

CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING

Wednesday, September 12, 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 22, 2018
3. Correspondence
4. Reports
 - a. Township Board
 - b. Planning Commissioners
5. Business to Come Before the Commission
 - a. PD 2018-94 Proposed Rainbow Child Care Center – Conceptual Review
 - b. PD 2018-91 Aspen Pines Multi-Family Special Use Permit – Findings of Fact
 - c. PD 2018-90 Grand Traverse Oral Surgery Clinic Special Use Permit – Introduction
 - d. PD 2018-89 Proposed Access Management Amendment – Public Hearing
6. Public Comment
7. Items for Next Agenda – September 26, 2018
To be determined
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 22, 2018**

Call Meeting to Order: Vice Chair McManus called the meeting to order at 7:00 p.m. 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, Steve Duell and Pat Cline

Absent and Excused: John Racine

Staff Present: Rob Larrea, Eric Perdonick

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, Uithol, Cline, DeGood, McManus

Nays: None

2. Minutes (7:02)

a. August 8, 2018

Uithol moved and DeGood seconded to adopt the minutes of August 8, 2018 as presented.

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

Nays: None

3. Correspondence (7:02)

Letter from the Watershed Center with comments on the Master Plan

4. Reports (7:02)

Township Board Report

Duell said that there was a special meeting to discuss Metro Fire. Articles of Incorporation and leases are being reviewed.

Planning Commissioners

No report

5. Business to Come Before the Commission

a. PD 2018-86 Proposed 2018 Master Plan – Public Hearing (7:03)

Planner Rob Larrea thanked the public and Planning Commission for its participation and hard work and said that this Master Plan is a blueprint for the community. The Master Plan is a working document which serves as a general guide for growth and development in the Township. By law, the Township must hold a public hearing on the proposed Master Plan. Larrea

added that this new proposed Master Plan incentivizes redevelopment. The Watershed Center letter indicates that they are in favor of the plan. Commissioners discussed the Master Plan and the Watershed Center comments.

McManus opened the Public hearing at 7:09 p.m.

Kirby Taylor of Mesick commented on growth pods in the region and asked if any future pods were proposed and commented on the planning process in general. Larrea commented on the County Master Plan as well as housing needs and costs in the Township.

McManus closed the Public Hearing at 7:16pm.

Commissioners discussed other entities who reviewed the Master Plan and their comments received by Larrea.

Uithol moved and Robertson seconded 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.

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

6. Public Comment (7:23)

Pastor Carey Waldie thanked Commissioners for their work on the Master Plan and said that he will be coming back to the Planning Commission with another conceptual review for the Living Hope Church property.

Lisa Mann spoke regarding the proposed conceptual review for the Living Hope Church. She spoke about a program that teaches employable life skills.

Billy Franklin spoke regarding the Living Hope church and said that the church has benefitted his family and needs more space to continue its mission.

Scott Peer of Interlochen spoke on behalf of Living Hope Church and is in favor of any rezoning request.

Sarah Caldwell spoke regarding the church property rezoning request. She is in support of the Living Hope Church and said space is limited.

Patty Weathers spoke on behalf of Living Hope Church and the benefit to her extended family.

Kirby Taylor commented on the Living Hope Church proposed rezoning and said that the church has run out of space.


7. **Items For Next Agenda – September 12, 2018 (7:41)**
a. Amended Access Management Section – Public Hearing
b. Aspen Pines Multi-Family SUP – Findings of Fact

McManus proposed getting together with neighboring communities for a regional planning meeting. Larrea said that a joint meeting is currently being discussed with East Bay but a joint meeting in the past with Blair Township was not very fruitful. Commissioners agreed that both the Hammond Road and Hartman Road corridors need to be discussed with East Bay Township. Larrea said he would gather a list of topics for discussion at the Planning Commission level.

8. **Adjournment**
Uithol moved to adjourn the meeting at 7:49pm.

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

5. a.

 Charter Township of Garfield Planning Department Report No. 2018-94			
Prepared:	August 29, 2018	Pages:	1 of 6
Meeting:	September 12, 2018 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Rainbow Childcare Center-Conceptual Review		
Applicant:	814 Development, LLC/Amy Labadie		

STAFF COMMENT:

This application is for conceptual review of a proposed 10,782-square foot childcare center, with an associated 37-space parking area, on an approximately 1.76-acre property at the southeast corner of Silver Lake Road and Eastview Drive. An 11,124-square foot outdoor play area is proposed behind the proposed building that includes what appear to be three (3) playgrounds, three (3) shade structures, and one (1) splash pad.

The property is currently vacant and adjoins the Traverse Hills Condominiums to the north and east, the Village at Bay Ridge Senior Community to the south, and Silver Lake Road to the west. The property is within the Bay Ridge Planned Unit Development (“PUD”) and the underlying zoning is R-3 Multi-Family Residential.

Childcare centers are permitted in the R-3 District via Special Use Permit, subject to the additional regulations in Section 720 of the Zoning Ordinance; however, any use proposed for the property is nonetheless subject to the regulations of the PUD.

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



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



**Major Amendment:*

This proposal will be subject to a Major Amendment to the PUD as required by Sections 426.F, 425.J, and 423.G(6) of the Zoning Ordinance. In accordance with § 425.J(2), any application for an amendment to an approved PUD shall include:

- (a) Written consent to the application by the owner(s) of at least sixty (60) percent of approved development sites within the planned development; OR
- (b) Written consent to the application by the owner(s) of at least sixty (60) percent of land area within the planned development.

Access:

The site is proposed to be accessed via a new 26-foot wide access drive from Silver Lake Road. A review of minutes and Staff Reports shows that access from Silver Lake Road was a contentious issue during proceedings for past applications for uses on the property.

The applicant initially submitted two alternative concept plans; one showed access coming from Silver Lake Road, as the submission before you does, and the other from Eastview Drive to the north. However, concurrent applications are not permitted per § 108 of the Ordinance, which led to the applicant submitting a single conceptual plan with access from Silver Lake Road proposed.

The applicant has included a copy of a Grand Traverse County Road Commission permit (#2007-000128) with an issue date of June 18, 2007. For Township application purposes, that permit is no longer valid for the purposes of an application for a Major Amendment to the Bay Ridge PUD. This is the case for several reasons including that the use proposed in the 2007 permit application was 14 single-family homes, not a childcare center, and that the PUD approval process supersedes county permits regarding access to a site

regardless. Any proposed connection to Eastview Drive, a private road, would require the approval of the Traverse Hills Condominiums.

Landscaping:

A landscaping plan was not provided for this conceptual review, but one will be required as part of the PUD amendment submittal. It appears that a "Type C" buffer would be required along all four property lines under § 531, Table 531.1.

Lighting:

A photometric plan and lighting details were not provided for this conceptual review, but one will be required as part of the PUD amendment submittal.

Non-Motorized Transportation Plan:

Sec. 522.A of the Ordinance requires that a paved bike path 10 feet in width be constructed along the property's Silver Lake Road frontage. The submitted conceptual plan does not include the required bike path.

Parking:

§ 551, Table 5-47 requires, at the minimum, that childcare centers provide one (1) parking space for each 300 square feet of floor area. With 10,782 square feet of floor area proposed, a minimum of 36 (35.94 rounded up) spaces are required. The applicant is proposing 37 spaces and therefore meets the requirements of § 551.

Property History:

Bay Village Properties, LLC has approached the Planning Commission on numerous occasions over the years to develop the property. A review of past minutes and Staff Reports indicates that nothing has ever materialized on the site due to either incomplete submittals, or self-created issues at least partly caused by filling the property. Some of the more noteworthy issues involved having direct access to Silver Lake Road rather than connecting to the existing access point for the Village at Bay Ridge (see *attached* plans dated June 26, 2009 for a proposed assisted living facility on the property), stormwater management, and utility easements.

Setbacks:

Proposed setbacks vary but it appears that all meet the requirements of the R-3 District. Once an application is received, Staff will review the PUD agreement to determine if there is any reference to setbacks which would supersede the district regulations.

Water/Sewer:

Municipal water and sewer exists near the site; however, it is not clear in the submitted materials whether connections are proposed.

Snow Storage:

Snow storage areas and calculations will need to be shown on the site plan when an application for a PUD amendment is submitted.

Stormwater:

It is not clear on the conceptual site plan submitted how stormwater is to be managed on the site. It appears that a retention basin may be proposed between Silver Lake Road and the proposed parking area. If an application for the PUD amendment is submitted, funds will be required in escrow for stormwater review by the Township Engineer.

General Staff Comments:

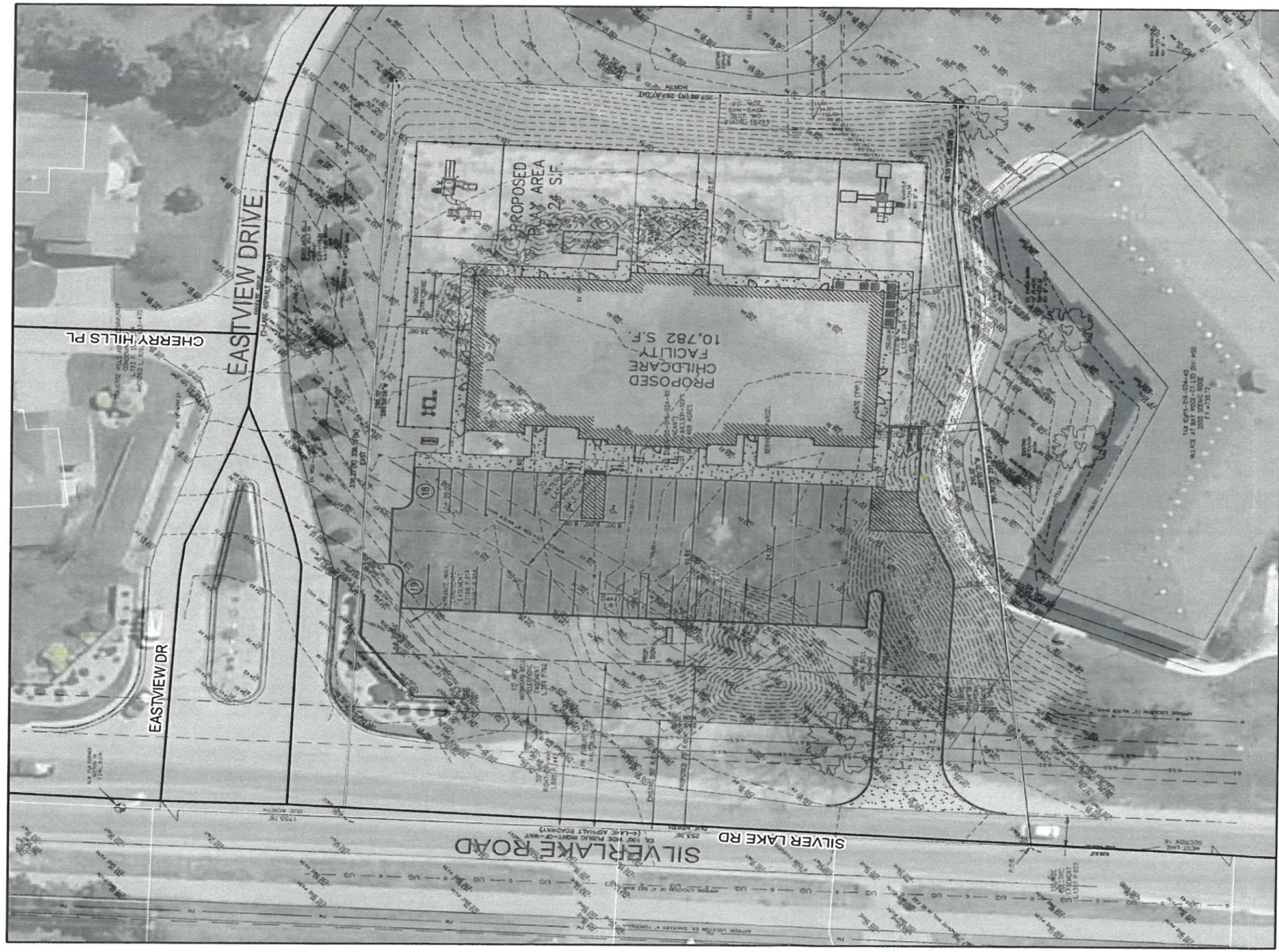
It appears that the intensity of the use has the potential to bring about compatibility issues with the neighboring residential properties. In addition, how the site will be accessed may remain an issue with this proposal as well, as the topography of the site has been significantly altered.

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 August 8, 2018
2. Conceptual architectural drawings provided by applicant dated February 19, 2018
3. Site Plan provided by Staff dated June 26, 2009 for a proposed assisted living facility on the property



Site Plan Overlay Map - Rainbow Childcare Conceptual

- Legend**
- Garfield Roads 2017
 - Garfield Parcels 2018

This map is based on digital databases prepared by Garfield Township. The Township does not warrant, expressly or impliedly, that the information on this map is current or positionally accurate. Always contact a surveyor to be sure of where your property lines are located.



