

CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING

Wednesday, January 24, 2018 - 7:00 pm
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
3. January 10, 2018
4. Correspondence
5. Reports
 - a. Township Board
 - b. Planning Commissioners
 - c. Planning Department
6. Business to Come Before the Commission
 - a. Buffalo Ridge Continued Discussion
 - b. PD 2018- 08 - Pine Grove Homes - Mobile Home Sales - SUP - Introduction
 - c. PD 2018- 09 - Ridges 45 SUP Amendment - Introduction
 - d. PD 2018- 10 - Brickway Map Amendment- Introduction
 - e. PD 2018- 13 - e-Cities Recognition
7. Public Comment
8. Items for Next Agenda – February 14, 2018
 - a. Annual Report
 - b. TBD
9. 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
January 10, 2018

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

Roll Call of Commission Members:

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

Staff Present: Planner Rob Larrea

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

DeGood excused himself from any discussion regarding Buffalo Ridge.

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

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

Nays: None

2. **Election of Officers**

Duell moved and Uithol seconded to reappoint John Racine as Chairman.

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

Nays: None

Uithol moved and Robertson supported to appoint Joe McManus as Vice Chairman.

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

Nays: None

Duell moved and Cline seconded to reappoint Joe Robertson as Secretary.

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

Nays: None

3. **Minutes (7:02)**

a. **December 13, 2017 Regular Meeting Minutes**

Cline moved and Robertson seconded to approve the December 13, 2017 Regular Meeting Minutes as amended removing the second to last sentence in New Business item f; and replace the word “warned” with “recommended” in line 5 item f.

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

3. Correspondence (7:05)

- *Letter from Watershed Center regarding the Fox Run project and the Schussel Conditional Zoning request
- *Letter from an adjacent property owner regarding the U-Haul proposal for Cherryland Center
- *A second letter regarding the U-Haul proposal.

4. Reports (7:06)

Township Board Report

Duell reported that the Board requested staff to draft a resolution approving the Parks and Recreation Master Plan and that the Serra Works conditional rezoning was adopted.

Planning Commissioners

No reports

Planners Department

No reports

5. Business to Come Before the Commission

a. PD 2018-03 – Scussel-Hammond CRA – Public Hearing (7:07)

Larrea said the applicants want to withdraw from the 2008 Conditional Rezoning Agreement and wish to enter into a new CRA to further restrict the use of the land. The subject property is about 20 acres in area and is located in an environmentally sensitive area. The applicants propose that the property be rezoned from C-2 General Business to A-1 Agricultural. Chair Racine opened the Public Hearing at 7:08pm and seeing no one wishing to speak, closed the Public Hearing. Commissioners discussed the proposed conditional rezoning and the maps. The total acreage to be rezoned, impact on neighboring properties and the curb cut were also discussed. The township attorney will review all documents pertaining to the rezoning.

Duell moved and Uithol seconded THAT the Findings of Fact for Application Z-2017-05, as stated within PD Report 2018-03 and forming part of this motion, BE APPROVED.

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

Duell moved and Uithol seconded THAT application Z-2017-05 submitted by Anita and Christopher Scussel of Traverse City to conditionally rezone lands along Hammond Road from C-2 to A-1, BE RECOMMENDED FOR APPROVAL to the Garfield Township Board, based on the approved Findings of Fact and for the reasons set out in report PD-2018-03.

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

Nays: None

b. PD 2018-04 Cherryland U-Haul – Public Hearing (7:17)

This application proposes two text amendments to the Garfield Township Zoning Ordinance to amend Article 2 Definitions and Article 3 Planned Shopping District to allow “Retail and Self Storage and Truck and Trailer Share” as a use within the district.

Jeffrey Schostak, owner of the vacant property discussed the change in shopping habits in recent years and also talked about the challenges of this particular site. He said that U-Haul is a modern day retail use and is not a warehouse and that it would fit into the retail corridor. U-Haul will only use nine acres of the site leaving 2.5 acres to develop other retail uses. The applicants have received letters of support from other tenants in the Cherryland Center.

Bill Raines from U-Haul said he has done this use in other communities with great success. He added that U-Haul is not a 24 hour operation and generates fewer traffic trips than a regular retail use. It is a business model which provides safe and secure self storage. Raines argued that it correlates to the Township Master Plan.

Chair Racine opened the Public Hearing at 7:32pm.

Mike Lee, on behalf of his mother, expressed concerns with hours of operation, snow removal hours and noisy diesel mechanic work.

Mary Lake owns property adjacent to the property and asked about the storage model.

Chair Racine closed the Public Hearing at 7:35pm.

The applicants responded to the public’s comments and said that that U-Haul would have no diesel trucks on site and that there would be very minimal repairs made on site. The hours of operation would be 7am to 7 pm and 9 am-5 pm on Sundays. Commissioners asked questions regarding the use and the storage and expressed concerns with the use in the C-P zoning district. Schostak said he has been working with other retailers on the property and the old Kmart is a difficult building to refurbish. The applicant gave commissioners examples of where this use has been successful in other locations.

Larrea expressed concerns with an amendment to the zoning ordinance which could have many implications for future uses in the area and the entire township. He reiterated that allowing this use at this location would open up the use to all C-P Shopping Districts to the use.

Commissioners felt the need to study the use in much more depth and determine how the use would affect the township before making any decision on this one project. Chair Racine called for a short recess at 8:34 p.m. to allow the applicant a moment to consider their application and whether they wanted to postpone a decision or withdraw the application.

The meeting reconvened at 8:44 and the applicant asked that the Planning Commission postpone any decision on PD 2018-04.

Duell moved and Uithol seconded to postpone a decision on PD 2018-04 as requested by the applicant in order for staff and the Planning Commission to study and research the matter with no time constraints.

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

c. PD 2018-05 – Fox Run – Continued Discussion (8:46)

The discussion was continued from the last meeting where amenities vs. density was discussed. Travis Clous, developer for Fox Run, addressed the issues outlined in PD Report 2018-05. According to the Grand Traverse County Road Commission, a traffic study is not needed. Sidewalk designs must be submitted to GTRC and the applicant agreed that they would be six feet wide. Clous has also proposed three playground areas as a trade-off for greater density. He discussed the play areas in detail and said there would be split rail fencing to separate the play areas from parking areas and they would have a sandbox and swing sets with the larger park near the wooded area having a pavilion and picnic tables. Commissioners said that the play equipment should be of a quality seen in a public park. Clous agreed to erect cyclone fencing around the play areas for safety. Commissioners discussed the proposed trail and whether or not a DEQ permit was required. Larrea suggested that an estimate be sought for a boardwalk over the entire pathway in the case that the DEQ would not permit the wood chips originally proposed.

