

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING**

Wednesday, September 27, 2017, 7:00 pm

Located at the vacant site between: 990 Garfield Woods Dr. & 2452 N. Garfield Rd

TAX ID No: 28-05-130-003-00

Traverse City, MI 49684

Ph: (231) 941-1620

Please note: All attendees should meet by the access drive

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. **Business to Come Before the Commission**
 - a. PD 2017- 94 - Fox Run Site Visit


3. **Public Comment**

4. **Items for Next Agenda – October 11, 2017**
 - a. Serra -FOF
 - b. Fox Run - PH
 - c. TC Water Reservoir - PH

5. **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, Ph: (231) 941-1620, or TDD #922

		Charter Township of Garfield	
		Planning Department Report No. 2017-89	
Prepared:	September 21, 2017	Pages:	1 of 3
Meeting:	September 27, 2017 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Fox Run Multi-Family PURD		
Applicant:	William Clouse - Eastwood Custom Homes		

INTRODUCTION

The PURD application was introduced at the 9-13-17 Planning Commission meeting. Commissioners raised concerns with various issues that we will discuss below. Due to the uniqueness of the site, and the waivers requested, the planning commission preferred to hold a meeting on site to discuss the waivers and site dynamics.

STAFF COMMENT

The PURD is a design based project approval, which means the better the project design, and the more amenities provided, the more density and/or waivers that may be received. This report has been formatted in a way to address general and specific concerns from the PC and/or Staff regarding the design or requests for waivers from Ordinance regulations.

1. Density:

Commissioners questioned the transfer of density from the wetland area to the buildable area. In short, the applicant would be permitted approximately 46± units on the property. The applicant is requesting 84 units. This item will be addressed further at the next meeting.

2. Gravel Access Drive / Parking Area

Commissioners questioned if the gravel access drive could be constructed without grading easements.

- a. How does the applicant intend on building the gravel road? Are easements required or would moving the gravel road away from the property line suffice?
- b. Is the parking area located at the end of the gravel road able to be constructed as proposed?

3. Sidewalks

The applicant requests a waiver from installing a sidewalk along Garfield Road.

- a. Can the site be modified to accommodate a sidewalk?
- b. Is there an alternative to the sidewalk being located along Garfield Road that better fits the intent of the Ordinance?

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4. Natural Trail / Play area

Commissioners questioned the lack of improvements planned as a part of the nature trail, which is proposed as an amenity.

- a. What improvements should be considered to make the trail an amenity and justify additional density or the waiver requested?
- b. The planning commission commented on a lack of designated play area for young children. Is the "Natural Park Area" appropriate for a playground and should the applicant agree, would that satisfy the Commission?

5. Some of the remaining concerns that may also be discussed are as follows:

- a. Vehicular Circulation
- b. Traffic Impact Reports
- c. Stormwater - Low Impact Design

ACTION REQUESTED: None

The purpose of the onsite meeting is to accept the application and discuss some of the design features and requests for waivers. As such, following an opportunity for discussion, the meeting should be adjourned and discussed at the October 11, 2017 meeting.