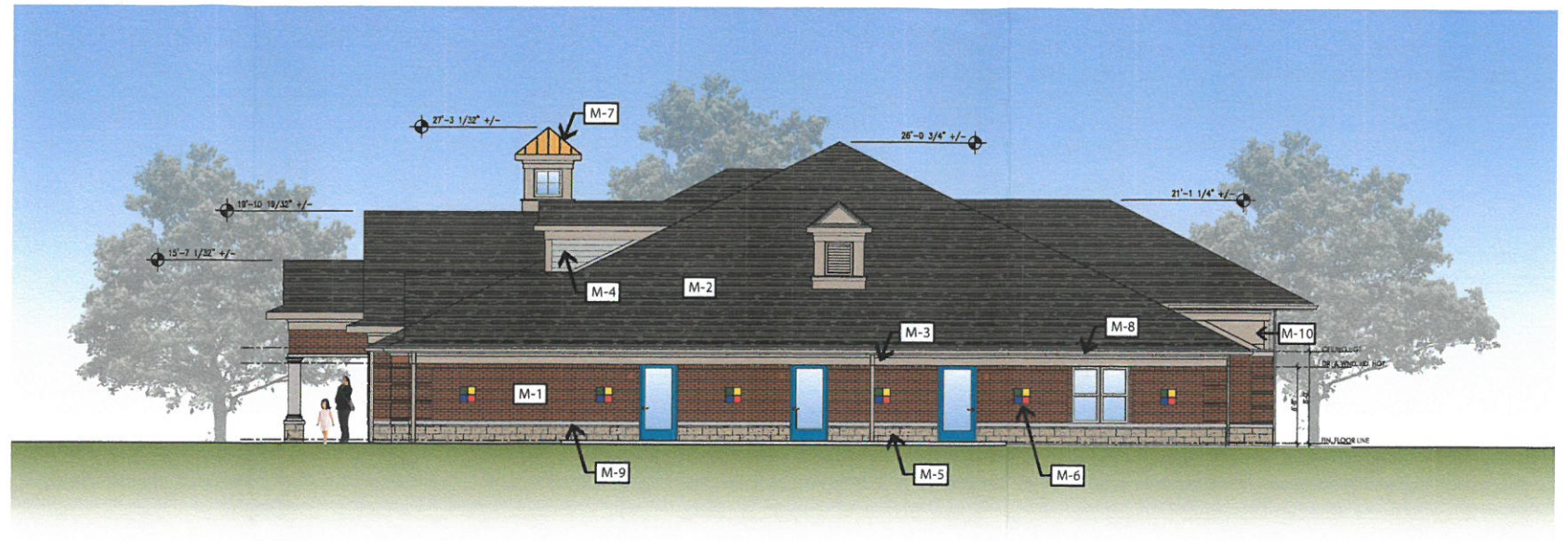
Garfield Charter Township
 3848 Veterans Drive
 Traverse City, MI 49684
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 Fax: 231.941.1688
www.garfield-twp.com



NOT A LEGAL SURVEY

Garfield Township Planning Dept: 9/4/2018

Exterior Elevation Materials					
SYMBOL	ITEM	MANUFACTURER	MODEL	COLOR / FINISH	NOTES
M-1	BRICK	BRAMPTON BRICK	CROSSROADS SERIES	COLOR - JASPER	IF BRICK IS NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE
M-2	ASPHALT SHINGLES	GAF ROOFING	TIMBERLINE HD - LIFETIME SHINGLES	COLOR - WEATHERED WOOD	-
M-3	BREAK METAL TRIM	QUALITY EDGE	TRULINE EMBOSSED TRIM COIL	COLOR - 807 (CLAY)	-
M-4	VINYL SIDING	GEORGIA PACIFIC	FOREST RIDGE DOUBLE 5" SIDING	MIST	-
M-5	SPLITFACE C.M.U.	MICHIGAN CERTIFIED CONCRETE	SPLIT FACED	VAOLS	IF BRICK IS NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE
M-6	8X8 DECORATIVE TILES	DAL TILE	NATURAL HUES CERAMIC FLOORS & WALL	QH67 REGENCY BLUE, QH97 DAISY, QH93 CANDY APPLE, QH27 SPRING GREEN	NOTE: 8 WEEK LEAD TIME ITEM.
M-7	STANDING SEAM METAL ROOF	MCELROY METAL	INSTALOC STANDING SEAM SYSTEM STYLE - PLANK PROFILE	COLOR - COPPER PENNY METALLIC	-
M-8	PRE-FIN ALUMINUM GUTTER	MASTIC HOME EXTERIORS	6" GUTTER COIL - 27 GAUGE	COLOR - DESERT SAND (VERIFY W/OWNER)	-
M-9	SILL & WATER TABLE & COLUMNS	T.B.D.	CAST STONE	VARIEGATED	-
M-10	1/2" AZEK PANELS	AZEK BUILDING PRODUCTS	-	PAINT	-



RIGHT ELEVATION



FRONT ELEVATION

RAINBOW CHILD CARE

KKA-PROTO RENDERING



THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.



ARCHITECTURE • ENGINEERING • PROJECT MANAGEMENT • INTERIOR DESIGN

INTERPLAN NO. 2017.0273
2-19-18

Exterior Elevation Materials					
SYMBOL	ITEM	MANUFACTURER	MODEL	COLOR / FINISH	NOTES
M-1	BRICK	BRAMPTON BRICK	CROSSROADS SERIES	COLOR - JASPER	IF BRICK IS NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE
M-2	ASPHALT SHINGLES	GAF ROOFING	TIMBERLINE HD - LIFETIME SHINGLES	COLOR - WEATHERED WOOD	-
M-3	BREAK METAL TRIM	QUALITY EDGE	TRULINE EMBOSSED TRIM COIL	COLOR - 807 (CLAY)	-
M-4	VINYL SIDING	GEORGIA PACIFIC	FOREST RIDGE DOUBLE S' SIDING	MIST	-
M-5	SPLITFACE C.M.U.	MICHIGAN CERTIFIED CONCRETE	SPLIT FACED	VAOLS	IF BRICK IS NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE
M-6	8X8 DECORATIVE TILES	DAL TILE	NATURAL HUES CERAMIC FLOORS & WALL	QH67 REGENCY BLUE, QH97 DASY, QH93 CANDY APPLE, QH29 SPRING GREEN	NOTE: 8 WEEK LEAD TIME ITEM.
M-7	STANDING SEAM METAL ROOF	MCELROY METAL	INSTALOC STANDING SEAM SYSTEM STYLE - PLANK PROFILE	COLOR - COPPER PENNY METALLIC	-
M-8	PRE-FIN ALUMINUM GUTTER	MASTIC HOME EXTERIORS	6" GUTTER COIL - 27 GAUGE	COLOR - DESERT SAND (VERIFY W/OWNER)	-
M-9	SILL & WATER TABLE & COLUMNS	T.B.D.	CAST STONE	VARIEGATED	-
M-10	1/2" AZEK PANELS	AZEK BUILDING PRODUCTS	-	PAINT	-



LEFT ELEVATION



REAR ELEVATION

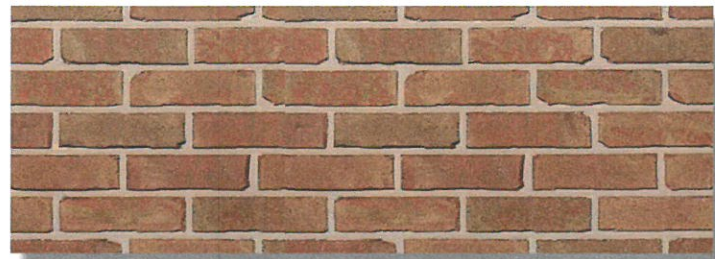
RAINBOW CHILD CARE

KKA-PROTO RENDERING

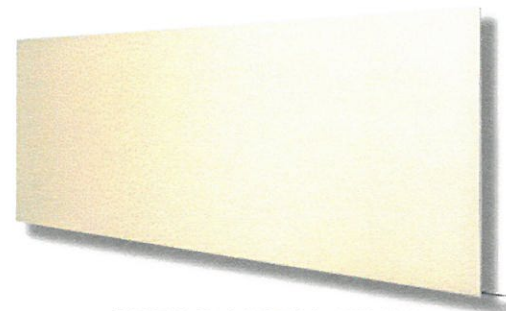
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M-10	1/2" AZEK PANELS	AZEK BUILDING PRODUCTS	-	PAINT	-



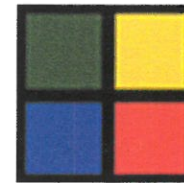
RIGHT ELEVATION



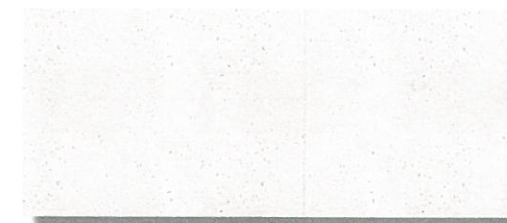
BRAMPTON BRICK



BREAK METAL TRIM



DECO TILE



CAST STONE SILL



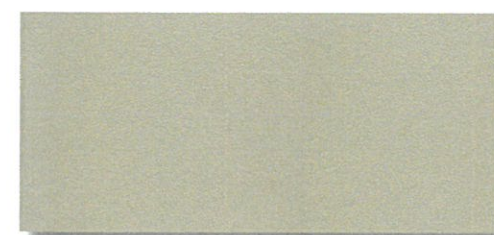
SW SAFETY BLUE



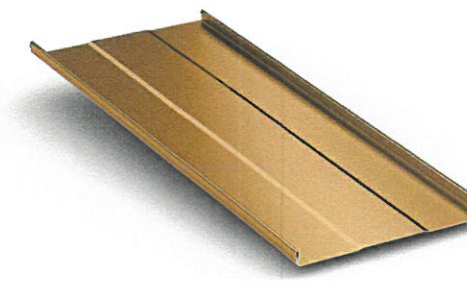
ASPHALT SHINGLES



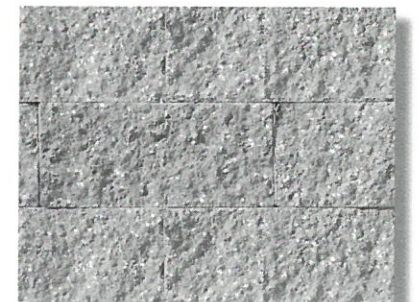
VINYL SIDING



PRE-FIN ALUMINUM GUTTER



METAL ROOF



SPLITFACE CMU

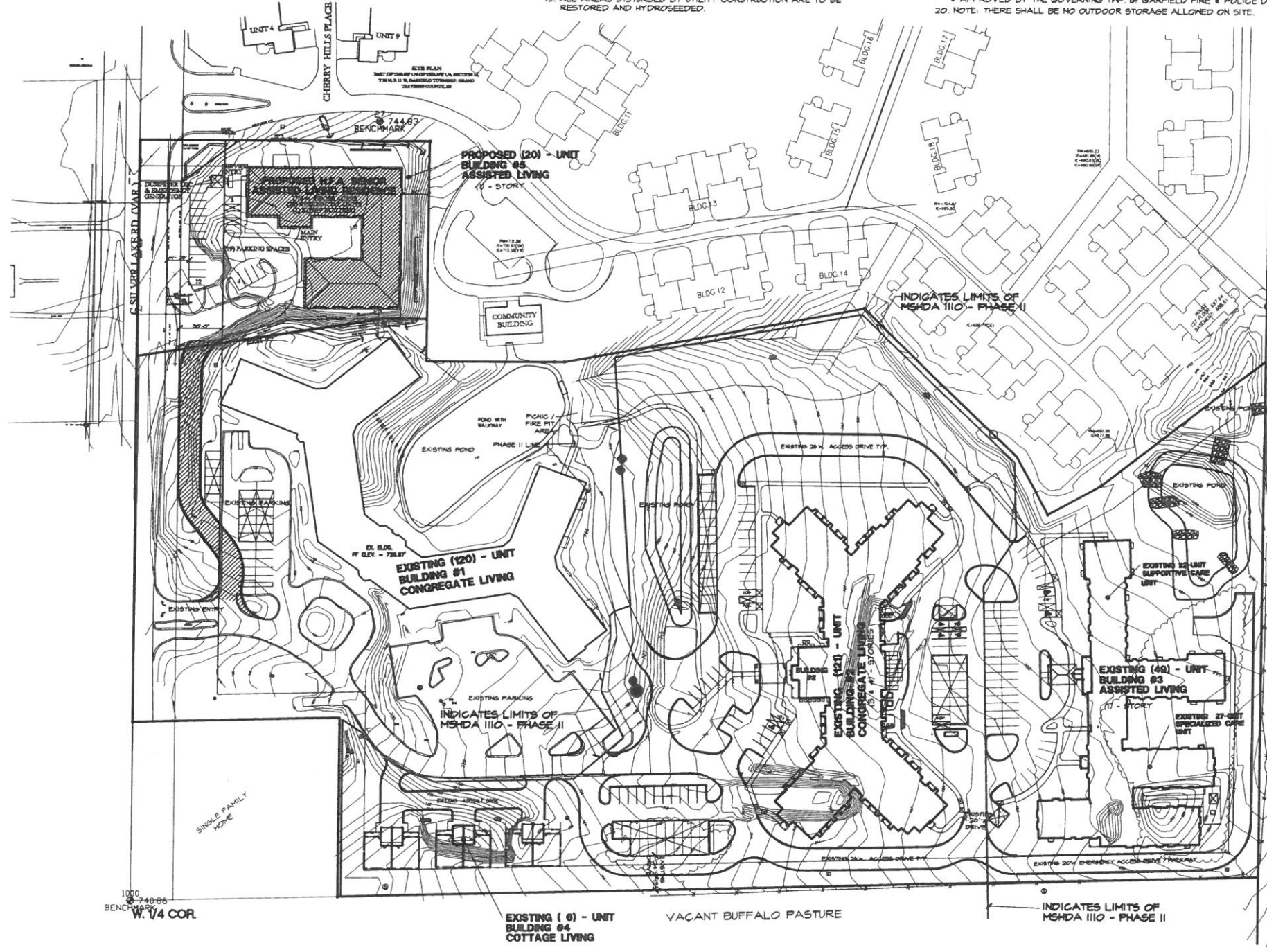
RAINBOW CHILD CARE

KKA-PROTO RENDERING

838 W. Long Lake #250
 Bloomfield Hills, MI 48302
 248 540-5940 Fax: 248 540-4820
 Email: psai@progressiveassociates.com
 Northern Michigan Office:
 425 Michigan St. Suite #5
 Petoskey, MI 49770
 231 487-9290 Fax: 231 487-9299
 Email: nlv@psai.com