DeGood moved and Robertson seconded to prepare Findings of Fact in favor of the applicant based on previous discussions with a condition of a DEQ site review to determine if any portion of the proposed approximate 1300 foot trail needs a boardwalk because of wetlands.

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

d. PD 2018-06 - Hickory Hills SUP Intro (9:34)

This application requests approval of a Special Use Permit (SUP) to begin implementation of the Master Plan for the Hickory Hills Ski Park and Recreation Area. Hickory Hills is located in Garfield Township and is owned by the City of Traverse City. John Dancer with Cornerstone

Architects addressed the commissioners and briefed them on the project. The lodge will be all one level and parking has been reduced. Metro Fire has approved the proposed project and a soil erosion permit has been issued. The exact use of the old lodge is not certain at this time.

Duell moved and Uithol seconded that application SUP 2017-04, submitted by the City of Traverse City for a Special Use Permit (SUP) to make improvements to the Hickory Hills Ski Park and Recreation Area BE ACCEPTED and scheduled for public hearing at a meeting to be held on February 14, 2018, subject to the applicant providing additional detail as required by the Planning Department.

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

7. Public Comment (9:43)

Jerry Dobek of 18307 Mission Road representing International Dark Sky addressed the lighting plan for Buffalo Ridge. He will have the report in writing for the January 24th Planning Commission meeting since he will not be able to attend that meeting

8. Items For Next Agenda – January 24, 2018 (9:55)

- a. Ridges 45 SUP Amendment
- b. MC Sports Map Amendment
- c. Brickway Map Amendment
- d. Traverse Homes SUP Amendment
- e. Buffalo Ridge Continued Discussion

9. Adjournment

Duell moved and DeGood seconded to adjourn the meeting at 10:00pm.

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

planning review

Date: 01.02.2018

From: John Iacoangeli, AICP, CNU-A, LEED AP
 To: Petra Kuehnis, RLA
 MANSFIELD LAND USE CONSULTANTS
 830 Cottageview Drive, Suite 201
 Traverse City, MI 49684

Eric Perdonik
 GARFIELD TOWNSHIP
 3848 Veterans Drive
 Traverse City, MI 49684

Project: Buffalo Ridge Planned Unit Development

Subject Property: 3585 Marketplace Circle
 Permanent Parcel Number: 05-016-032-20
 Request: PUD Development Plan – 34.41 acres
 Owner: Buffalo Ridge Center South LLC
 Agent: Mansfield Land Use Consultants

Other Parcels: 05-16-032-30 TC Center Partner LLC (Theater)
 05-016-032-05 Buffalo Ridge Center South LLC (Lucky's)

Request: Findings of Fact

This memorandum supplements other correspondence dated 5-23-2017 (Completeness), 6-01-2017 (Introduction and Review), 8-17-2017 (Public Hearing and Planning Commission Review), 10-10-2017 (Planning Commission Review), and 11-22-2017 (Planning Commission Review).

On December 20, 2017 Petra Kuehnis, RLA, submitted, via e-mail, the project submittal for a major amendment to the Buffalo Ridge Planned Unit Development. This submission requested that the former Hobby Lobby application for a major amendment to the Buffalo Ridge Center Development be rescinded. Further, the application requested that a major amendment be considered by the Planning Commission to approve the entire Buffalo Ridge Center Development. This application covers the entire site including the AMC Cherry Blossom Theater, Lucky's Market, and Outback Steakhouse.

BACKGROUND

Garfield Township approved the Buffalo Ridge Center Planned Unit Development on US-31 in 2014 (PUD #2014-02). The project was a redevelopment of the former and dilapidated Horizon Outlet Mall.

As approved, the project involved removal of the northern half of the outlet mall and construction of a 14-screen movie theater and associated parking area.

In June 2016, the owner/applicant submitted a proposal for the conversion of a building on the southern portion of the property for renovation and reuse as a Lucky's Market. This application was subsequently approved and the building has been renovated and the market is operational.

Previous memoranda include background on the development and subsequent approvals for the AMC Cherry Blossom Theater and Lucky’s Market. At the December 13, 2017 the Planning Commission, after considerable deliberation with the Applicant made the following motion:

“The Planning Commission accepts the overall master plan for the Buffalo Ridge Development Planned Unit Development, dated 10-31-2017, including associated exhibits, and recommends that the Applicant rescind their application for Hobby Lobby and submit a new application for the overall master plan and instruct the Planner to prepare a revised Findings of Fact and motion for Planning Commission consideration for the January 10, 2018 Planning Commission meeting subject to the revised application being submitted on or before December 22, 2017. Further, the motion for Planning Commission consideration shall include the following:

1. The photometric plan shall be designed by Jerry Dobek.
2. Section 423, G(4), Administrative Amendments; subsection (a)(i) which refers to amendments to an approved site plan will consider impervious surface to also include the impervious surface used for parking spaces.
3. Site signage shall be referred directly to the Planning Commission for review and consideration.
4. Future site plans to be submitted to Township Planning staff for review and consideration.”

The Applicant did comply with the timeframe and submitted their request to rescind the Hobby Lobby application and request approval for the overall master plan for the Buffalo Ridge Center Development.

MASTER PLAN – BUFFALO RIDGE CENTER DEVELOPMENT

The 34.41 acre master plan for the Buffalo Ridge Center Development consists of seven, existing and proposed, buildings, access drives, maneuvering lanes, and 1,068 parking spaces (referenced in Exhibit A). The building footprints, sidewalks, access drives, maneuvering lanes and parking spaces comprise the impervious surface which is computed at 17.28 acres, or 50.22% of the gross acreage.

Proposed Build-Out

Building	Parking Basis	Min-Max Parking
A - AMC Cherry Blossom Theater	3,105 seats	518 – 1,035
B – Outlot Retail	5,993 SqFt	24 – 40
C – Hobby Lobby	55,000 SqFt	200 – 367
D – Future Building Retail (SW Corner)	45,000 SqFt	180 – 300
E – Luckys Market	26,100 SqFt	105 – 174
F – Future Building Retail (SE Corner)	3,200 SqFt	22 – 34
G – Outback Steakhouse	6,700 SqFt	45 – 90
Total		1,114 – 2,049
Provided Parking		1,068
Shared Parking		1,061

Note: Building numbers (A-G) referenced on attached Exhibit B.

