. Minutes
August 8, 2018**
- 3. Correspondence**
- 4. Reports
a. Township Board
b. Planning Commissioners**
- 5. Business to Come Before the Commission
a. PD 2018-86 Proposed 2018 Master Plan – Public Hearing**
- 6. Public Comment**
- 7. Items for Next Agenda – September 12, 2018
a. Amended Access Management Section – Public Hearing
b. Aspen Pines Multi-Family SUP – Findings of Fact**
- 8. Adjournment**

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

Garfield Township will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to Garfield Township. Individuals with disabilities requiring auxiliary aids or services should contact Garfield Township by writing or calling Lanie McManus, Clerk, (231) 941-1620, or TDD 922

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
August 8, 2018**

Call Meeting to Order: Chair Racine called the meeting to order at 7:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Roll Call of Commission Members:

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

Absent and Excused: Steve Duell

Staff Present: Rob Larrea, Erik Perdonik

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

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

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

Nays: None

2. Minutes (7:02)

a. July 25, 2018

Uithol moved and Cline seconded to adopt the minutes of July 25, 2018 as presented.

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

Nays: None

3. Correspondence (7:02)

None

4. Reports (7:02)

Township Board Report

No report

Planning Commissioners

No report

Planners Department

No report

5. Business to Come Before the Commission

a. PD 2018-81 Proposed Hotel – Crossing PUD – Conceptual Review (7:03)

This application is for a conceptual review of a proposed three story 95 room hotel with associated parking to be located on approximately 3.62

acres at 2586 Crossing Circle within the eastern part of the Grand Traverse Crossing PUD. The Faith Reformed Church of Traverse City is currently located on the site and is adjacent to the Emerald Hills condominium subdivision to the north and the Miller Creek Nature Reserve to the east.

Dusty Christensen from Mansfield and Associates showed an overlay map of the area where the hotel would be located. A PUD amendment would be needed since there is a change in use on the property. Christensen said the hotel would most likely be a Fairfield Inn. He discussed the 106 parking spaces which is in compliance with ordinance and added that there will be a gated access for fire safety leading to Rennie Street. A buffer will be provided in the ten foot buffer area as well as a privacy fence or wall to the north. Commissioners mentioned setbacks on the north side and whether they need to be expanded. Christensen said that the existing building will be demolished along with the parking lot. All trails and trail heads will remain unobstructed. Developers may be able to use overflow lots adjacent to the property and Staff will review the PUD documents. Overall, Commissioners found the proposal favorable.

b. PD 2018-75 Aspen Pines Multi- Family SUP – Public Hearing (7:28)

Larrea said that this application requests approval of a Special Use Permit for a two-story 8 unit multi-family structure on Floresta Street. The parcel is .77 acres and is zoned R-3 Multi Family Residential.

Petra Kuehnis from Mansfield and Associates said that this is a small apartment building with eight units and each unit will have a garage and one outdoor parking space. Since the last meeting, they have incorporated more outdoor space and removed some parking. There are now two community areas for outdoor patios and the dumpster is now outside the setback. Shallow stormwater drainage exists on the site and a Type C buffer on will be on three sides of the property with a Type D buffer on the residential side. She showed architectural renderings of the garage and the building.

Racine opened the Public Hearing at 7:35pm.

Kaylee Storch of 831 Floresta Street commented on the access and the traffic.

Joe Erlewein lives next to the proposed site and echoed concerns with traffic. He is pleased with screening and the overall project.

Joan Cloutier of Woodward Ave, shared concerns with the low income area in the neighborhood.

Sean McCardel, developer, said this is a project that he will own and manage and has worked with the neighbors extensively.

Roger Storch lives across from the project. He commented on the traffic, bus stops and the police presence in the area.

Racine closed the Public Hearing at 7:44 p.m.

DeGood MOVED and Uithol seconded to direct Staff to draft Findings of Fact for application SUP-2018-04, submitted by Sean McCardel Construction Incorporated, for a Special Use Permit for an 8-unit multi-family development at Parcel ID: 05-340-026-10.

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

c. PD 2018-71 U-Haul Findings of Fact (7:47)

The application proposes two text amendments to the Garfield Township Zoning Ordinance to amend Article 2 – Definitions and Article 3 – Planned Shopping Center District (C-P District). Larrea said that the Findings of fact have been reviewed by an attorney.

Uithol moved and Robertson seconded that the Findings of Fact for Application Z-2017-04, as presented in Planning Department Report 2018-71, and being made a part of this motion, BE ADOPTED.