GENERAL NOTES:

- ALL PARKING SPACES AND COMMON DRIVES TO BE A MINIMUM 15' AWAY FROM DWELLING UNIT.
- 6" CONC. WALKS ADJACENT TO PARKING AREAS
- ALL PROPOSED SITE WORK AND BUILDING CONSTRUCTION SHALL CONFORM TO THE TWP. OF GARFIELD GOVERNING ORDINANCES, REQUIREMENTS AND BUILDING CODES.
- ALL FINAL GRADINGS SHALL BE PER APPROVED SITE CIVIL ENGINEERING IN ACCORDANCE W/ THE TWP. OF GARFIELD REQUIREMENTS.
- FINAL FIRE HYDRANT LOCATION AND QUANTITY SHALL MEET W/ THE TWP. OF GARFIELD GOVERNING ENGS. DEPT. & FIRE DEPT.
- TRASH DUMPSTER PADS SHALL BE SCREENED ON (3) SIDES & SHALL MEET THE GOVERNING TWP. OF GARFIELD ZONING ORDINANCE. SEE DETAIL 1/P-2.
- ALL ELEVATIONS SHOWN ARE BASED ON U.S.G.S. DATUM
- CORNER CLEARANCE TO MEET ORDINANCE REG'TS
- ALL EXTERIOR SITE LIGHTINGS SHALL BE SHIELDED AND SHALL ENTIRE PHASE I & II CONFORM TO THE GOVERNING TWP. OF GARFIELD ZONING ORDINANCE. ALL SITE LIGHTING SHALL BE DIRECTED TO REMAIN WITHIN THE SITE BOUNDARIES.
- EXISTING COMMUNITY IDENT. SIGNAGE IS LOCATED AT THE MAIN ENTRY. ADDITIONAL INTERIOR SITE DIRECTIONAL SHALL CONFORM TO THE TWP. OF GARFIELD ZONING ORDINANCE.
- PRESERVE ALL EXISTING VEGETATION / TREES WHERE FEASIBLE.
- TREES TO REMAIN SHALL BE PROTECTED W/ A SNOW FENCE BARRIER AND SHALL MEET THE STANDARDS OF THE TWP. OF GARFIELD
- ALL AREAS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE RESTORED AND HYDROSEEDED.
- ALL BLDG. NUMBERS AND NUMBERING SYSTEMS SHALL MEET WITH THE APPROVAL OF THE GOVERNING TWP. OF GARFIELD FIRE & POLICE DEPTS.
- PROVIDE 5'x "BARRIER FREE" SIDEWALK RAMP WHERE INDICATED ON THE SITE PLAN. INSTALL PER THE "STATE OF MICHIGAN BARRIER FREE CODE" STANDARDS.
- SEE SITE CIVIL ENGINEERING PLANS FOR SANITARY SEWER, STORM WATER MANAGEMENT, WATER MAIN, HORIZONTAL CONTROL PLAN, ETC.
- ALL STREETS TO BE POSTED "NO PARKING - FIRE LANE" SIGNAGE SHALL CONFORM TO THE GOVERNING TWP. OF GARFIELD FIRE DEPT. REG'TS.
- PROVIDE TRAFFIC "STOP" SIGNAGE AT ALL VEHICLE EXITS FROM THE SITE.
- PROVIDE STREET NAME SIGNAGE AT THE APPROPRIATE LOCATIONS THROUGHOUT THE PROJECT. STREET NAMES SHALL BE COORDINATED & APPROVED BY THE GOVERNING TWP. OF GARFIELD FIRE & POLICE DEPTS.
- NOTE: THERE SHALL BE NO OUTDOOR STORAGE ALLOWED ON SITE.



LAND USE SITE DATA:

TOTAL / ENTIRE EXISTING / COMPLETED PHASE I, PHASE II & PROPOSED PHASE III
 SITE AREA: 18.96 TOTAL GROSS ACRES / 825,847.6 TOTAL GROSS SQ.FT. SITE AREA
 18.18 TOTAL NET ACRES / 791,420.8 TOTAL NET SQ.FT. SITE AREA
 (EXCLUDED TOTAL SILVER LAKE RD. R.O.W. = 0.78 ACRES - PHASE I R.O.W. = 0.44 ACRES - FUTURE DEVELOPMENT PARCELS, R.O.W. = 0.24 ACRES / 0.18 TOTAL ACRES)
 EXISTG / COMPLETED PHASE I: 5.75 GROSS ACRES / 124,482.5 GROSS SQ.FT. SITE AREA
 EXISTG / COMPLETED PHASE II: 11.47 GROSS ACRES / 444,658.2 GROSS SQ.FT. SITE AREA
 PROPOSED PHASE III: 1.76 GROSS ACRES / 176,713.4 GROSS SQ.FT. SITE AREA

DESIGN ZONING: P.U.D. / PLANNED UNIT DEVELOPMENT
 BUILDING HGT.: PROPOSED (1) STORY BLDG. @ PROPOSED BAY RIDGE SUPPORTIVE ASSISTED CARE LIVING UNITS
 EXISTG (3) & (4) STORY BLDG. @ EXISTG BAY RIDGE CONGRAGATE LIVING UNITS
 EXISTG (1) STORY BLDG. @ BAY RIDGE SUPPORTIVE / SPECIALIZED ASSISTED CARE LIVING UNITS
 EXISTG (1) STORY BLDG. @ SENIOR COTTAGE LIVING UNITS

EXISTING PHASE I:
 DWELLING UNITS: (120) - EXISTING BAY RIDGE VILLAGE CONGRAGATE LIVING UNITS
 EXISTING PHASE II:
 DWELLING UNITS: (21) - BAY RIDGE VILLAGE II CONGRAGATE LIVING UNITS
 (44) - BAY RIDGE TERRACE SUPPORTIVE / SPECIALIZED ASSISTED CARE LIVING UNITS
 (8) - BAY RIDGE COTTAGE DUPLEX LIVING UNITS
 (16) - TOTAL PHASE II SENIOR LIVING UNITS

PROPOSED PHASE III:
 DWELLING UNITS: (20) - BAY RIDGE SUPPORTIVE ASSISTED CARE LIVING UNITS

OVER-ALL:
 TOTAL UNITS: (316) - TOTAL UNITS EXISTG PHASE I, EXISTG PHASE II & PROPOSED PHASE III SENIOR LIVING UNITS
 DENSITY: 17.36 SENIOR LIVING UNITS PER NET ACRE TOTAL DENSITY (EX. PHASE I & II, PROPOSED PHASE III)

EXISTING PHASE I BUILDING SITE COVERAGE: EXISTG BAY RIDGE CONGRAGATE BUILDING = 474,533 SQ.FT. SITE AREA / 1.105 ACRES SITE AREA
 EXISTING PHASE II BUILDING SITE COVERAGE: EXISTG BAY RIDGE VILLAGE II CONGRAGATE BUILDING = 475,425 SQ.FT. SITE AREA / 1.094 ACRES SITE AREA
 EXISTG BAY RIDGE ASSISTED BUILDING = 475,425 SQ.FT. SITE AREA / 1.094 ACRES SITE AREA
 EXISTG THE COTTAGES @ BAY RIDGE BUILDINGS = 475,425 SQ.FT. SITE AREA / 1.094 ACRES SITE AREA
 PHASE II TOTAL BUILDING SITE COVERAGE = 475,425 SQ.FT. SITE AREA / 1.094 ACRES SITE AREA

PROPOSED PHASE III BUILDING SITE COVERAGE: PROPOSED BAY RIDGE ASSISTED BUILDING = 475,425 SQ.FT. SITE AREA / 1.094 ACRES SITE AREA

TOTAL EXISTG PHASE I, II & PROPOSED PHASE III BUILDING SITE COVERAGE: TOTAL EXISTG & PROPOSED BUILDING SITE COVERAGE = 475,425 SQ.FT. SITE AREA / 1.094 ACRES SITE AREA

PROPOSED PHASE III PARKING:
 (14) - PARKING SPACES @ SUPPORTIVE ASSISTED CARE LIVING UNITS
 REQUIRED SPACES: 0.3 SPACES PER UNIT
 0.3 x 20 UNITS = 6 SPACES
 1 SPACE / EMPLOYEE @ 4 EMPLOYEES = 4 SPACES
 TOTAL REQUIRED = 10 PARKING SPACES

EXISTG PHASE II PARKING:
 (160) - TOTAL PARKING SPACES PROVIDED IN PHASE II DEVELOPMENT (DOES NOT INCLUDE EXISTING PHASE I PARKING COUNT)

OVER-ALL SITE BUILDING NUMBER VS PHASING:
 EXISTING CONGRAGATE LIVING BUILDING #1 = PHASE I CONSTRUCTION
 EXISTING CONGRAGATE LIVING BUILDING #2 = PHASE II CONSTRUCTION
 EXISTING ASSISTED LIVING BUILDING #3 = PHASE II CONSTRUCTION
 EXISTING COTTAGE LIVING BUILDING #4 = PHASE II CONSTRUCTION
 PROPOSED ASSISTED LIVING BUILDING #5 = PHASE III CONSTRUCTION

GENERAL SITE NOTE:

ALL SITE GRADINGS, PROPOSED UTILITY LAYOUTS - STORM WATER MGT., WATER SAN SEWER CURBS ETC. SHOWN ON THIS ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY AND IS NOT FOR CONSTRUCTION PURPOSES - REFER TO SITE CIVIL ENGINEERING DRAWINGS AS PREPARED BY _____, INC.

Issued For:

Preliminary Review	08.10.09
REVIEW	08.26.09
YARD SETBACK / PUD AMEND.	02.24.10
REVISED / REVIEW	08.12.10

Project:

Village at
 Bay Ridge Senior
 Community

Garfield Twp., Michigan

Sheet Title:

Over-all Development
 Site
 Plan

Project Number: 08-068

Drawn: CI


Checked: PA

Date: 08.10.09

Sheet Number:

SP-1

5. b.

 Charter Township of Garfield Planning Department Report No. 2018-91		
Prepared:	August 20, 2018	Pages: Page 1 of 7
Meeting:	September 12, 2018 Planning Commission	Attachments: <input type="checkbox"/>
Subject:	Aspen Pines Multi-Family Residential Special Use Permit-Findings of Fact	
File No.	SUP-2018-04	Parcel No. 05-340-026-10
Applicant/Owner:	Sean McCardel Construction, Inc.	
Agent:	Petra Kuehnis, Mansfield Land Use Consultants	

BRIEF OVERVIEW:

- Floresta St (between Barlow St and Linden Ave; no street address assigned)
- 0.77 acres in area
- Vacant; partially wooded
- R-3 Multi-Family Residential District

PURPOSE OF APPLICATION:

This application requests approval of a Special Use Permit for a two-story, 8-unit multi-family structure; with 8 associated single-car, detached garages; and an 8-space paved parking lot. Multi-family dwellings are permitted via Special Use Permit in the R-3 Multi-Family Residential District.

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):



ZONING COMPLIANCE OVERVIEW:

In the section that follows, issues that Staff considers to be resolved are highlighted in **green**, whereas issues that Staff considers of potential concern that should be considered prior to drafting Findings of Fact are highlighted in **red**:

Amenities Generally:

At their July 11, 2018 meeting, the Planning Commission discussed with the applicant the potential for including some amenities that make sense in the context of the small scale and target demographic of the development. In response, the applicant has included two (2) separate 12' x 8' landscaped concrete patio areas, each with one (1) pole-mounted charcoal grill, one (1) four (4)-seat patio table, and three (3) adirondack chairs. Staff suggests that because the areas are within the side-yard setbacks, using pervious pavers as an offsetting measure would be desirable.

Bicycle Parking:

As required by the Ordinance, two u-racks providing four spaces are proposed for bicycle parking. Commissioners asked for some enclosed bicycle storage to be included in the garages, which the provided drawings appear to illustrate.

Density:

Based on the comments at the July 11, 2018 Planning Commission Regular Meeting, it appears that Commissioners are comfortable with the proposed density of 10.38 units per acre.

Design Generally:

Based on the comments at the July 11, 2018 Planning Commission Regular Meeting, it appears that Commissioners regard any design/neighborhood compatibility issues as resolved with the installation of a window in the rear wall of each garage, as well as variation in the siding design. The applicant has provided architectural drawings with this submittal that illustrate this.

Dumpster Enclosure:

The most up-to-date site plan (Sheet C4.0) indicates that the dumpster enclosure no longer encroaches into the west side-yard setback.

Ingress and Egress/Traffic:

Staff has received a GTCRC permit for the proposed access drive. Further, Staff has received a site plan review from the Grand Traverse Metro Fire Department that does not object to the ingress and egress aspect of the project.

Landscaping:

The applicant has replaced the noncompliant "Type C" buffer along the east property line with a more robust "Type D" buffer that complies with the Ordinance. In addition, the applicant has replaced the 4' partial fence along the east property line with a 6' fence along the entirety of the property line.

Lighting:

The color temperature of all proposed fixtures is 3000K, which meets the requirements of the Ordinance. Furthermore, the photometric plan indicates that none of the proposed fixtures will create illumination levels that exceed the standards of the Ordinance.

Open Space:

The applicant is proposing 3,802.39 square feet of open space, which is a bit less than previously proposed. Commissioners seemed generally satisfied with the open space provided. The overall reduction appears to come from no longer counting areas within the setbacks as part of the open space, but providing additional area where the parking spaces were removed.

Parking/Garages:

The applicant has reduced the number of surface parking spaces to eight (8), in addition to the eight (8) garage spaces. This translates into 2.0 spaces per unit, which is the maximum allowed under the Ordinance.

Pedestrian Circulation:

A public sidewalk 5' in width is proposed along the entire frontage of the property on Floresta Street. In addition, a private sidewalk 5' in width is also proposed to connect the public sidewalk to a third proposed sidewalk (7' in width) along the southern edge of the parking lot.