The master plan includes a redesign of the main internal access drive and incorporates a table top design that acts as a traffic calming technique and provides for enhance pedestrian and ADA access. Table top approaches are also proposed at several locations where the vehicular circulation network and major pedestrian crossings occur.

The developer/applicant and the Garfield Township Planning Commission have agreed to accept the photometric layout for the development based on recommendations from Jerry Dobek, Professor, Northwestern Michigan College, Department of Astronomy.

Stormwater design and management were addressed in previous reviews but the Township Engineer will need to review this issue as the build-out proceeds. Section 423, G(4), Administrative Amendments; subsection (a)(i) allow for shifts in on-site locations of less than 15%, or a 15% or less change in impervious surface. Modifications to the impervious surface will either increase or decrease stormwater requirements. Section 425, G., Phased Planned Developments provides for a planned build-out of the property within the framework of meeting and addressing the requirements of this Section.

REVIEW PROCESS

This application is considered a Major Amendment to the overall Planned Unit Development and subject to the requirements of §423, G. (6).¹ The following table incorporates the Approval Criteria referenced in §426; E, (1), (2) and (3).²

Scope of Authority – Use

Approval Criteria: *The proposed uses, within the context of the overall development plan, are harmonious and compatible with the planned uses of the site and the surrounding area, as provided for within the master plan;*

Finding: Met. This property and adjacent properties along US-31 are classified as commercial on the Future Land Use map. The property west of the subject site is classified as High Density Residential. The repurposing of the former outlet shopping center to a commercial PUD is consistent with the FLUM.

Approval Criteria: *The proposed density is in accordance with the policies and objectives set out in the master plan;*

Finding: Met. This property and adjacent properties along US-31 are classified as commercial on the Future Land Use map. The property west of the subject site is classified as High Density Residential. The repurposing of the former outlet shopping center to a commercial PUD is consistent with the FLUM.

Approval Criteria: *In areas where the surrounding lands have been substantially developed in accordance with a particular land use character, pattern and density, the planned unit development shall be consistent and compatible with that existing land use character, pattern and density.*

¹ Article 4, Page 4-15, Garfield Township Zoning Ordinance, Section 423.G(6).

² Article 4, Page 4-42, Garfield Township Zoning Ordinance; Section 426;E.

Finding: Met. The former use of the property was an outlet shopping center. The current and proposed amendments to the PUD call for the continuation of the property as retail and entertainment.

Scope of Authority – Dimensional Standards

Approval Criteria: *The uses will be compatible with the natural environment, and with adjacent and surrounding land uses and properties, and will not have an adverse economic, social or environmental impact on adjacent and surrounding land uses and properties;*

Finding: Met Future phases (buildings B, D, and F will require review by MDOT- to determine the capacity and level of service of the signalized intersection at US-31. Rear building elevations adjacent to residential zoned or occupied property will include wall pak, ground directed, and sheilding lighting. Lighting levels noted on the most recent photometric plan adjacent to the residential neighborhood were less than 0.2-foot candles which is consistent with Table 5-8 "Illumination Standards at Property Line."

Approval Criteria: *The uses will be compatible with the capacity of existing public services and facilities, or of planned and feasible future public services and facilities, and such use is consistent with the public health, safety and welfare of the Township residents;*

Finding: Met Future phases (buildings B, D, and F will require review by MDOT- to determine the capacity and level of service of the signalized intersection at US-31.

Approval Criteria: *The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal;*

Finding: Met. After months of discussion the Applicant will be installing sidewalks throughout the development. In addition, table top pedestrian crossings will be constructed at major pedestrian crossings and the main traffic intersection. The location of these features are noted on the "Future Build Out Concept" dated 10-31-2017.

Approval Criteria: *Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal;*

Finding: Met. The redevelopment of the property has increased the number of trees and landscaping on site. The final number will be determined through the site plan review.

Approval Criteria: *Existing important natural, historical and architectural features within the development shall be preserved;*

Finding: Met. Conservation easement were provided through initial PUD submission.

Approval Criteria: *Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings;*

Finding: Met. As mentioned previously, repurposed commercial properties are different than greenfield projects because some of the building locations, parking and other site appurtenances are already in place. Regarding this project the parking lots and main drives are already in place. As a result, the former buildings are demolished to serve as locations for new buildings.

Approval Criteria: *With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, minimizing potential motorized/non-motorized conflict points, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as is practicable, do not detract from the design of proposed structures and neighboring properties;*

Finding: Not Met. The Applicant will be installing nine (9') foot sidewalks to connect building C with the IMAX Theater and Lucky's Market with the Outback Steakhouse. In addition, table top pedestrian crossings will be constructed at major pedestrian crossings and the main traffic intersection.

Approval Criteria: *Landscaping is provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and, where applicable, to create a pleasant pedestrian scale outdoor environment;*

Finding: Met. There is an approximate 80-foot buffer between the west property line of the development and Creekside Condos. Both properties are lined with landscaping.

Approval Criteria: *The development consolidates and maximizes useable open space;*

Finding: Met. Most of open space is located along the south property line and the southeast portion of the site. A non-motorized pathway is located along the east property line and meanders through the open space terminating at Market Place Circle Drive.

Approval Criteria: *The benefits of the development are not achievable under any single zoning classification; and*

Finding: Met. The Planned Unit Development was needed to allow for the theater portion of the project

Approval Criteria: *The development is compatible with the intent and purpose of the adopted master plan.*

Finding: Met. This property and adjacent properties along US-31 are classified as commercial on the Future Land Use map. The property west of the subject site is classified as High Density Residential. The repurposing of the former outlet shopping center to a commercial PUD is consistent with the FLUM.

planning review

Recommendation

Based on the foregoing review and finding of fact I would suggest the following motion:

A motion by _____ and supported by _____ to recommend to the Township Board approval of the Findings of Fact for the Master Plan for the Buffalo Ridge Center Development and the Report and Decision Order for PD 2017-41 which includes conditons for approval.