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

Uithol moved and Robertson seconded THAT application Z-2017-04 BE RECOMMENDED for DENIAL to the Township Board based on the Findings of Fact, application and information submitted.

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

6. Public Comment (7:51)

None

7. Items For Next Agenda – August 22, 2018 (7:51)


- a. Master Plan – Public Hearing
- b. Structure Completion Timeline – Amendment Discussion
- c. Solar Energy – Discussion

Larrea mentioned that a couple comments on the Master Plan have been received.

8. Adjournment

McManus moved and Uithol seconded to adjourn the meeting at 7:54pm.

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

		Charter Township of Garfield	
		Planning Department Report No. 2018-86	
Prepared:	August 14, 2018	Pages:	Page 1 of 2
Meeting:	August 22, 2018 Planning Commission (WS)	Attachments:	<input checked="" type="checkbox"/>
Subject:	Draft 2018 Master Plan-Planning Commission Public Hearing		

BACKGROUND:

For the past few years, the Planning Commission has been working on a new master plan to serve as a general guide for growth and development in the Township. Planning experts strongly recommend that municipalities update their master plan every five (5) years so that it remains relevant and continues to reflect residents’ priorities. However, the Township’s current plan has not been updated since 2007. Planning and zoning decisions are presumed valid by a court of law only if they are consistent with an *up-to-date, adopted* master plan.

A brief overview of the steps taken in the adoption process so far is as follows:

- On May 23, 2018, after making some final revisions to the Future Land Use Map, the Planning Commission unanimously passed a motion to submit the proposed 2018 plan to the Township Board for review, comment, and distribution as required by Sec. 41 of the Michigan Planning Enabling Act (the “MPEA”).
- On June 12, 2018, after review, the Township Board unanimously approved distribution of the proposed plan. The Board made no comments on the proposed plan.
- On June 16, 2018, Staff transmitted a copy of the proposed plan to neighboring jurisdictions and other relevant stakeholders in accordance with Sec. 41 of the MPEA. Upon receiving the proposed plan, entities had 63 days to submit any comments on the proposed plan.

STAFF COMMENT:

As of the drafting of this report, the 63-day comment period has ended and only one entity, the Watershed Center, has submitted comments on the proposed master plan. A copy of their comments is ***attached*** to this report and, at the Planning Commission’s direction, Staff can incorporate them into the draft plan. All comments are advisory.

In accordance with Sec. 43(1) of the MPEA, before approving a master plan, the Planning Commission shall hold at least one (1) public hearing on the proposed plan. This requirement would be satisfied by tonight’s public hearing. Of course, the Planning Commission is free to continue discussion or schedule additional public hearings on the proposed plan prior to moving to the next step in the adoption process.

The next step in the adoption process prescribed by the MPEA is to make a recommendation to the Township Board regarding whether they should legislatively adopt the proposed plan.

ACTION REQUESTED:

Depending upon how the Planning Commission would like to proceed, three (3) alternative suggested motions are offered below:

If the Planning Commission would like to continue discussion on the proposed 2018 master plan, the following motion is offered for consideration:

MOTION TO CONTINUE DISCUSSION on the proposed 2018 Charter Township of Garfield Master Plan attached to PD Report 2018-86.

Draft 2018 Master Plan-Planning Commission Public Hearing

OR if the Planning Commission would like to schedule an additional public hearing on the proposed 2018 master plan, the following motion is offered for consideration:

MOTION THAT a public hearing BE SCHEDULED to hear additional public comment on the proposed 2018 Charter Township of Garfield Master Plan attached to PD Report 2018-86 for _____.

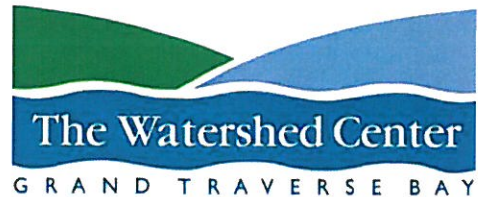
OR if the Planning Commission would like to recommend to the Township Board that they adopt the proposed 2018 master plan, the following motion is offered for consideration:

MOTION TO RECOMMEND THAT, in accordance with the Michigan Planning Enabling Act, the proposed 2018 Charter Township of Garfield Master Plan attached to PD Report 2018-86 BE ADOPTED by the Charter Township of Garfield Board of Trustees.

Any additional information that the Planning Commission determines to be necessary should be added to the motion. If the Planning Commission is not satisfied with the level of information provided to date, the motion would be premature.