Permitted Uses:

The proposed garages contain notes that indicate that they are assigned to the units.

Sewer and Water:

As is required in R-3 District, the site will be served by municipal water and sewer. The leads for each run north and south directly down the center of the proposed access drive and parking area to an existing water main and 6" sanitary sewer.

Snow Storage:

Snow storage is provided at the east and west edges of the parking lot, which appears to be a logical place considering the proposed site layout.

Stormwater:

The applicant has provided funds in escrow for stormwater review by the Township Engineer. This will be made a condition of approval and completed during the land use permitting process.

APPROVAL CRITERIA DISCUSSION:

The following approval criteria are offered for consideration:

A special use is permitted only if the applicant demonstrates that:

(1) The proposed use will be consistent with the purpose and intent of the master plan and this Ordinance, including all regulations of the applicable zoning district;

The Planning Commission may find this standard to be met for the following reasons:

- The application is consistent with the purpose and intent of the Master Plan in encouraging moderate- to high-density land use patterns in the core urbanized areas of the Township already served by adequate infrastructure, in close proximity to the Traverse City limits and a wide range of services.
- The site is located within the R-3 Multi-Family Residential zoning district, which allows for development of multi-family dwellings, such as those proposed, as a use permitted via Special Use Permit (SUP).
- As indicated in the Zoning Compliance Overview provided on pages 2 and 3 of this report, the application meets each of the requirements of the R-3 zoning district.

(2) The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious, and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;

The Planning Commission may find this standard to be met for the following reasons:

- With a proposed density of approximately ten (10) units per acre, the use is generally compatible with the adjoining master planned Medium Residential area (7-14 units per acre), as well as the adjoining master planned Mixed Use Business area.
- The proposed use serves as a transition between the existing single-family uses to the north and east and the potentially more impactful commercial and industrial uses to the south and west.
- The proposed use incorporates design that takes into account neighborhood character by, for example, incorporating varied siding patterns and windows at the rear of the proposed garages that front Floresta Street.

(3) The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;

The Planning Commission may find this standard to be met for the following reasons:

- With eight (8) one-bedroom units proposed to be accessed via a single curb cut on a local road, as well as features for mitigating any potential noise or visual impacts proposed, such as landscaping buffers and privacy fencing, the proposed use is not anticipated to be detrimental, hazardous, or disturbing to neighboring uses.

(4) Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;

The Planning Commission may find this standard to be met for the following reasons:

- Parking is provided at 2.0 spaces per unit, which is the maximum permitted by the Ordinance.
- Buildings and entrances are configured so as to create a courtyard-like setting, which contains most activity to the interior of the site and out of view of neighboring properties.
- The landscape buffers required by the Ordinance will be planted along each property line to minimize the potential for any adverse impacts on neighboring properties, with a very robust "Type D" buffer proposed for the east property line adjoining the single-family residence.
- A privacy fence 6 feet in height will be installed along the entirety of the east property line adjoining the single-family residence, which will mitigate the impacts of headlights in the parking area and other potential adverse impacts.
- All structures, parking areas, and maneuvering lanes meet the setback requirements of Ordinance.

(5) The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;

The Planning Commission may find this standard to be met for the following reasons:

- The development will retain the existing wooded areas to the extent possible, especially within the setback areas, which will provide a visual buffer between this development and the adjoining properties.
- There are no significant hillsides, watercourses, or wetlands located on the site.

(6) Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;

The Planning Commission may find this standard to be met for the following reasons:

- The installation and maintenance of all required site improvements including water and sewer, stormwater basins, public sidewalks, and landscaping will be the responsibility of the developer.
- Municipal water and sewer exists along Floresta Street.
- With eight (8) one-bedroom units proposed, significant additional demand for schools and police and fire protection is not anticipated.

(7) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

The Planning Commission may find this standard to be met for the following reasons:

- The design of the proposed development was approved by the Grand Traverse Metro Fire Department as indicated by a site plan review dated May 14, 2018.
- The Grand Traverse County Road Commission has permitted the access drive and improvements within the right-of-way as indicated by a July 10, 2018 permit application.

- The site has been designed to incorporate quality of life features for potential residents by providing open space, sidewalks, bicycle racks, bicycle storage, and community patio areas.
- The project incorporates a sidewalk to provide for safe pedestrian travel along Floresta Street.

(8) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The broader public interest and welfare is served by the construction of additional units with amenities in a market experiencing a housing shortage.
- As demonstrated at the August 8, 2018 Planning Commission public hearing, individual interests, such as the neighboring single-family homeowners, were engaged in the process and generally expressed satisfaction with the developer and Township's efforts to ensure that they are not adversely affected by the establishment of the proposed use.

(9) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;

*The Planning Commission may find this standard to be **met** for the following reasons:*

- A single curb cut is proposed on Floresta Street, and with a total of just eight (8) one-bedroom units and sixteen (16) parking spaces on the development site, the development is not anticipated to generate significant traffic.
- The Grand Traverse Metro Fire Department reviewed the site plan on May 14, 2018 and did not object to the ingress and egress aspect of the project.
- The Grand Traverse County Road Commission issued a permit for the access drive on July 10, 2018.

(10) Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and

*The Planning Commission may find this standard to be **met** for the following reasons:*

- The development will allow for safe vehicular circulation patterns with twenty-four (24)-foot wide maneuvering aisles and appropriate radii at the access drive.
- Pedestrian traffic will be accommodated via a public sidewalk along the entire frontage of the property on Floresta Street, and a private sidewalk connecting the public sidewalk to a third proposed sidewalk along the southern edge of the parking lot.

(11) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

*The Planning Commission may find this standard to be **met** for the following reasons:*

- As a new residential development in an area planned for redevelopment, the proposed use has the potential to spark the redevelopment and improvement of surrounding properties.

- The use is consistent with the Township's long-term planning strategies intended to encourage the redevelopment of the area with increased residential density and complimentary local commercial uses.

ACTION REQUESTED:

The purpose of tonight's meeting is to consider Findings of Fact for the application. Following consideration and Commissioner discussion, the following motion is offered for consideration:


MOTION THAT the Findings of Fact for application SUP-2018-04, as presented in Planning Department Report 2018-91 and being made a part of this motion, BE ADOPTED.

The following motion is recommended to approve the project, subject to the conditions as noted below, and subject to conditions which are routinely added to all approvals:

MOTION THAT application SUP-2018-04 BE APPROVED, subject to the following conditions:

1. Final engineering review and approval by the Township Engineer including all infrastructure, stormwater, and FAA, if necessary;
2. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued;
3. All proposed sidewalks, landscaping, and amenities shall be installed prior to the issuance of a Certificate of Occupancy.
4. The applicant shall provide two (2) full-size plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance;
5. The applicant shall record promptly the amended Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within ninety (90) days of final approval by the Township or approval shall be considered to have expired.

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

 Charter Township of Garfield Planning Department Report No. 2018-90			
Prepared:	August 27, 2018	Pages:	Page 1 of 6
Meeting:	September 12, 2018 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Grand Traverse Oral Surgery Special Use Permit-Introduction		
File No.	SUP-2018-05	Parcel No.	28-05-026-001-00
Applicant/Owner:	Grand Traverse Oral Surgery/Warburton Properties, LLC		
Agent:	William Crain, Crain Engineering, LLC		

BRIEF OVERVIEW:

- 1807 N. Garfield Road
- 11.32 acres in area
- Vacant; overgrown vegetation
- Slopes to south with high point at center
- I-G General Mixed Use Industrial Business District

PURPOSE OF APPLICATION:

This application requests approval of a Special Use Permit for a 15,000-square foot dental clinic with a basement, covered pick up and drop off areas, and an 85-space paved parking lot. A 40' X 100' future expansion is proposed for the south end of the proposed building, as shown in dark orange on the site plan. Offices are permitted via Special Use Permit in the I-G District.

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):



SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

In the section that follows, issues that Staff considers to be of potential concern at this point are highlighted in red:

Bicycle Parking:

Section 522.C(1) of the Zoning Ordinance requires that two (2) bicycle parking spaces be provided for every twenty-five (25) off-street parking spaces. With 85 off-street spaces proposed, at least 6 bicycle parking spaces are required to be installed in accordance with the design and location requirements of Sec. 522.C(2)-(3). The submitted plans dated August 28, 2018 show a bike rack; however, details regarding the number of spaces provided and design of the racks were not provided.

Dumpster Enclosure:

The location and angle of the proposed dumpster enclosure appears to have the potential to create circulation problems for a garbage truck, particularly if it enters the site from the proposed Garfield Road entrance.

Encroachment:

It appears that the neighboring property's parking lot is encroaching into the west property line. This should be resolved via boundary adjustment, which will be made a condition of final approval.

Fire Department Review:

A letter outlining a second site plan review by Grand Traverse County Metro Fire Department dated August 14, 2018 outlined a few issues that need to be addressed, such as signage within the fire lane and the number and location of hydrants, and the conclusion asked that drawings be resubmitted to reflect the changes.

Although the applicant's agent has stated that any issues will be addressed absent a third formal review, Staff will nonetheless need written approval that the project may proceed with the Township approval process from the Fire Department for Township records.

Ingress and Egress/Traffic:

Two (2) access points are proposed; one from Hammond Road and another on Garfield Road. As for the Hammond Road access, it is in close proximity to the existing driveway of the adjacent parcel to the west, as well as the Hammond Road and Garfield Road intersection. Commissioners might want to discuss its location and perhaps whether a second access point is necessary at all. A boulevard entrance and signage that allows only right turns in and out of the Hammond Road access point could be something to consider.

Land Divisions:

It appears that at least one (1) land division is proposed based on the *attached* survey dated August 20, 2018, and the site plan shows two (2) "Possible Land Division Split Line[s]." This creates some confusion in comparing the site plan and provided survey and should be clarified. The southernmost line would run along the centerline of the proposed common drive accessed via Garfield Road. It will be made a condition of final approval that any land divisions be approved.

Landscaping:

The "Type C" buffers along the north and west property lines meet the quantity requirements and intent of the Ordinance. The "Type B" buffer along the east property line, on the other hand, is partial and uses existing vegetation. However, Sec. 530.H(1) allows for the adjustment of buffering requirements where existing vegetation provides an established screen, and such an adjustment appears to make sense in this case. Finally, as for the south property line, no buffer is proposed as the property to the south is vacant and under the same ownership. The buffer type required by the Ordinance will be required at the time that the south property is developed. A note should be added to the landscaping plan to reflect this.

Lighting:

The color temperature of all proposed fixtures is 3000K, which meets the requirements of Sec. 517 of the Ordinance.

Furthermore, the photometric plan indicates that none of the proposed fixtures will create illumination levels that exceed the standards of Sec. 517.

Non-Motorized Transportation Plan:

Sec. 522.A of the Ordinance requires that a bike path 10 feet in width be constructed along the property's Hammond Road frontage. In contrast to plans submitted previously, the submitted plans dated August 28, 2018 include the required bike path.

Parking:

Parking is provided at 85 spaces in total, with the minimum required under Sec. 551, Table 5-47 being 66, and the maximum 88. The width of all of the non-handicap spaces are ten (10) feet, which is the maximum width allowed under Sec. 551.

Pedestrian Circulation:

A private sidewalk 5 feet in width is proposed along the east and south walls of the proposed building.

Road Commission Review:

In a letter dated July 2, 2018 (*attached*) from the Grand Traverse County Road Commission to the applicant's agent commenting on the *preliminary* site plans, it was stated that the Garfield Road right-of-way should be 150 feet which, according to the Road Commission, could create problems with all

drainage remaining on site. However, on the site plan submitted to the Township dated August 28, 2018, the proposed retention basins do not appear to be within 75 feet of the Garfield Road centerline. The applicant should provide documentation regarding whether this concern remains on the part of the Road Commission.

In addition, the July 2nd letter stated that the asphalt lane ending just prior to the Garfield Road approach should "be extended uniformly to the approach eliminating the wedge of gravel between the taper and the approach." The site plan dated August 28, 2018 includes a note that the applicant will work with the Road Commission to pave the shoulder along Garfield Road upon obtaining permitting.

Sewer and Water:

The site will be served by municipal water and sewer, which is available along the property's Hammond Road frontage. A 2" water service line and a 6" sewer service line are proposed to connect to the existing 12 and 8" lines running along Hammond Road respectively from the north end of the proposed building.

Snow Storage:

As required by Sec. 551.E(6) of the Ordinance, snow storage calculations are provided on the site plan and indicate that "Retention Basin A" and "Retention Basin B" will accommodate the snow load. However, the intent and purpose of Sec. 551.E(6) is to require that the designated storage areas be usable, and it appears that "Retention Basin A" is located such that it would be very difficult for a plow truck to utilize the area. "Retention Basin B," by contrast, is a usable storage location.

Stormwater:

Parking lot and roof stormwater runoff will be managed onsite via two retention basins located at the north and south ends of the site. Funds will be required in escrow for stormwater review by the Township Engineer, which will be required prior to the issuance of a Land Use Permit.

Survey:

Because the proposed structure follows the setback lines so closely, an as-built survey will be required as a condition of final approval.