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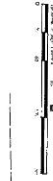


EXHIBIT A

16057
PRELIMINARY

Buffalo Ridge Center South, LLC
 Master Plan- Buffalo Ridge Center Development
FUTURE BUILD OUT CONCEPT - Color
 Section 16, Town 27 North, Range 11 West
 Garfield Twp., Grand Traverse County, Michigan

NO.	DATE	BY	DESCRIPTION
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 info@mansfield.com

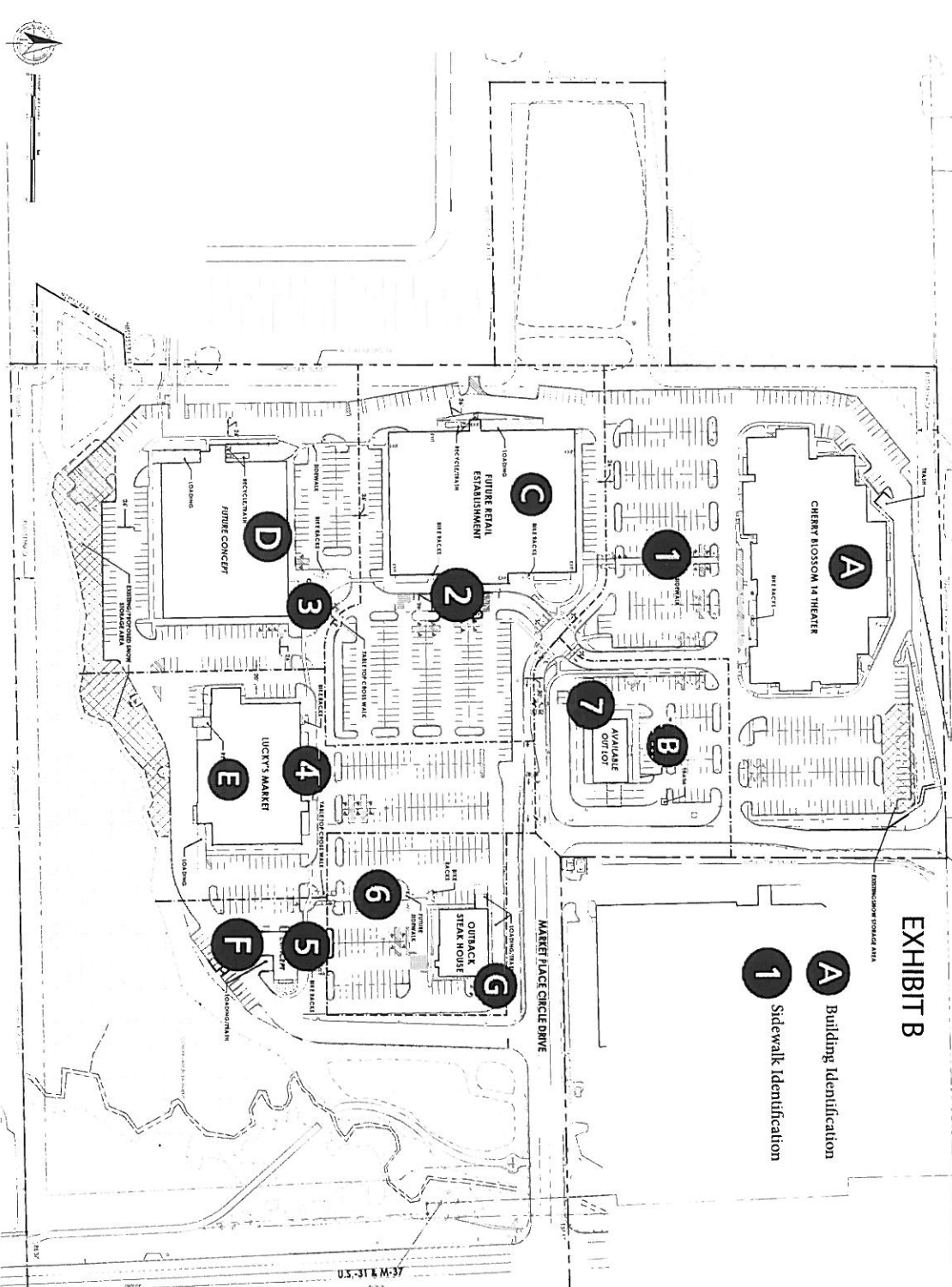


EXHIBIT B


- A** Building Identification
- 1** Sidewalk Identification

1.0057
 PRELIMINARY

Buffalo Ridge Center South, LLC
 Master Plan- Buffalo Ridge Center Development
FUTURE BUILD OUT CONCEPT
 Section 16, Town 27 North, Range 11 West
 Garfield Twp., Grand Traverse County, Michigan

NO.	DATE	DESCRIPTION
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 Charter Township of Garfield Planning Department Report No. 2018-08			
Prepared:	December 11, 2017	Pages:	1 of 5
Meeting:	January 24, 2018-Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Modular/Manufactured and Mobile Home Sales in C-G District-Introduction		
Applicant:	Richard Newman-Pine Grove Homes		
Agent:	Bill Crain-Crain Engineering, LLC		
Owner:	Richard Newman		
File No.	SUP-2017-03		
Parcel No.	05-032-001-20		

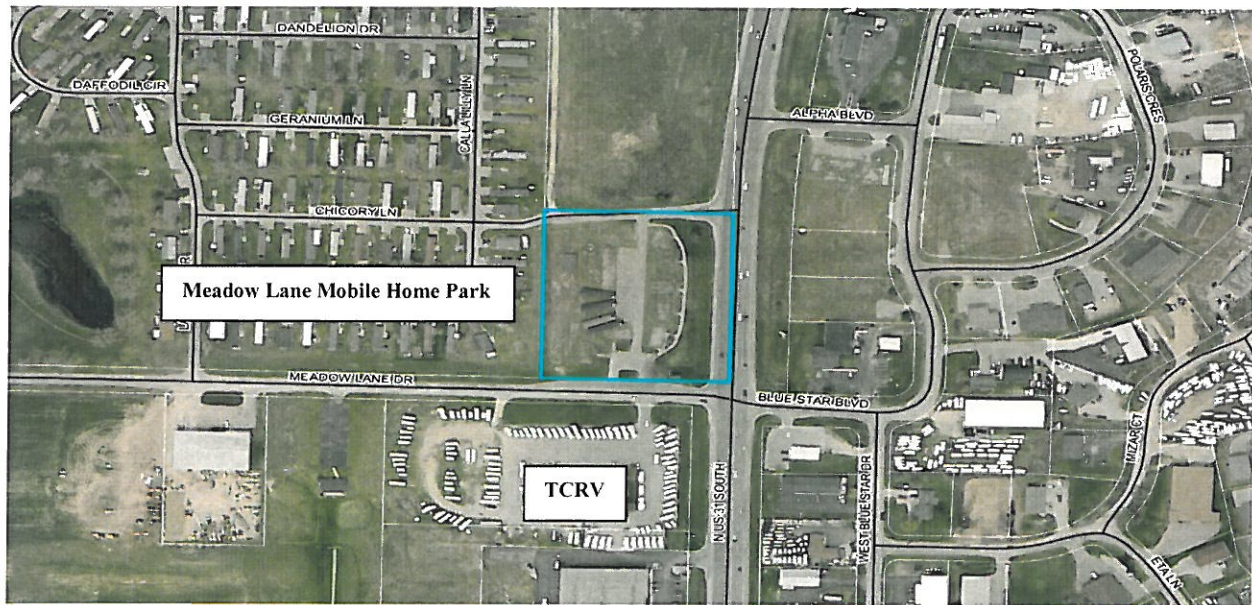
SUBJECT PROPERTY:

