

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
September 13, 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, Chris DeGood, Joe McManus, Pat Cline, Gil Uithol and John Racine

Staff Present: Rob Larrea

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

Racine declared a conflict with Item 5a.

*Uithol moved and Cline seconded to approve the agenda as presented.*

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

*Nays: None*

**2. Minutes (7:00)**

**a. August 23, 2017 Regular Meeting Minutes**

*Duell moved and Uithol seconded to approve the August 23, 2017 Regular Meeting Minutes as presented.*

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

*Nays: None*

**3. Correspondence (7:01)**

Letter of support for Serra application

**4. Reports (7:01)**

**Township Board Report**

Duell reported that the board approved the Metro Fire Budget at 2.35 mills and will be sending bids out for the reconstruction of the entryway of Heritage Way Estates. Amendment No. 8 to the zoning ordinance was passed. He informed commissioners that if their term is up, they will need to fill out a form for reappointment.

**Planning Commissioners**

Chris DeGood said that the Parks and Recreation Commission reviewed a conceptual plan and a timeline for completion of the Master Plan for the Parks.

## Planning Department

### P&R Survey

Larrea reminded commissioners that the Parks and Rec survey is on the website and he would appreciate if they took the survey.

## 5. Business to Come Before the Commission

### a. **PD 2017-87 Serra Automotive Public Hearing (7:07)**

Chair Racine excused himself. Larrea said that this addresses the parcel which consists of 2.9 acres located at 940 Boon Street and 1302 Garfield. The property was granted a conditional rezoning to C-2 with restrictions in 2007 to accommodate an expansion of the car dealership. The proposed Conditional Rezoning Agreement looks at changes in buffers, the addition of a car wash, and a new drive for entry and exit. Larrea said the lighting plan is complete and appropriate.

Karrie Zeits, representing the applicant, shared a PowerPoint with Commissioners which outlined the request to amend conditions associated with a buffer, car wash and the driveway. The PowerPoint covered the history of the property in regards to zoning. Zeits said that the proposed drive now aligns with the alley which commissioners asked for at the last meeting. Signs would be posted for no left turns. The landscape plan proposes a buffer and additional coniferous trees above and beyond the ordinance requirements. She indicated that the proposed car wash is in question because it would have to meet a 40 decibel level as indicated in the ordinance. Jim Touhy, property manager, said the car wash is only for use of the business and would not be open to the public.

Vice Chair McManus opened the Public Hearing at 7:40pm.

*Tom Elliot* of 936 Boon Street spoke regarding the buffer.

*Alison Gillespie* of Arbutus Court spoke regarding the buffer, proposed sidewalk and noise from a proposed car wash.

*William Nemitz* of Arbutus Court spoke regarding the berm and sidewalks and proposes more evergreens.

*David Elliot* of 936 Boon commented on the sidewalks and the buffer.

Vice Chair McManus closed the Public Hearing at 7:59pm.

Larrea said that most concerns have been met but the buffer could be altered if Commissioners had concerns. He added that the major concern at this time is the proposed car wash. Commissioners discussed the car wash and whether it was an obtrusive use. Commissioners suggested moving the car wash onto another area of the property where it may be

able to meet the 40 decibel requirement. Karrie Zeits reiterated that if a car wash was not able to meet the 40 decibel requirement, it would not be installed and the applicant may come back to the commission with a sound study since 40 decibels is very low for any car wash. Commissioners discussed the buffer and the applicant said that they tried to provide a dense screen.

*DeGood moved and Duell seconded to direct staff to prepare Findings of Fact for commissioner review in the matter of Serra Automotive.*

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

*Nays: None*

**b. PD 2017-88- City of Traverse City – Water Tank SUP – Introduction (8:37)**

The application requests approval of a Special Use Permit to add a 2,000,000 gallon water tank at LaFranier Road on a property that currently has a 4,000,000 existing tank on it. Major essential services are allowed in the agricultural district by special use permit. Art Kruger, Utility Director for the City of Traverse City said that in order to perform maintenance on the larger tank, a smaller tank needs to be installed. The only waiver they are requesting is on the proposed landscape plan. Commissioners discussed stormwater runoff and thought it may need to be addressed. Because the project requires a SUP, there are general and specific standards that need to be addressed such as vehicular circulation, a sidewalk, lighting, landscaping and stormwater needs.

*DeGood moved and Duell seconded THAT application SUP 2017-2 submitted by the City of Traverse City for a Special Use Permit to construct a major essential service BE ACCEPTED and scheduled for public hearing at the regular meeting to be held on October 11, 2017 subject to the applicant providing additional detail as required by the Planning Department regarding stormwater drainage plans, lighting, walkway specifications and safety concerns.*

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

*Nays: None*

**c. PD 2017-89 – Fox Run – PURD – Introduction (8:57)**

The property is zoned R-3 Multi-Family and is approximately 8 acres in size of which 3.75 acres is open space. Bill Crain, representing Eastwood Custom Homes proposes 84 units to be placed on the westerly portion of the site. He added that the site is ready for this project and a PURD would allow for dimensional flexibility in lieu of public amenities. Crain indicated that the Road Commission would not need a traffic study and that the applicant will meet with Metro Fire for review and will hook up to water and sewer to meet emergency service requirements. The pedestrian access would be sidewalk infrastructure within the facility and all landscaping will meet ordinance standards. Because of the topography and slope on the

property, a buffer would not be feasible along Garfield Road however, there would be more landscaping inside the facility itself. Landscaping would stop along the wetland line and the parking plan and snow storage plans are acceptable. Commissioners discussed the proposed project and asked questions. Walking trails will be constructed through the wetlands but DEQ approval may be needed. Commissioners had many questions regarding sidewalks, buffers and landscaping. A site visit before the next meeting will be planned to further review the site.

*McManus moved and Cline seconded THAT application PURD-2017-01 submitted by William Clous for a Multi-Family Development BE ACCEPTED and scheduled for public hearing at the regular meeting to be held on October 11, 2017, subject to the applicant providing additional detail as required by the Planning Department.*

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

**7. Public Comment (9:43)**

Bill Crain commented on the 40 decibel issue with Serra Automotive.

**8. Items For Next Agenda September 27, 2017 (9:44)**

- a. Master Plan
- b. Site Visit at Fox Run

Commissioners had brief discussions regarding medical marijuana and short term rentals.

**9. Adjournment**

*Duell moved to adjourn the meeting at 9:53*



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