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-2018-05, submitted by Grand Traverse Oral Surgery, for a Special Use Permit for a dental clinic at 1807 N. Garfield Road, BE ACCEPTED, and BE SCHEDULED for a public hearing to be held on October 10, 2018, subject to the following additional information being provided by the applicant prior to September 17, 2018 to ensure that Staff has adequate time to review the information:

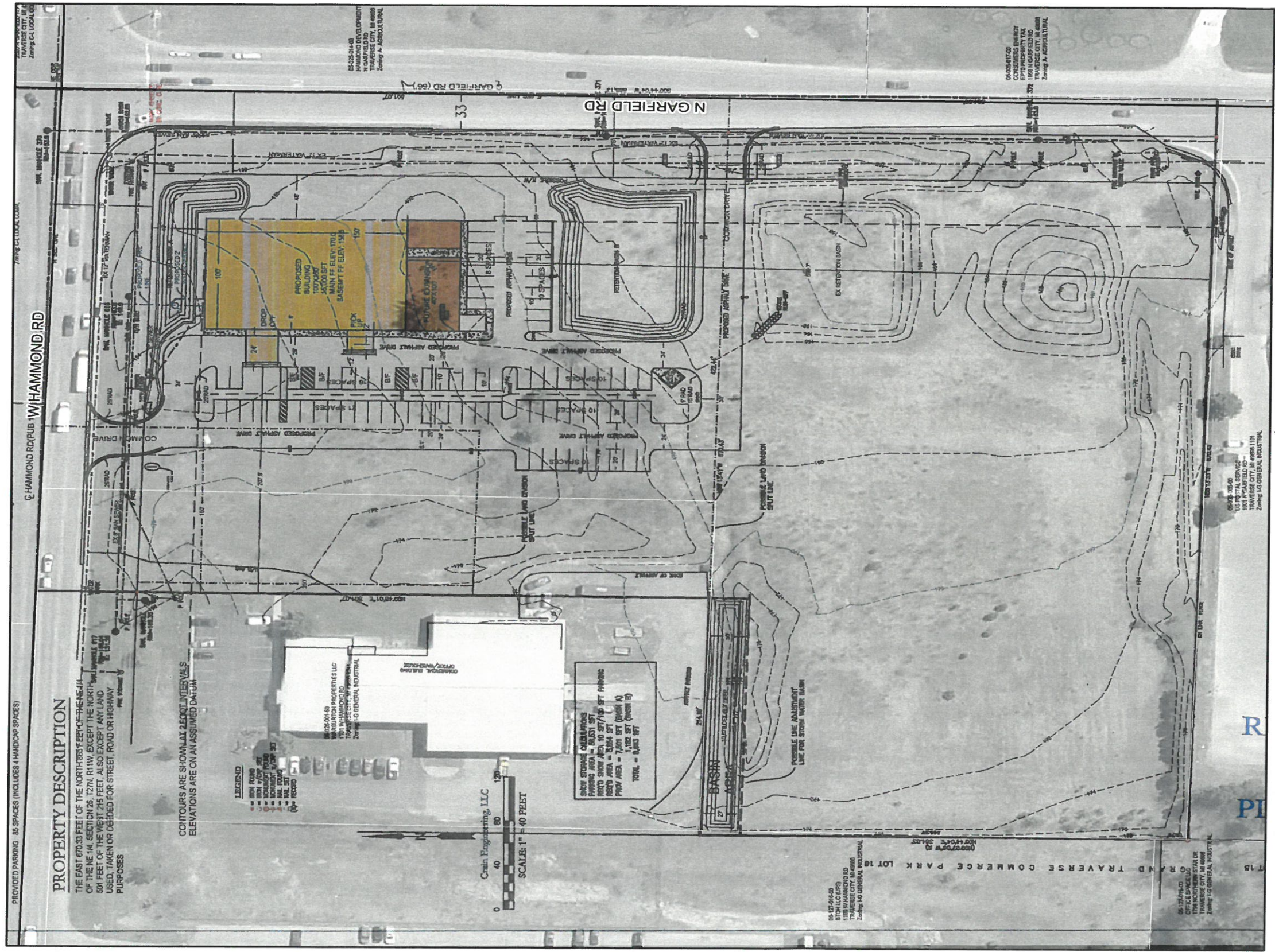
1. An updated site plan with the dumpster enclosure located in a more practical area for garbage truck circulation.
2. A review letter from Grand Traverse Metro Fire Department indicating that the concerns outlined in the review letter dated August 14, 2018 have been addressed.
3. Clarification from the applicant regarding the "possible" land divisions noted on the site plan.

4. An updated landscaping plan with a note indicating that the buffer required by the Garfield Township Zoning Ordinance will be installed along the south of the property at which time the property to the south is developed.
5. Clarification from the applicant regarding all Grand Traverse County Road Commission concerns noted in their July 2, 2018 letter.
6. Relocate the snow storage from "Retention Basin A" to a more usable location.
7. An updated site plan providing details regarding the number of bicycle parking spaces required and provided, and indicating that the design requirements of the Garfield Township Zoning Ordinance are met.

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

Attachments:

1. 11" X 17" plan set provided by applicant dated August 2, 2018
2. Survey showing proposed parcel layout provided by applicant dated August 20, 2018
3. Letter from Grand Traverse County Road Commission to applicant dated July 2, 2018



Site Plan Overlay Map-GTOS SUP



Garfield Charter Township
 3848 Veterans Drive
 Traverse City, MI 49684
 Phone: 231.941.1620
 Fax: 231.941.1688
www.garfield-twp.com

- Legend**
- Garfield Roads 2017
 - Garfield Parcels 2018

This map is based on digital databases prepared by Garfield Township. The Township does not warrant, expressly or impliedly, that the information on this map is current or positionally accurate. Always contact a surveyor to be sure of where your property lines are located.

NOT A LEGAL SURVEY

Garfield Township Planning Dept: 8/29/2018



"Our mission is to upgrade and maintain
a safe and efficient road system"

RECEIVED

AUG 21 2018

PLANNING

July 2, 2018

William Crain, PE
Crain Engineering, LLC
7622 Bott Road
Buckley, MI 49620

Subject: Southeast Corner of Garfield and Hammond Road Intersection.

Dear Mr. Crain:

Thank you for submitting early drawings for this project. I have reviewed the preliminary site plans and there are a few items that need to be addressed as the plan progresses.

The Grand Traverse County Road Commission's policy when developing on a county minor collector is that the right-of-way be 150 feet, with that being 75 feet on either side of the centerline. Hammond Road has that width, although Garfield Road at present does not. As a result of the right-of-way issue the drainage will become a factor as all drainage should be kept on site and does not include the right-of-way.

Due to the proximity of the drive approach on Garfield Road with the exiting lane ending, we would request that the asphalt lane which ends just prior to the approach, be extended uniformly to the approach eliminating the wedge of gravel between the taper and the approach.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Wisniewski".

Paul Wisniewski
Project Engineer

cc: Jim Cook
Wayne Schoonover

N:\apps\Engineering\Land Developments\Review\2018\Garfield and Hammond Intersection.docx

RECEIVED

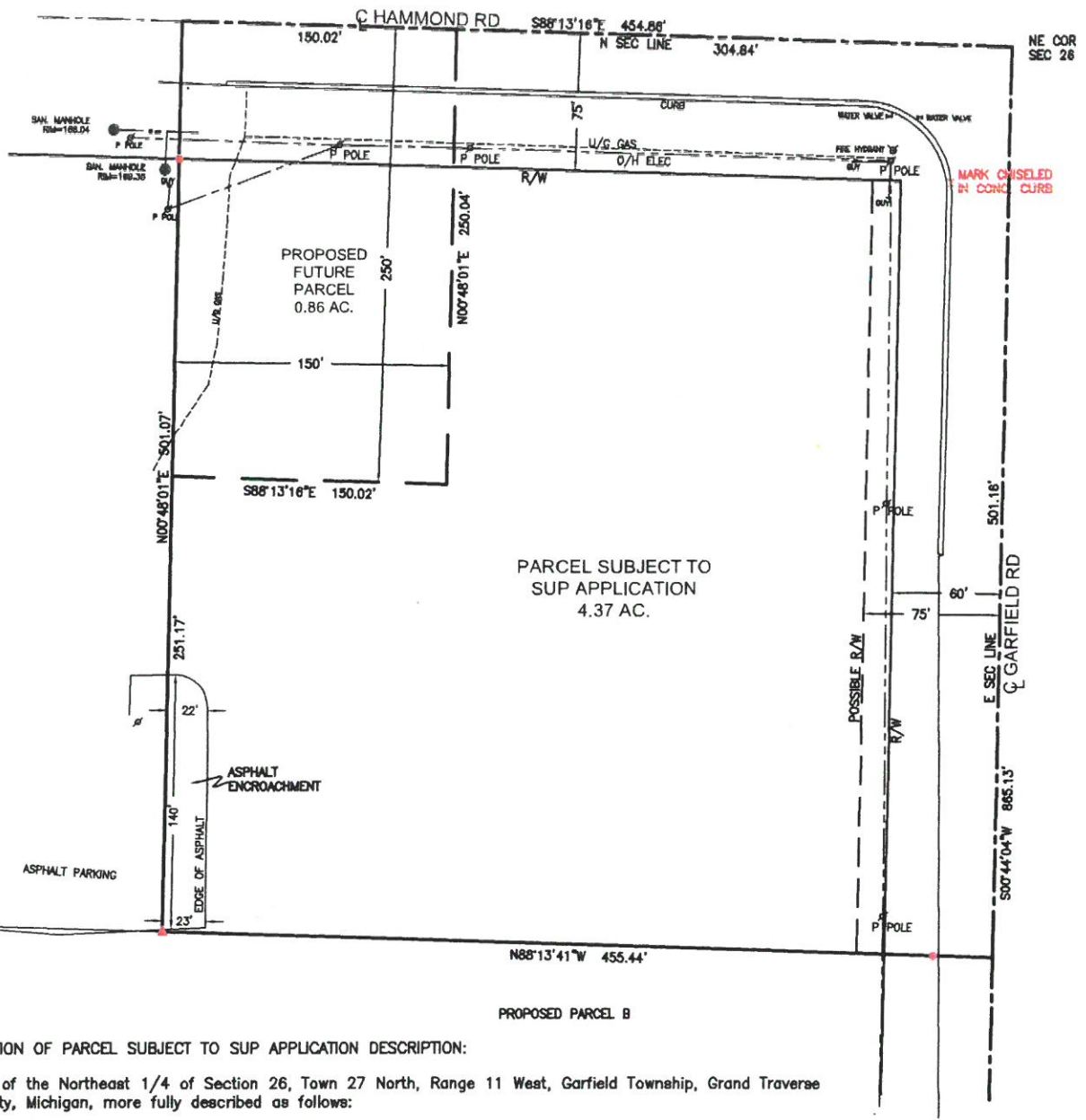
AUG 21 2018

PLANNING

PARCEL LAYOUT FOR SUP
PART OF THE NE 1/4 OF SECTION 26, T 27 N, R 11 W,
GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MI

LEGEND

- IRON FOUND
- IRON w/CAP SET
- ⊙ MONUMENT FOUND
- ⊙ MONUMENT w/CAP SET
- ▲ NAIL FOUND
- ▲ NAIL SET
- (R) RECORD



PARCEL SUBJECT TO SUP APPLICATION
4.37 AC.

PROPOSED FUTURE PARCEL
0.86 AC.

PROPOSED PARCEL B

PORTION OF PARCEL SUBJECT TO SUP APPLICATION DESCRIPTION:

Part of the Northeast 1/4 of Section 26, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, more fully described as follows:

BEGINNING at the Northeast corner of said Section 26; thence S 00°44'04" W, 501.16 feet, along the east line of said Section 26; thence N 88°13'41" W, 455.44 feet; thence N 00°48'01" E, 251.17 feet; thence S 88°13'16" E, 150.02 feet, parallel with the north line of said Section 26; thence N 00°48'01" E, 250.04 feet, to a point on said north section line; thence S 88°13'16" E, 304.84 feet, along said north section line to the POINT OF BEGINNING.
Containing 4.37 acres.

Subject to the right of way of Hammond Road over the north 75 feet and the right of way of Garfield Road over the east 60 feet thereof.

Subject to an existing overhead utility line.

Subject to other easements or restrictions, if any.

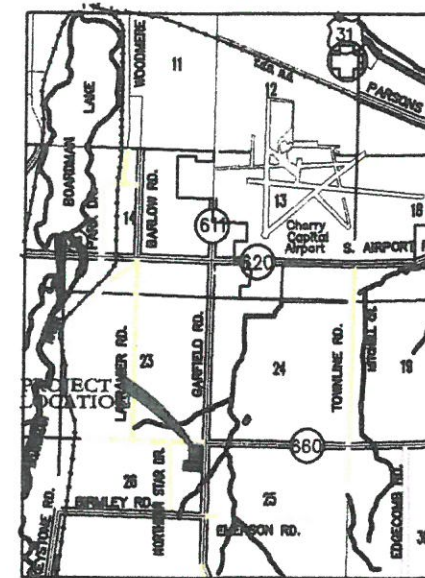
SHEET 1 of 1	JOB NUMBER 410118	FILE NAME: SUP AREA DESCRIPTION: SCHMUCKAL REALTY	DRWN BY: CLA	CL ANDERSEN, LLC Surveying and Consulting 15943 Fewins Road Interlochen, MI 49643 Phone: (231) 632-4208
		SECTION 26-TOWN 27 NORTH-RANGE 11 WEST GRAND TRAVERSE COUNTY, MICHIGAN	DATE: 8-20-18 REV DATE:	