- 4030 Meadow Lane Drive
- 3.2 acres in area
- Relatively flat with a very gradual slope to the northeast
- C-G General Commercial District

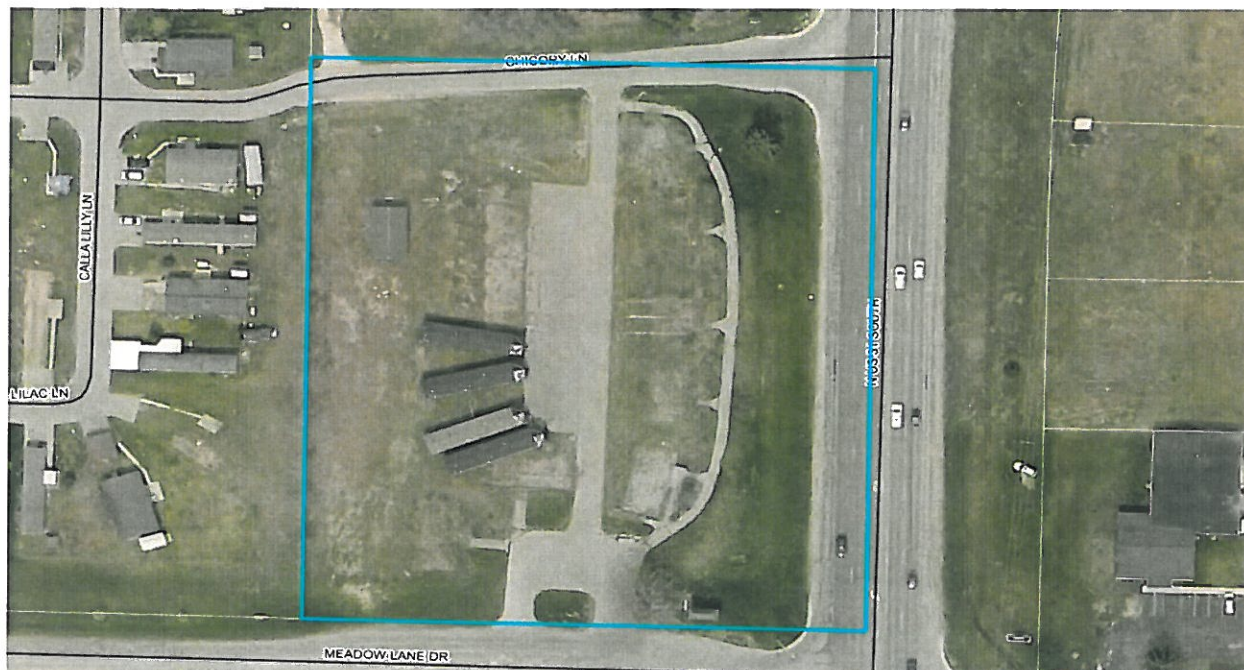
The east property line runs along North US-31 South, the south line along Meadow Lane Drive, the west line along the Meadow Lane Mobile Home Park, and the north line along Chicory Lane (*see aerial images below*).

The subject property is an essentially vacant site with a large asphalt pad running through its center. During a brief site visit on November 16, 2017, Staff found none of the modular homes observed in the aerials on the property, except the “existing building” near the northwest corner of the property, which would be demolished as part of this proposal.

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



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



PURPOSE OF APPLICATION:

The applicant is seeking approval for the following uses at the subject property:

1. "Modular/Manufactured Homes Sales"
2. "Mobile Home Sales"

STAFF COMMENT:

Both "Modular/Manufactured Home Sales" and "Mobile Home Sales" are permitted via Special Use Permit (SUP) in the C-G District. After a review of the application for completeness, Staff has identified the following concerns or points of discussion for Commissioners to consider:

Sewer Service:

According to the property owner and his engineer, the existing sanitary sewer line shown on the site plan running east-west to service the proposed office unit is part of a private system servicing the adjacent mobile home park, which extends from the park to the west. Township and Gourdie-Fraser, Inc. records verify that no public sewer line exists on the property. Nonetheless, Staff would like to see some form of documentation verifying that a private sewer agreement in fact exists. This is particularly important since the property could of course change ownership. The applicant has noted on the site plan that they intend to coordinate with the DPW regarding the sewer.

Stormwater/Impervious Surface:

This site is complex from a stormwater review standpoint in part because a considerable amount of the impervious surface is moveable. The placement of the "concrete tire pads" for many of the modular units helps to alleviate this problem; however, the applicant should not be permitted to display any more than the three proposed units on the asphalt strip at the center of the property. This will ensure that stormwater review reflects the appropriate amount of impervious surface that will remain there in the future. It is unknown at this time whether all impervious surfaces have been identified and accounted for

in the provided stormwater calculations. For example, it is unclear whether the chalet unit that overhangs the edge of the asphalt strip is sitting on some type of impervious surface. The applicant will be required to coordinate with the Township Engineer for stormwater review prior to any approval. Staff has already consulted with the Engineer regarding these concerns.