Attachments:

1. Watershed Center comments dated August 6, 2018
2. Proposed 2018 Charter Township of Garfield Master Plan



August 06, 2018

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Dear Planning Commissioners,

Thank you for the opportunity to comment on the Garfield Township draft Master Plan. The Watershed Center advocates for clean water in Grand Traverse Bay and its nearly 1,000 square-mile watershed, which encompasses nearly all of Garfield Township. We applaud the Planning Commission for recognizing the importance of water resources and other natural features in the township's draft Master Plan. We strongly support the goal to protect, enhance, and showcase the natural environment, as well as limiting the spread and reducing the impact of invasive species.

Garfield Township is rich in water resources with the Boardman River, Boardman Lake, and Silver Lake, as well as a vast wetland network and various cold-water tributaries. It is prudent to take steps to protect water resources in Garfield Township; protecting these resources is vital to residents' quality of life and the economic viability of the region, including property values in the township. We would like to provide a few suggestions for incorporating additional water resource protections into your Master Plan, as well as clarify contemporary environmental concepts.

Stormwater

Pollutants enter our surface waters through stormwater that washes from roads, parking lots, rooftops, and other impervious surfaces carrying sediment, nutrients, and toxins. We applaud the township for adopting a stormwater ordinance that encourages onsite infiltration and the use of Low Impact Development (LID) practices, which manages stormwater at its source using on-site natural features for treatment, ultimately improving water quality. We support the draft Master Plan's goal of "ensuring that storm water controls are considerate of environmentally sensitive areas" and objective to "incentivize or require Best Management Practices such as low-impact development."

Because stormwater is the largest threat to water quality in the Grand Travers Bay and its watershed, we encourage the township to include a section on stormwater in the Master Plan that thoroughly describes stormwater and its impact on wetlands, Boardman Lake, Silver Lake, Boardman River, Kids Creek and other streams. The Master Plan is an opportunity for the township to outline goals about proper stormwater management and importance of LID. For instance, the township may adopt a Master Plan goal of utilizing LID and stormwater best management practices when designing and installing new capital improvement projects. In addition to the practical benefits, such projects demonstrate the economic and practical feasibility of LID approaches for other developments and for a wider public audience.

Wetlands

The draft Master Plan does a tremendous job of describing the lakes and streams within the township. However, the draft Master Plan is missing a thorough description of the vast network of wetlands within the township and the plethora of benefits they provide. These benefits include flood attenuation, water filtration, groundwater recharge, shoreline stabilization, and fish and wildlife habitat. Wetlands are disappearing and becoming fragmented at an alarming rate within our watershed; we must ensure we protect these valuable systems before it's too late.

By ensuring that wetlands are thoroughly mapped and described as well as recognized as critical parts of a healthy watershed in the Master Plan, the township will help residents, developers, business owners, and visitors realize their importance. We applaud the township's zoning ordinance provision which requires a 25 foot wetland setback for structures and parking lots. An appropriate Master Plan goal may be to extend these wetland setback provisions to service drives, roads, and non-motorized pathways. Another appropriate Mater Plan goal may be to incentivize or require open-pile wetland crossing structures, which do not impede the natural surface flows within a wetland. As the township continues to improve non-motorized trails and traffic congestion, the township must ensure that the integrity of the townships wetland network is not compromised.

Green Infrastructure

We are pleased to see that Garfield Township's draft Master Plan outlines contemporary environmental concepts, like green infrastructure and connected habitat corridors. However, we find the use of the term "green infrastructure" confusing in this draft. On page 24 of the draft Master Plan, the term "green infrastructure" seems to describe a plan to "make environmentally conscious decisions in review of development applications or zoning policy considerations." However, page 28 of the plan describes green infrastructure as "a combination of linear or contiguous open space, habitats, wildlife corridors and trails which link parks, nature reserves, and other open areas," which we believe is more commonly referred to as to as habitat corridors or green corridors. The United States Environmental Protection Agency describes green infrastructure as "a cost-effective, resilient approach to managing wet weather impacts ... Green infrastructure uses vegetation, soils, and other elements and practices to restore some of the natural processes required to manage water." We suggest the township more clearly defined the term "green infrastructure" in the Master Plan and ensure this definition does not differ from that of the greater environmental community.

The draft Master Plan reflects the tremendous effort and obvious dedication of the community and township representatives to create a sustainable, comprehensive plan for Garfield Township. Thank you again for the opportunity to participate in this impressive project.

Sincerely,



Heather Smith
Grand Traverse BAYKEEPER®