UTILITIES

- GARFIELD TOWNSHIP
MR. CHUCK KORN, SUPERVISOR
3845 VETERANS DRIVE, TRAVERSE CITY, MICHIGAN 49684
231-941-1620
- GRAND TRAVERSE COUNTY ROAD COMMISSION
MR. JIM COOK - MANAGER
1881 LAFRANIER ROAD, TRAVERSE CITY, MICHIGAN
231-922-4848
- GRAND TRAVERSE COUNTY SOIL EROSION CONTROL OFFICE
MR. BRUCE REMAI, SUPERVISOR
2650 LAFRANIER ROAD, TRAVERSE CITY, MICHIGAN
231-995-6047
- GRAND TRAVERSE COUNTY DRAIN COMMISSIONER'S OFFICE
MR. STEVE LARGENT, DRAIN COMMISSIONER
400 BOARDMAN AVENUE, TRAVERSE CITY, MI 49685
231-922-4807
- GRAND TRAVERSE COUNTY DEPARTMENT OF PUBLIC WORKS (DPW)
MR. JOHN D'VOZZO
2650 LAFRANIER ROAD, TRAVERSE CITY, MICHIGAN
231-995-8038
- CONSUMERS ENERGY
MR. JOHN RADLICKI - AREA REPRESENTATIVE
821 HASTINGS, TRAVERSE CITY, MICHIGAN
929-6243
- CHERRYLAND ELECTRIC COOPERATIVE
MR. BOB SIEKAS - AREA ENGINEER
P.O. BOX 298, GRAWN, MICHIGAN
943-8377
- AMERITECH
MR. KEITH NELSON - ENGINEER
142 EAST STATE STREET, FLOOR 2W, TRAVERSE CITY, MICHIGAN
941-2734
- MICHIGAN CONSOLIDATED GAS CO. (M.C.G.)
MR. KEN LAKE - MANAGER
1011 HASTINGS ST., TRAVERSE CITY, MICHIGAN
946-5363
- TRAVERSE CITY LIGHT & POWER
MR. BOB VANDYKE - SUPERINTENDENT
P.O. BOX 592, TRAVERSE CITY, MICHIGAN
922-4942
- CHARTER COMMUNICATION CABLE SYSTEMS
MR. BOB NOWAK - CONST. MGR.
701 S. AIRPORT RD. WEST, TRAVERSE CITY, MICHIGAN
1-800-545-0984
- POLICE AGENCIES
EMERGENCY CALLS - 911
CITY OF TRAVERSE CITY - 941-2300
MICHIGAN STATE POLICE - 945-4646
GRAND TRAVERSE CO. SHERIFF - 941-2226
- FIRE DEPARTMENTS
EMERGENCY CALLS - 911
CITY OF TRAVERSE CITY - 941-2340
GRAND TRAVERSE CO. - 941-2238
- AMBULANCE
EMERGENCY CALLS - 911
- MISS DIG - 800-482-7171

**"GRAND TRAVERSE ORAL SURGERY"
GARFIELD TOWNSHIP, GRAND TRAVERSE CO.
MICHIGAN**

SECTION 26, TOWN 27 NORTH, RANGE 11 WEST



LOCATION MAP
NO SCALE

DEVELOPMENT NAME:
"GTOS" NEW CLINIC BUILDING

PROPERTY DESCRIPTION

PORTION OF PARCEL SUBJECT TO SUP APPLICATION DESCRIPTION:
Part of the Northeast 1/4 of Section 26, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, more fully described as follows:
BEGINNING at the Northeast corner of said Section 26; thence S 00°44'04" W, 501.16 feet, along the east line of said Section 26; thence N 88°13'41" W, 455.44 feet; thence N 00°48'01" E, 251.17 feet; thence S 88°13'16" E, 150.02 feet, parallel with the north line of said Section 26; thence N 00°45'01" E, 250.04 feet, to a point on said north section line; thence S 88°13'16" E, 334.84 feet, along said north section line to the POINT OF BEGINNING.
Containing 4.37 acres.
Subject to the right of way of Hammond Road over the north 75 feet and the right of way of Garfield Road over the east 50 feet thereof.
Subject to an existing overhead utility line.
Subject to other easements or restrictions, if any.

GENERAL SITE NOTES

- ALL CONSTRUCTION MATERIALS SHALL CONFORM WITH 2017 GRAND TRAVERSE COUNTY CURRENT STANDARDS, SPECIFICATIONS AND DETAILS.
- ALL ELEVATIONS ARE BASED ON USGS DATUM.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION AT ALL TIMES DURING CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED.
- ALL DESIGN STANDARDS SHALL COMPLY WITH THE CURRENT 2017 STANDARDS ADOPTED BY THE GRAND TRAVERSE COUNTY SEWER AND WATER SYSTEMS.
- ALL CONSTRUCTION STANDARDS SHALL COMPLY WITH THE CURRENT 2017 GRAND TRAVERSE COUNTY SPECIFICATIONS AND DETAILS FOR SEWER AND WATER SYSTEMS.
- SEWER AND WATERMAIN EASEMENTS WILL BE PUBLIC
- ALL SEWER LEADS TO BE 6" DIAMETER AND CLEANOUTS TO BE PLACED AT A MAXIMUM OF 7' APART ALONG SEWER SERVICE.
- ALL WATER LEAD CURB STOPS PLACED AT EDGE OF EASEMENT LINE

EXISTING UTILITIES CAUTIONS

EXISTING PUBLIC UTILITIES AND KNOWN UNDERGROUND STRUCTURES ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS OR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY "MISSDIG" AND REQUEST THE UTILITY COMPANIES TO MARK THE UTILITIES IN QUESTION.

SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PROVIDE SUPPORT FOR ANY UTILITIES WITHIN THE EXCAVATION, PROVIDE PROPER COMPACTION UNDER ANY UNDERMINED UTILITY STRUCTURE AND IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, ABOVE OR BELOW THE GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.

OWNER:
WARBURTON PROPERTIES, LLC
7871 W. DAY FOREST RD
EMPIRE, MI 49630
MR. HARVEY WARBURTON
PHONE: (231) 334-3647

APPLICANT:
DR. DANIEL MADION
DR. ANDREW OLSEN
DR. CRAIG FOUNTAIN
GTOS
12776 SW BAY SHORE DRIVE
TRAVERSE CITY, MI 49684
PHONE: (231) 947-2935

SHEET INDEX

- C-0 COVER PAGE
- C-1 SITEPLAN - UTILITY PLAN
- C-2 EXISTING CONDITIONS PLAN
- C-3 GRADING PLAN
- C-4 SITE DETAILS
- C-5 LANDSCAPING PLAN
- PH-1 LIGHTING/PHOTOMETRICS PLAN



JOB NUMBER:
124118
SHEET C-0

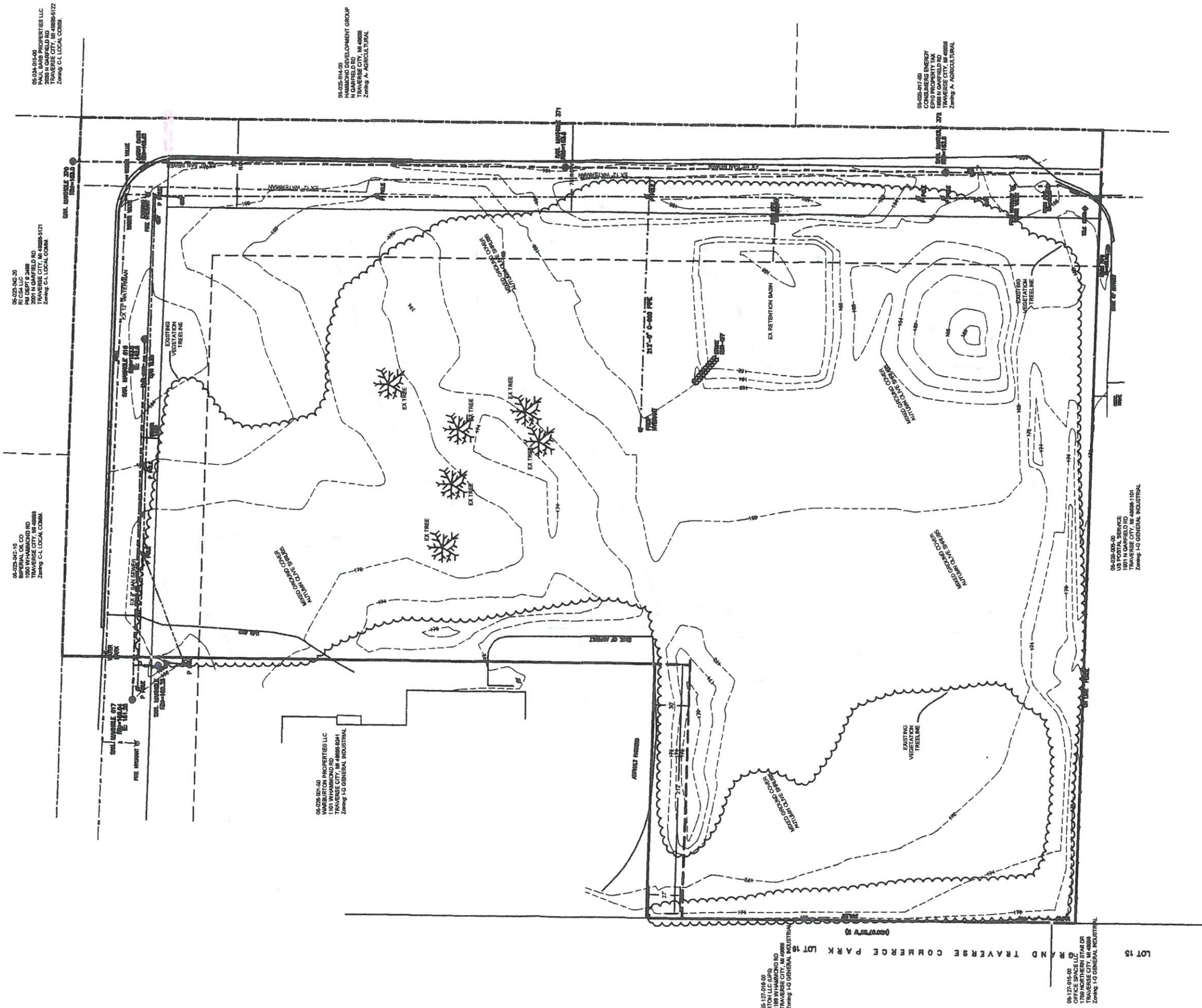
COVER SHEET
GRAND TRAVERSE ORAL SURGERY
SECTION 26 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP., GRAND TRAVERSE COUNTY, MICHIGAN

DRAWN BY: WLC
DSGN BY: WLC
DATE: 08-02-2018
REV DATE:
08-28-2018 PATHROW/RD COMM

Crain Engineering, LLC
Engineering, Consulting, & Design
7822 Bott Road
Buckley, MI 49620
Phone: (231) 947-7255
Cell: (231) 632-4207
email: crainengineeringllc@gmail.com

LEGEND

- PROPERTY LINE
- - - SETBACKS
- - - EXISTING CONTOUR
- - - EXISTING TREE LINE
- - - EXISTING WATER LINE
- - - EXISTING SEWER LINE



06-025-042-20
PAUL BANS PROPERTIES LLC
1800 N GARFIELD RD
TRAVERSE CITY, MI 49688-9122
Zoning: C-1 LOCAL COMM.

06-025-042-20
PAUL BANS PROPERTIES LLC
1800 N GARFIELD RD
TRAVERSE CITY, MI 49688-9122
Zoning: C-1 LOCAL COMM.

06-025-042-18
PAUL BANS PROPERTIES LLC
1800 N GARFIELD RD
TRAVERSE CITY, MI 49688-9122
Zoning: C-1 LOCAL COMM.

06-025-041-50
HAMBOND DEVELOPMENT GROUP
1101 WHAMMOND RD
TRAVERSE CITY, MI 49688-8241
Zoning: I-0 GENERAL INDUSTRIAL

06-025-041-50
HAMBOND DEVELOPMENT GROUP
1101 WHAMMOND RD
TRAVERSE CITY, MI 49688-8241
Zoning: A- AGRICULTURAL

06-127-016-00
STON LLC (UPS)
1188 WHAMMOND RD
TRAVERSE CITY, MI 49688-8241
Zoning: I-0 GENERAL INDUSTRIAL

06-025-041-00
EPID PROPERTY TAX
1888 N GARFIELD RD
TRAVERSE CITY, MI 49688-9122
Zoning: A- AGRICULTURAL

06-025-038-00
US POSTAL SERVICE
1801 N GARFIELD RD
TRAVERSE CITY, MI 49688-1101
Zoning: I-0 GENERAL INDUSTRIAL



JOB NUMBER
124118
SHEET **C-2**

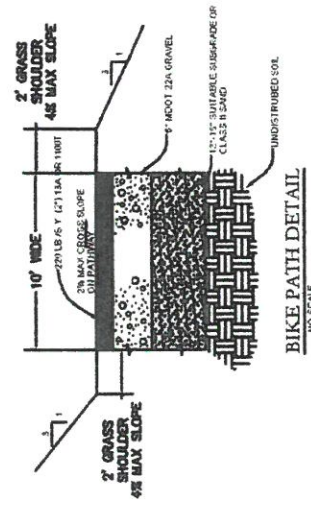
**EXISTING CONDITIONS PLAN
GRAND TRAVERSE ORAL SURGERY**

SECTION 26 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP., GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
DSGN BY: WLC
DATE: 08-02-2018
REV DATE: 08-28-2018
PATHROWARD COMM