Non-Motorized Connectivity and Circulation:

In accordance with Sections 424.F(1)(g) and 522.A of the Zoning Ordinance, as well as the Township's Non-Motorized Plan Map, a bike path measuring 10-feet in width is required to be constructed along the entire length of the property's North US-31 South frontage. The applicant has included the required 10-foot path; however, a note should be added to the site plan that specifies the type of material to be used to construct the path, as Section 522 specifies that the path must be made of asphalt or another appropriate permanent surface. Finally, the proposed path meanders around a relatively large existing tree at the northeast corner of the property that is to be preserved, which is acceptable in Staff's view considering the apparent age of the tree.

Landscaping:

In accordance with Section 531 of the Zoning Ordinance, a "Type D" buffer is required along the east property line along US-31. Although the applicant has provided the required quantity and types of plantings for a "Type D" buffer, the placement of the plantings is highly clustered, which makes the buffer more ornamental than functional. For example, the required evergreens are tightly clustered at the southeast and northeast corners of the property. This is presumably so that the trees do not obscure one's view of the display units. Nonetheless, the intent of the Section 531 is to create a visual buffer along the roadway, which would require dispersing the trees across the frontage to a greater extent. As proposed, Staff does not feel that the landscaping along the east property line meets that intent of the Ordinance.

Similarly, the required shrubs are tightly clustered in front of the display units, presumably to make each look like it has a landscaped front yard. This too makes the buffer more ornamental than functional. The applicant is free to plant to compliment the display units; however, the intent of the Ordinance is that the plantings be dispersed so as to create a functional barrier. The Ordinance does recognize that clustering is acceptable in many cases, but to create "viewing windows to a development site (p. 529)," rather than leaving virtually the entire frontage open.

Snow Storage:

The designated snow storage location on the site plan appears to be impractical as a plow truck would have to travel north up the asphalt strip from the parking lot several hundred feet and make a sharp left turn. Staff suggests that the applicant revise the plans to indicate a more usable snow storage area that better meets the intent of Section 551.E(6). Also, no square-footage for the snow storage area is shown on the site plan, but 551.E(6) requires that it be provided at 10 square feet for every 100 square feet of parking area.

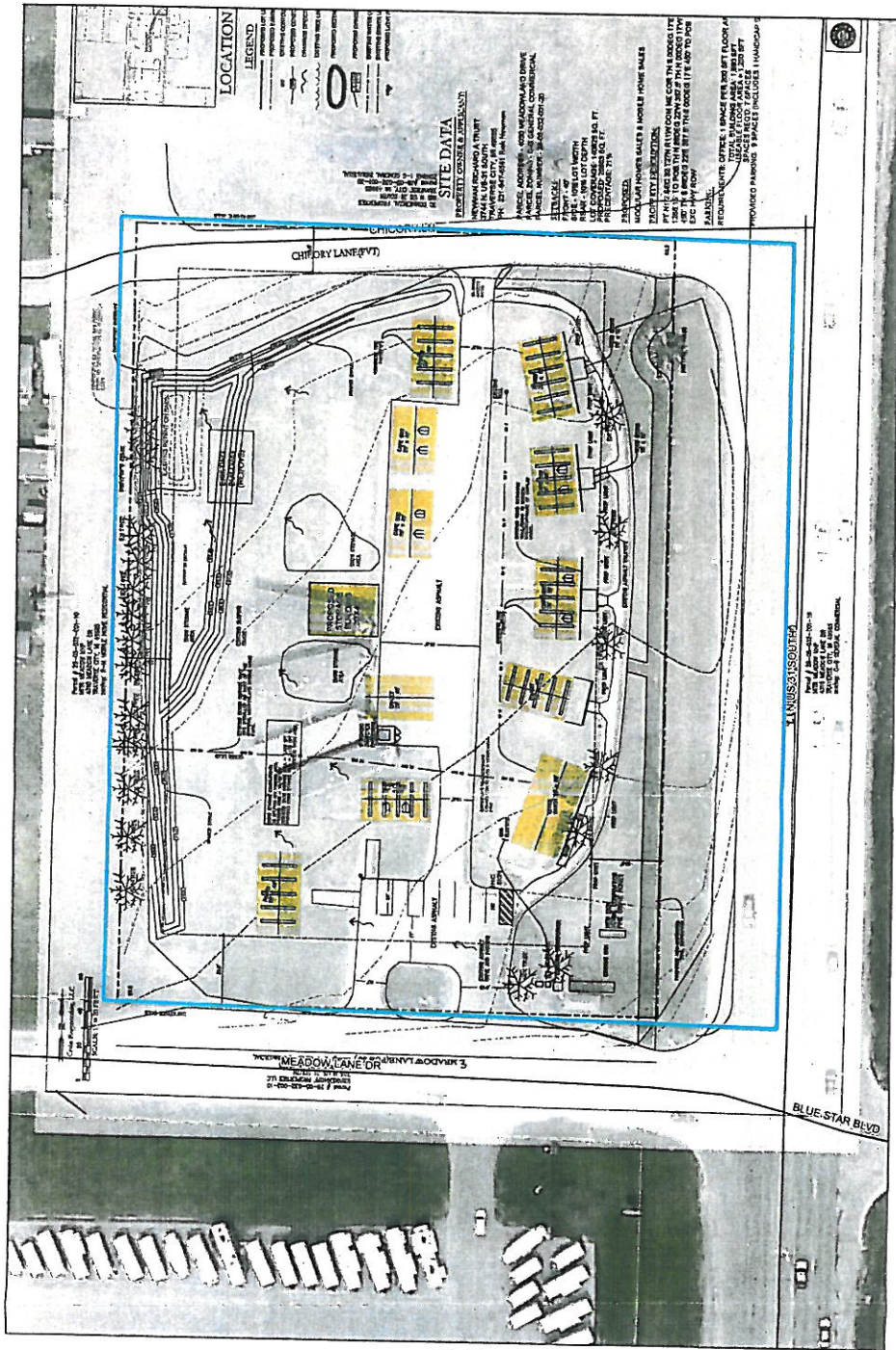
Pine Grove Homes SUP-Planning Commission Introduction

