

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
August 23, 2017**

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

Roll Call of Commission Members:

Present: Steve Duell, Joe Robertson, Joe McManus, Pat Cline, Gil Uithol and John Racine

Absent and Excused: Chris DeGood

Staff Present: Erik Perdonik

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

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

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

2. Minutes (7:00)

a. July 26, 2017 Regular Meeting Minutes

McManus moved and Uithol seconded to approve the July 26, 2017 Regular Meeting Minutes as presented.

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

3. Correspondence (7:01)

None

4. Reports (7:01)

Township Board Report

Duell reported that the Board approved the Midwest LLC property rezoning on LaFranier Road and also gave the DNR approval to begin the public hearing process for the proposed no wake zone at the boat launch on Silver Lake. The Board is also looking into creating a Special Assessment District to reconstruct an entrance into Heritage Way. Bids were awarded to R.W. Popp Excavating, Inc. for the Buffalo Ridge Trail connector and to Alpers Excavating Inc. for the demolition of the Old Grist Mill in Kids Creek Park.

Planning Commissioners

No reports

Planning Department

No reports

5. Business to Come Before the Commission**a. PD 2017-82 Conceptual Review – Cass Road Event Center (7:03)**

This application proposes a small scale mixed use project at 1127 Cass Road. The parcel contains 32 acres of land and is currently zoned Agricultural. The proposal requests to have rental cabins, an event center and small farming uses. Commissioners shared concerns are that there are no utilities in the area and short term rentals are prohibited. A wedding center is not a permitted use in the Agricultural district at this time. Anthony Gavaldon said he would like the property to be a community space and retain the farm feel of the property. He proposed that the events structure would be a new structure and it has been suggested that they might need a community septic system. Commissioner Duell noted that the township does not have an agricultural tourism district and directed the applicant to spend time with the Planning Department to determine the best use of the land under the current ordinance.

b. Public Hearing – Consideration of an application received from Mansfield Land Consultants on behalf of T.C. Partners, LLC requesting a Planned Unit Development amendment to construct a 55,000 square foot Hobby Lobby Store at the subject property, 05-016-032-05 located at 3585 Marketplace Circle. (7:19)

Planner John Iacoangeli said that some modifications have been made to the main intersection of the parking lots and the lots themselves since the last time this was discussed by the Planning Commission. He believes that the idea of the Buffalo Ridge PUD is to link all the buildings together with some sort of streetscape and still thinks that the connectivity piece is lacking in the revised application. Petra Kunis, representing the Hobby Lobby, said that a four way stop intersection had been added, the parking configuration was solved and the signage will comply with the ordinance. She added that sidewalks in front of the Hobby Lobby have been expanded. The applicant is seeking a waiver from the 6 feet of directional signage to allow for 18 feet of directional signage to be located in the interior of the project. Commissioners saw no issues with the directional signage but did inquire about bike storage and snow storage. Kunis pointed out that what is included on the application is equal to what other developments in the area are required to do and meets the standards of the ordinance. Iacoangeli asked to have some sort of agreement on what the finished PUD will look like. Commissioners were concerned with the lack of walkway connectivity and many thought that lighted sidewalks would be a good idea. Kunis said that lighted walkways were an aesthetic issue and that the parking lot lighting was sufficient under the ordinance.

Chair Racine opened the Public Hearing at 8:06pm.

Barbara Bloomer of Creekside Court expressed concerns with the noise from the theater.

Priscilla Merrick of Creekside Court also complained about the theater noise.

Al Kurt of the Creekside Condo Association shared concerns with parking and traffic.

Ken Marek of Creekside Court asked about the length of the proposed building and also had concerns with the noise.

Fran Teater of Creekside Court asked about the proposed extension to Lucky's Market.

Ned Dietz of Creekside Court commented on a possible hotel in the empty proposed building.

Stan Tornnga of Outback Drive inquired about the sidewalk width.

Chair Racine closed the Public Hearing at 8:19pm.

Commissioners discussed the noise and the parking issue behind the Hobby Lobby. Ken Rindlesbacher, Facilities Manager at the Buffalo Ridge PUD, said that parking behind the proposed Hobby Lobby has always been there and was always designated as parking. Iacoangeli will review the development and look at hours of operation and also look at the noise barriers currently in place. The Fire Lane near Lucky's was also discussed and enforcement was a topic. Iacoangeli asked the applicant to revisit the connectivity issue again before going ahead with Findings of Fact. The applicant agreed to look at both options for sidewalks from the movie theater.

c. Buffalo Ridge Status Update (8:50)

Iacoangeli said that any status update was covered in item 6.b.

7. Public Comment (8:51)

None

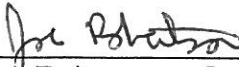
8. Items For Next Agenda September 13, 2017 (8:51)

- a. Serra Automotive Public Hearing – Conditional Rezone
- b. Fox Run – PURD Introduction
- c. City of Traverse City- Water Tank – SUP
- d. TBD

Commissioners inquired about the Life Story Funeral home project. Racine stated that he a conflict of interest with the Serra project and moving forward asked to be excused from proceedings.

9. Adjournment

Duell moved to adjourn the meeting at 8:56pm.



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