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

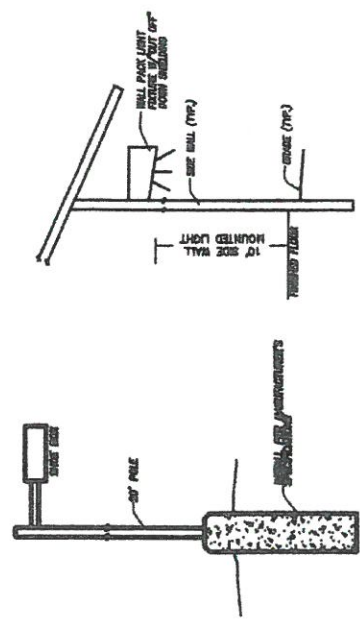
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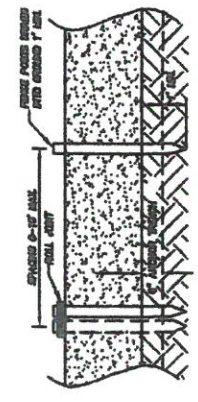
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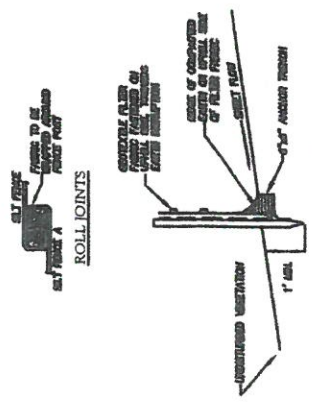
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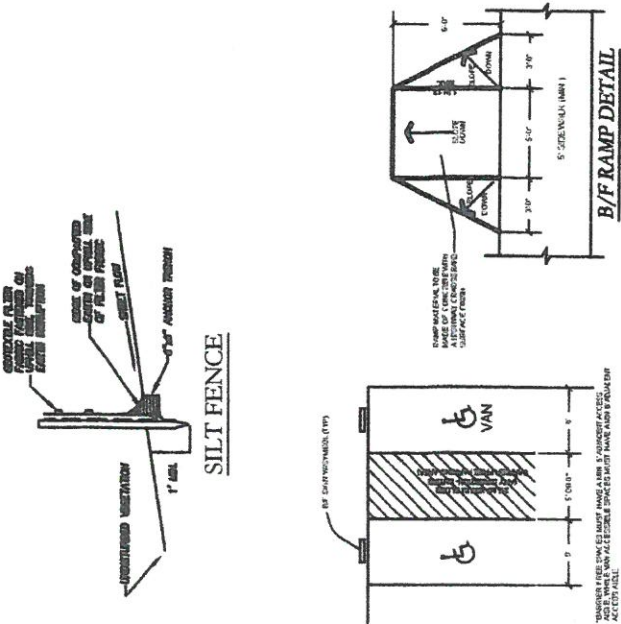
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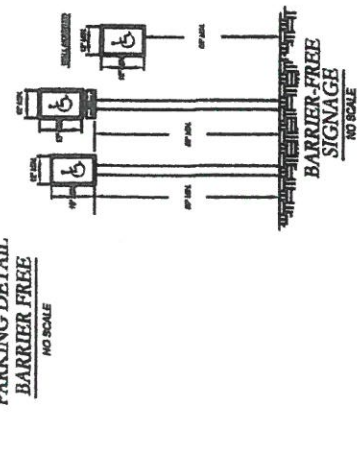
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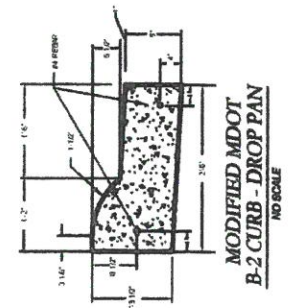
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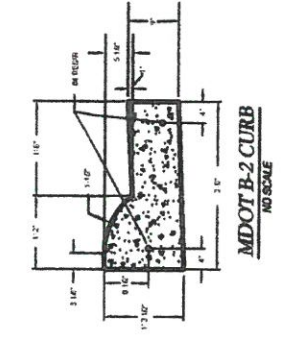
B/F RAMP DETAIL
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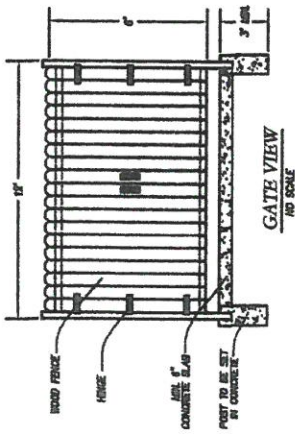
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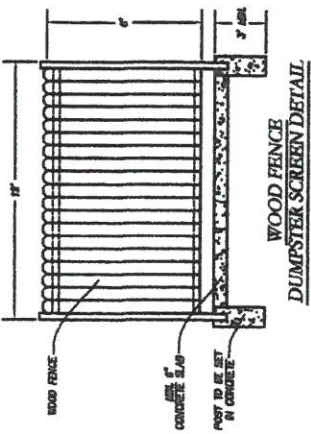
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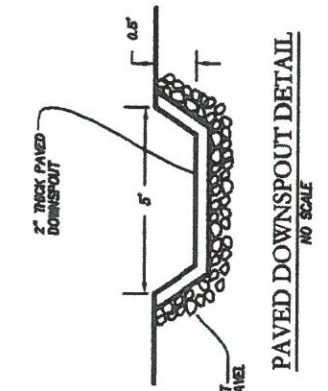
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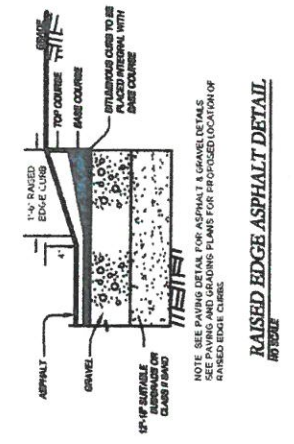
GATE VIEW
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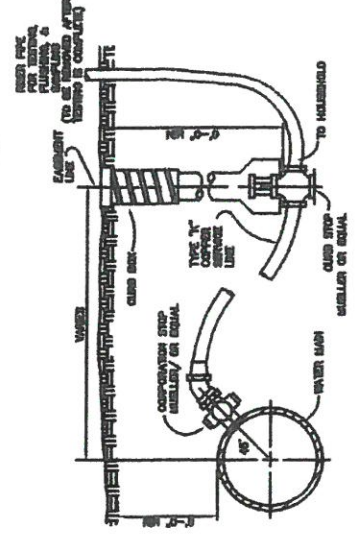
WOOD FENCE DUMPSTER SCREEN DETAIL
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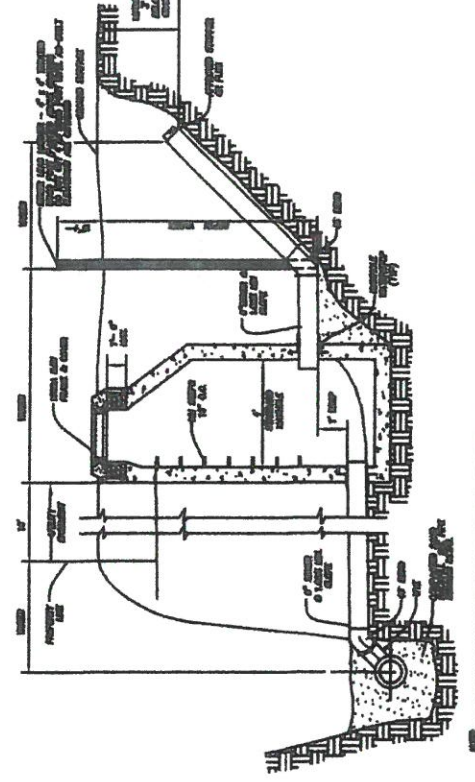
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RAISED EDGE ASPHALT DETAIL
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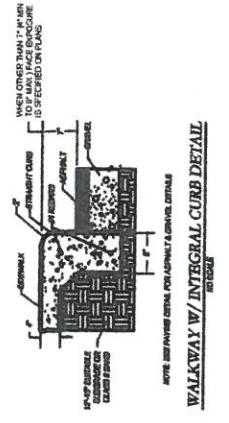
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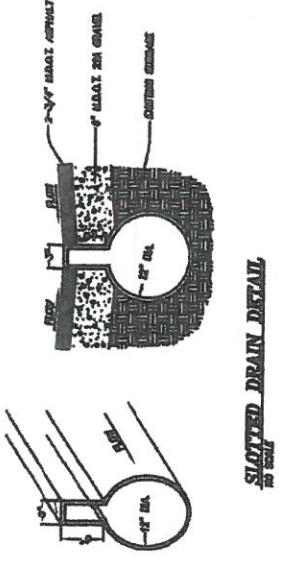
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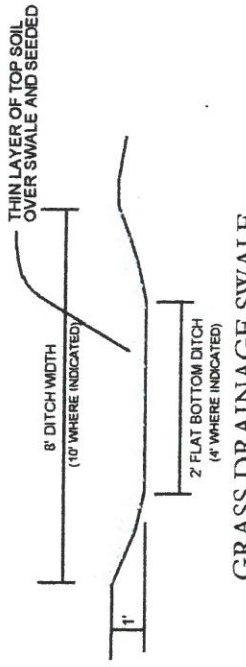
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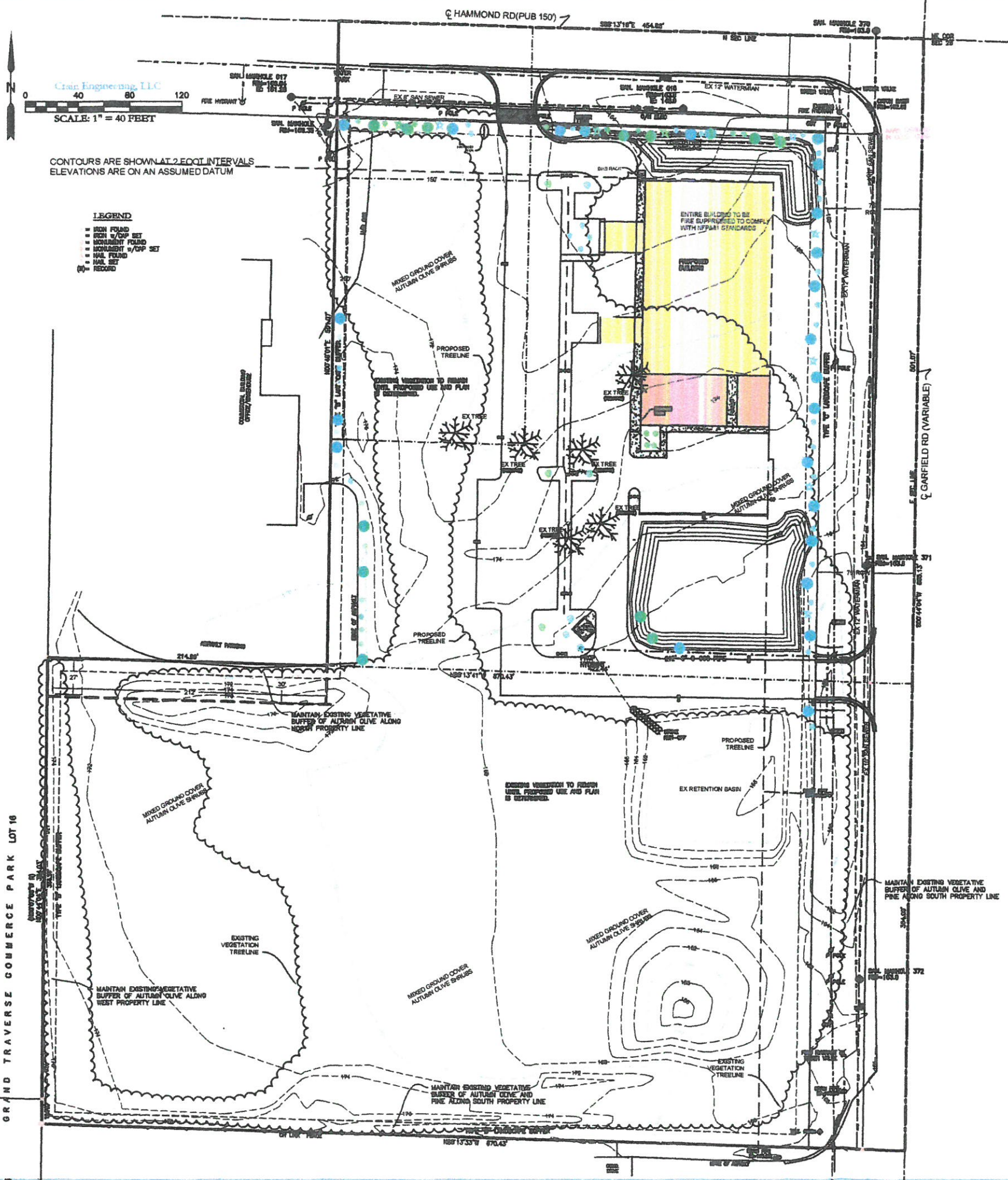
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SLOTTED DRAIN DETAIL
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GRASS DRAINAGE SWALE
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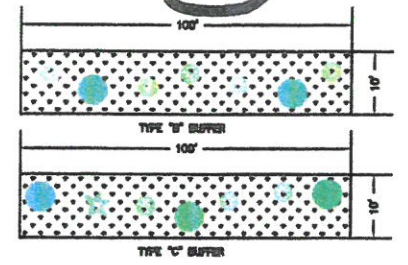


Minimum Greenspace Planting Specifications

Landscape Feature	Minimum Plant Sizes
Canopy Trees	2 inch caliper
Evergreens and Conifers	6 feet in height; no caliper requirement
Flowering Trees	1-1/2 inch caliper for single-trunk trees; 6 feet in height for multi-trunk trees
Shrubs	5-gallon
GRASSES	3-GALLON (4'-8" TALL)

LEGEND

	PROPERTY LINE
	PROPOSED EASEMENT LINE
	EXISTING CONTOUR
	EXISTING TREE LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING TREE LINE
	PROPOSED RETENTION BASIN



LANDSCAPING

- EVERGREENS & CONIFERS
BLUE/BLACK SPRUCE, BALSAM FIR, DOUGLAS FIR
- CANOPY TREES (MIN. 3" CALIPER)
SUGAR MAPLE, SHADBLOW SERVICEBERRY, NORTHERN RED OAK
- GROUND COVER SHRUBS
GROUND JUNIPER, AMERICAN HOLLY, BURNING BUSH, JAPANESE SILVER GRASS
- LARGE SHRUBS
AMERICAN CRANBERRY, HONEYSUCKLE

TYPE 'B' BUFFER

- PLANTING REQUIREMENT. GROUND COVER AS SPECIFIED IN SECTION 530 J, PLUS TWO LARGE TREES, ONE MEDIUM OR SMALL TREE, AND FOUR SHRUBS PER ONE HUNDRED (100) LINEAR FEET OF GREEN SPACE AREA.
- MINIMUM WIDTH REQUIREMENT. THE TYPE 'B' BUFFER AREA SHALL BE A MINIMUM WIDTH OF TEN (10) FEET.