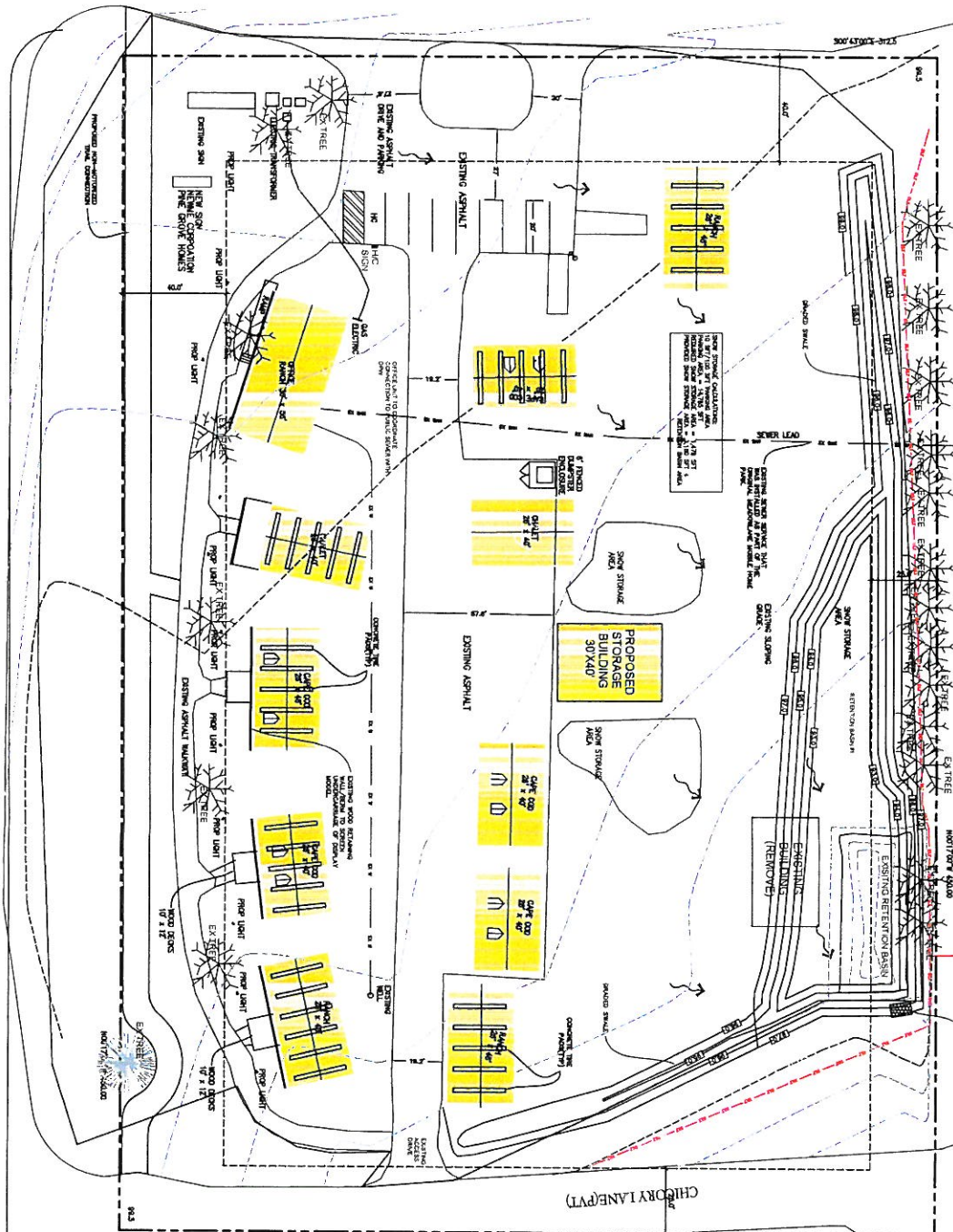
ACTION REQUESTED:

The purpose of this introductory meeting is to review the application, to allow for Planning Commission and applicant discussion, and to potentially schedule the matter for a public hearing in February. If the Planning Commission is prepared to accept the application and schedule a public hearing, the following motion is offered for consideration:

THAT application SUP-2017-03 submitted by Richard Newman of Pine Grove Homes requesting a Special Use Permit (SUP) for a modular/manufactured home sales and mobile home sales operation BE ACCEPTED and scheduled for a public hearing at a Planning Commission meeting to be held in February of 2018.

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





US 31 SOUTH (PUB 1201)

Parcel # 28-05-032-001-10
 4110 MEADOW LANE DR
 TRAVERSE CITY, MI 49685
 zoning: C-6 GENERAL COMMERCIAL

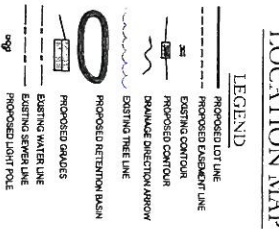
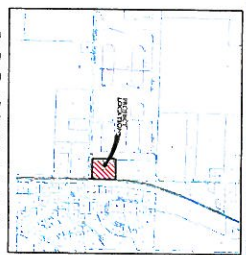
PROPERTY OWNER & APPLICANT
 BRANKERHOFF PROPERTIES
 705 N US 31 SOUTH
 TRAVERSE CITY, MI 49685
 PH 231-947-6591 Rick Newman

PROPERTY ADDRESS - 4030 MEADOWLAND DRIVE
 FARGEL ZONING - C-6 GENERAL COMMERCIAL
 PARCEL NUMBER - 28-05-032-001-20

NETWORKS
 FRONT - 40'
 SIDE - 10% LOT WIDTH
 REAR - 10% LOT DEPTH
 LOT COVERAGE 14,005 SQ. FT.
 PRECINTFACE 21%

PROPOSED
 MODULAR HOMES SALES & MOBILE HOME SALES

PROVIDED PARKING 5 SPACES (INCLUDES 1 HANDICAP SPACES)



JOB NUMBER
 119817
 SHEET C-1

SITE PLAN
PINE GROVE HOMES
 SECTION 32 - TOWN 27 NORTH - RANGE 11 WEST
 GARFIELD TWP., GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
 DSGN BY: WLC
 DATE: 11/10/2017
 REV DATE: 11/15/17
 11/30/2017 TWP REVIEW
 12/11/2017 TWP REVIEW

Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bott Road
 Buckley, MI 49620
 Phone: (231) 847-7255
 Cell: (231) 832-4207
 email: crainengineeringllc@gmail.com