TYPE 'C' BUFFER

- PLANTING REQUIREMENT. GROUND COVER AS SPECIFIED IN SECTION 530 J, PLUS THREE LARGE TREES, THREE MEDIUM OR SMALL SHRUBS, ONE EVERGREEN OR CONIFEROUS TREE PER ONE HUNDRED (100) LINEAR FEET OF GREEN SPACE AREA.
- MINIMUM WIDTH REQUIREMENT. THE TYPE 'C' BUFFER AREA SHALL BE A MINIMUM WIDTH OF TEN (10) FEET.

PLANT MATERIAL REQUIREMENTS

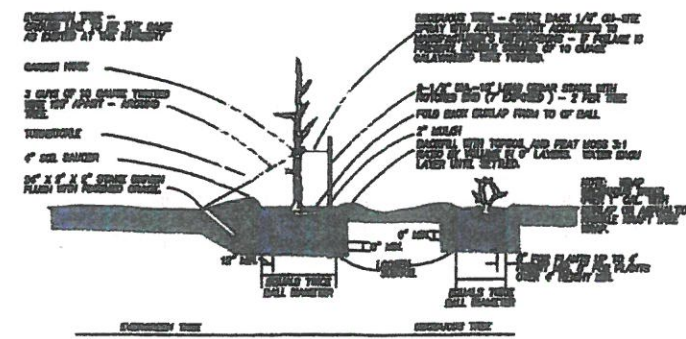
- PLANT MATERIALS. PROHIBITED, PERMITTED, AND RECOMMENDED SPECIES SHALL BE BASED ON THE CURRENT PUBLICATION OF THE GRAND TRAVERSE REGIONAL INVASIVE SPECIES NETWORK'S RECOMMENDED PLANTING GUIDELINES FOR GARFIELD TOWNSHIP (THE 'ISN PLANTING GUIDELINES'). ALL PLANT MATERIAL SHALL BE HARDY TO THE GRAND TRAVERSE AREA, BE FREE OF DISEASE AND INSECTS, AND CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERYMEN.
- MIXTURE OF SPECIES. THE LANDSCAPE PLAN SHALL NOT CONTAIN MORE THAN TWENTY FIVE (25) PERCENT OF ANY SINGLE PLANT SPECIES, PER FEATURE. SPECIES SHALL BE PLANTED IN A STAGGERED PATTERN SO AS TO ELIMINATE WIDELY VISIBLE LOSS RESULTING FROM A SPECIES-SPECIFIC DISEASE EVENT. AT LEAST SEVENTY (70) PERCENT OF NEW PLANTINGS SHALL BE NATIVE.
- NO ARTIFICIAL PLANT MATERIALS SHALL BE USED TO SATISFY THE REQUIREMENTS OF THIS SECTION.
- PLANT MATERIALS REQUIRED BY THIS SECTION SHALL COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF TABLE 530.F AT THE TIME OF INSTALLATION.

PLANTINGS ALONG HAMMOND ROAD (455')
REQUIRED: TYPE 'C' BUFFER (PRIMARY RD)
EVERGREENS = 5 TREES
CANOPY TREES = 14 TREES
MEDIUM/SMALL TREES = 14 TREES

PLANTINGS ALONG GARFIELD ROAD (865')
REQUIRED: TYPE 'C' BUFFER (PRIMARY RD)
EVERGREENS = 9 TREES
CANOPY TREES = 26 TREES
MEDIUM/SMALL = 26 TREES

PLANTINGS ALONG SOUTH PROPERTY LINE (610')
REQUIRED: TYPE 'B' BUFFER (I-G ZONING)
CANOPY TREES = 13 TREES
MEDIUM/SMALL TREE = 7 TREES
SMALL SHRUB = 25 SHRUBS

PLANTINGS ALONG WEST PROPERTY LINE (1005')
REQUIRED: TYPE 'B' BUFFER (I-G ZONING)
CANOPY TREES = 21 TREES
MEDIUM/SMALL TREES = 11 TREES
SMALL SHRUB = 42 SHRUBS



PLANTING DETAIL - TREES AND SHRUBS



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: 08-2-2018
REV DATE: 08-28-2018
REV: 01
REV: 02

LANDSCAPING PLAN
GRAND TRAVERSE ORAL SURGERY
SECTION 26 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP., GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:
115617
SHEET C-5

5. d.

 Charter Township of Garfield Planning Department Report No. PD 2018-89			
Prepared:	August 27, 2018	Pages:	1 of 1
Meeting:	September 12, 2018 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Amendment to Sec. 512 – Service Drives-Public Hearing		

STAFF COMMENT:

Over the course of five recent Work Sessions, the Planning Commission discussed a few different drafts of an amended Section 512 of the Zoning Ordinance (Service Drives). At the July 25, 2018 Work Session, Commissioners unanimously passed the following motion scheduling a public hearing on the proposed amendment for tonight’s meeting:

MOTION THAT the proposed amendment to Section 512 – Service Drives in the Zoning Ordinance, as attached to PD Report 2018-74, BE SCHEDULED for a public hearing for a date of Commissioners’ choosing, subject to meeting legal notice requirements.

Key highlights in this draft include:

- After discussion regarding the burden of creating an access drive on single-family properties, particularly in the A – Agricultural District, Commissioners came to a consensus that the single-family *use* be exempted from the requirements.
- Commissioners generally agreed that 600 feet of spacing for US-31 is appropriate, 400 ft for Hartman and Hammond Roads, and 300 feet for all other county roads.
- Although the spacing would be broken down as noted above, the Planning Commission agreed that it would nonetheless want the opportunity to provide flexibility on a case-by-case basis and to take into account the Road Commission’s input.

Staff is of the opinion that the attached proposed amendment logically addresses each of the areas outlined above. As was mentioned in previous reports, Staff would like to encourage proper access management and connectivity with this amendment, rather than rigidly requiring traditional service drives on particular roads. Connectivity can be achieved in a variety of ways that do not exactly fit the mold of the traditional service drive; and, aside from land divisions, access is reviewed on a case-by-case basis by the Planning Commission regardless.

ACTION REQUESTED:

Following the scheduled public hearing, the next step is to make a recommendation to the Township Board as to whether the proposed amendment should be adopted, a suggested motion for which is as follows:

MOTION TO RECOMMEND to the Board of Trustees THAT the proposed amendment to Section 512 – Service Drives in the Garfield Township Ordinance No. 68, as attached to PD Report 2018-89, BE ADOPTED.

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

Attachments:

1. Existing Section 512 – Service Drives
2. Proposed Draft of Section 512 – Access Management and Restrictions

EXISTING SEC. 512

G. Dwelling on Undersized Legal Lot of Record

A legal lot of record within a residential district which measures less than the minimum area for the district may be used for a single-family dwelling, provided that all required setbacks of the zoning district in which the lot is located are complied with.

H. Reduction of Lot Size or Setback by Governmental Action

Where an existing lot conforming to all requirements of this ordinance is reduced in size as a result of governmental action, and the owner of such lot then does not own sufficient land to enable the lot to conform to the dimensional requirements of this ordinance, such lot may be used as a building site for a single-family residence or other nonresidential use permitted in the district in which the lot is located, provided that:

- (1) All required setbacks of the zoning district in which the lot is located are complied with; or
- (2) The Zoning Administrator has approved, as a building site, a dimension that conforms as closely as possible to the required dimensions of this ordinance..

SECTION 511 DRIVEWAYS FOR SINGLE FAMILY AND TWO-FAMILY PROPERTIES

- A. All residential driveways for single family and two-family properties not built within an access easement shall be placed a minimum of 10 feet from the property line.
- B. Driveways shall be a minimum of 12 feet in width without obstruction to a height of 12 feet.
- C. Driveways may be used for the parking of vehicles, recreation vehicles, boats, campers or trailers provided they are licensed to be used on the roadway and/ or water and in working condition.

SECTION 512 SERVICE DRIVES

All land in a parcel having a single tax code number or contiguous parcels owned by a single individual, or related individuals, or other entity or related entities, fronting on a state highway or county primary road shall be entitled to one (1) driveway or road access per parcel from said highway or road. Parcels when subsequently subdivided, either as metes and bounds described parcels, as a plat created in accord with P.C. 288 of 1967, as amended, or as a site condominium in accord with Act 59 of 1978, as amended, shall provide access by subdivision roads, other private or public roads or by service drives. Notwithstanding the requirements of the Garfield Township Subdivision Control Ordinance, the standards for service drives shall be as follows:

- A. Width: A minimum of twenty (20) feet with construction to Grand Traverse County Road Commission standards for base and thickness of asphalt.
- B. A minimum of fifteen (15) feet snow storage/landscaping area must be reserved along both sides of the service drive with the edge of the service drive located a minimum of fifteen (15) feet from the major thoroughfare right-of-way.
- C. All driveway radii shall be constructed with concrete curbs.
- D. The center line of service drives intersecting with a public or private road which in turn intersects a major thoroughfare shall be at least 150 feet from the nearest edge of the traveled portion of the major thoroughfare to provide for adequate stacking and maneuvering on the public or private road.
- E. The service drive shall be a private road maintained by adjoining property owners or users who shall enter into and record an agreement for the joint maintenance of the service drive in a reasonably safe condition.
- F. The Township Planning Commission shall review and approve all service drives to ensure consistency with the Township's Access Management Guidelines.

PROPOSED SEC. 512

SECTION 512 ACCESS MANAGEMENT and RESTRICTIONS

The intent of this section is to provide safe and efficient travel along public roadways within Garfield Township. Due to the rapid and continual growth of our community the implementation of access management standards are required for undeveloped lands and the redevelopment of lands. These roadways tend to serve higher volumes of regional traffic and require increased access control measures to preserve their traffic functionality and safety.

1. Access Control Measures

All land located within a single property tax code and fronting on a state highway or county road shall be entitled to one (1) driveway or road access per existing parcel. Parcels when subsequently subdivided for the purpose of development, either as metes and bounds described parcels, platted subdivision, condominium developments and/or projects subject to Sections 422-429 of this Ordinance shall be accessed by public or private roads, service drives or other approved means of shared access that limits access to public roadways.

2. Reviewing Authority

- a. The Planning Commission shall be the reviewing authority regarding access for the development of property and shall have the authority to require a reduction in current or proposed road access locations and/or require shared access to one (1) or more parcels.
- b. The Zoning Administrator shall review driveways to newly created single-family lots fronting on a county road.

3. Access Separation

- a. Access to land fronting a County Road may be permitted to exceed one (1) driveway or road access per existing parcel provided the property has a minimum of 300 feet of continuous road frontage, and each driveway is located in such a manner that there is 300 feet of separation between each road access, measured from centerline to centerline of each access point.
- b. Access to land located along Hartmann and Hammond Roads may be permitted to exceed one (1) driveway or road access per existing parcel provided the property has a minimum of 400 feet of continuous road frontage, and each driveway is located in such a manner that there is 400 feet of separation between each road access, measured from centerline to centerline of each access point.
- c. All lands fronting on US-31 may be permitted to exceed one (1) driveway or road access per existing parcel provided the property has a minimum of 600 feet of continuous road frontage and each driveway is located in such a manner that there is 600 feet of separation between each road access, measured from centerline to centerline of each access point.

4. Relief and Flexibility

- a. The Planning Commission may allow relief from the separation standard stated in (3 above) provided the applicant can meet the following standards:
 - i. The Applicant has demonstrated that access separation is not feasible due to a public safety concern OR additional access in strict compliance with separation distances will be detrimental to natural features such as wetlands, steep slopes etc.

- ii. The separation distance is the least amount possible to satisfy the separation intent of the section.
 - iii. The request is not a means of circumventing the intent of this Section or the Ordinance.
- b. The Zoning Administrator may allow relief from the separation standard stated in (3 above) provided the applicant can meet the following standards:
 - i. The creation of the lot is for the purpose of one (1) single family residence.
 - ii. The access to the parcel is permitted by the GTCRC and meets all required County standards.
 - iii. The request is not a means of circumventing the intent of this Section or the Ordinance.

5. Service Drive Design Standards

When applicable, the applicant shall submit an engineered plan for the review of a service drive by the Township engineer for compliance with the construction standards, storm water and traffic analysis, if needed.

- a. At a minimum, service drives shall be constructed at a width of twenty (20) feet and shall be constructed in accordance with the Design Guidelines – AASHTO Interim Structural Pavement Design Procedure Adopted for All Season County Roads, as amended.
- b. A minimum 15-foot snow storage and landscaping area on either side of the service drive or equivalent shall be provided.
- c. The access drive shall be constructed of a hard surface such as asphalt, concrete, permeable pavement, pavers, or similar materials approved by the Township but not including gravel.
- d. Adequate stacking and maneuvering shall be provided to avoid unnecessary vehicular stacking hazards.
- e. The approval document and engineered plan shall be recorded in accordance with Section 425 (H).
- f. Construction of the service drive shall be required prior to the issuance of a Certificate of Occupancy for a permitted use.

6. Maintenance

- a. A joint maintenance agreement addressing the standards of Section 521.F(3) - Private Street Maintenance Agreement shall be entered into and recorded with any Service Drive at the Grand Traverse County Register of Deeds.
- b. Joint agreements shall be recorded as a general deed restriction and shall bind the owners, including their successors and assigns, of all lots, parcels or condominium units with access to the service drive.

7. Limited Use

- a. In order to avoid undue interference with the shared use of any Service Drive, uses such as storage, display, loading or unloading, or similar actions that interfere with the use of a Service Drive are prohibited.
- b. Any access, including construction access, shall be in accordance with the approved plan.