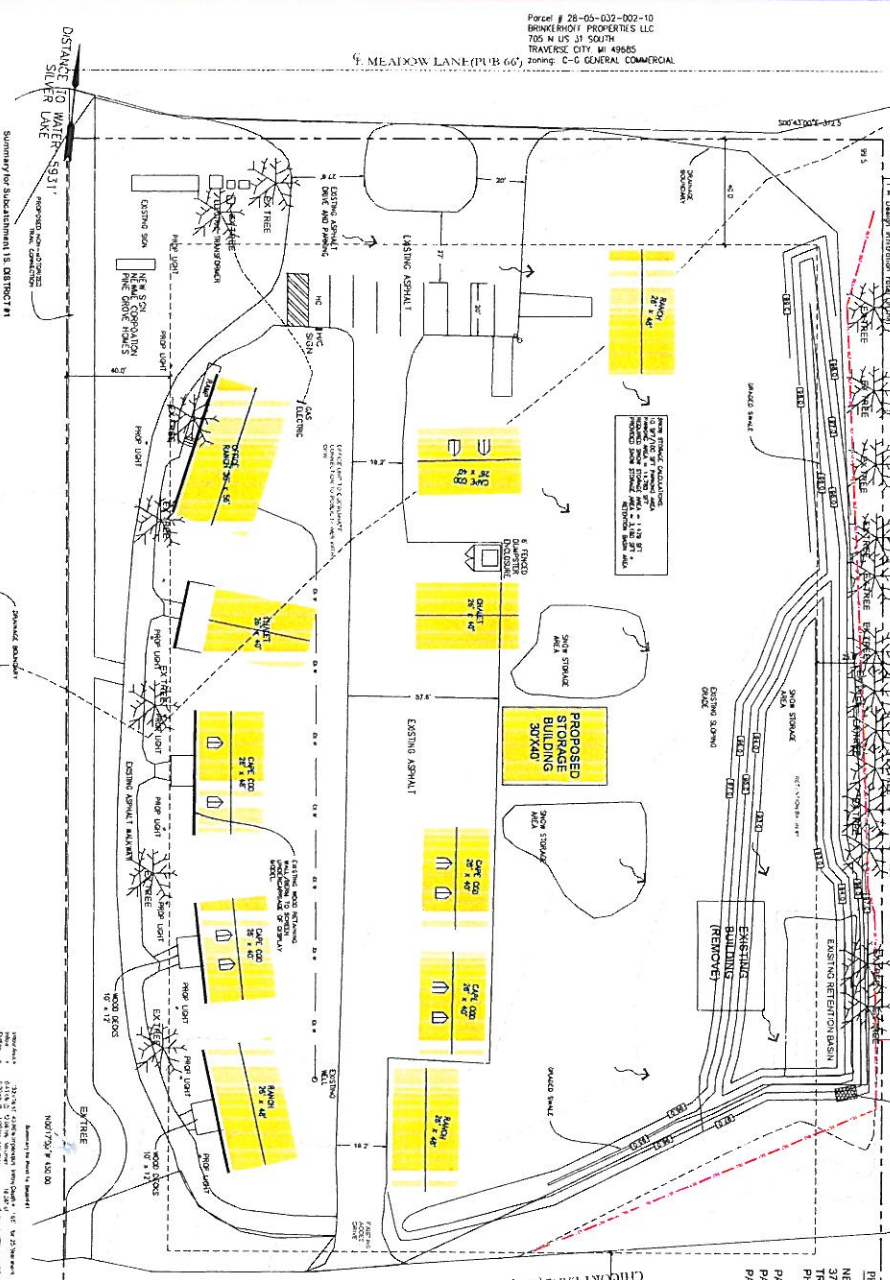
Parcel # 28-05-032-002-10
BRINKHOFF PROPERTIES, LLC
705 N US 31 SOUTH
TRAVERSE CITY, MI 49685
Zoning: C-G GENERAL COMMERCIAL

Parcel # 28-05-032-001-10
MRS. WILSON WILSON
TRAVERS CTR., MI 49685
Zoning: R-4 SINGLE HOME RESIDENTIAL

Parcel # 28-05-032-001-10
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TRAVERS CTR., MI 49685
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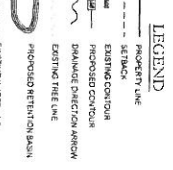
SITE DATA

PROPERTY OWNER & APPLICANT
NEWMAN RICHARD A TRUST
3744 N US-31 SOUTH
TRAVERSE CITY, MI 49685
PH 231-477-6961 Rick Newman

PROJECT ADDRESS - 4030 MEADOWLAND DRIVE
PARCEL NUMBER - 28-05-032-001-20

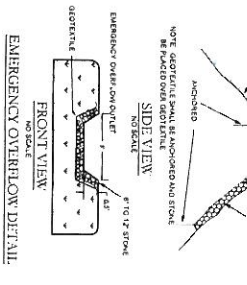
TC COMMERCIAL PROPERTIES
881 N US 31 SOUTH
TRAVERSE CITY, MI 49685
PARCEL NUMBER - 28-05-032-001-30
ZONING - C-G GENERAL INDUSTRIAL

PROJECT CONSTRUCTION SCHEDULE
2-1-18 START CONSTRUCTION
2-1-18 INSTALL SILT FENCE
2-1-18 RESHAPE RETENTION BASIN
5-1-18M PROJECT COMPLETE



DRAINAGE AND GRADING NOTES

1. THE DESIGNER HAS CONDUCTED SURVEY AND THE VERTICAL CONTROL TO BE USED ON THIS DESIGN. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE VERTICAL CONTROL AND PROVIDING NO ADDITIONAL CORRECTION TO THE OWNER.
2. ALL DISTURBED AREAS SHALL BE TERRAFOUNDED, SEEDED, FERTILIZED AND MULCHED OR SOILED. DRUGS AND OTHER HAZARDOUS MATERIALS SHALL BE REMOVED AND SHALL BE INCINERATED TO 1000 DEGREES F.
3. ALL RETENTION BASINS SHALL HAVE 3 ON 1 SIDE SLOPES EXCEPT VORTEX CHANNELS.
4. ALL RETENTION BASINS SHALL HAVE 3 ON 1 SIDE SLOPES EXCEPT VORTEX CHANNELS.
5. PAVING LOT GRADING IN BARBER FENCE AREAS SHALL NOT EXCEED 2% SLOPE.
6. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING DRAINAGE CONTROL AT ALL DISTURBED AREAS. THE CONTRACTOR SHALL REPAIR ALL WEARWAYS AND EROSION DURING THE DRAINAGE DESIGN AND SHALL MAINTAIN A 1% SLOPE OF ALL DRAINAGE CHANNELS TO 100' ADDITIONAL DOWN THE DRAIN.

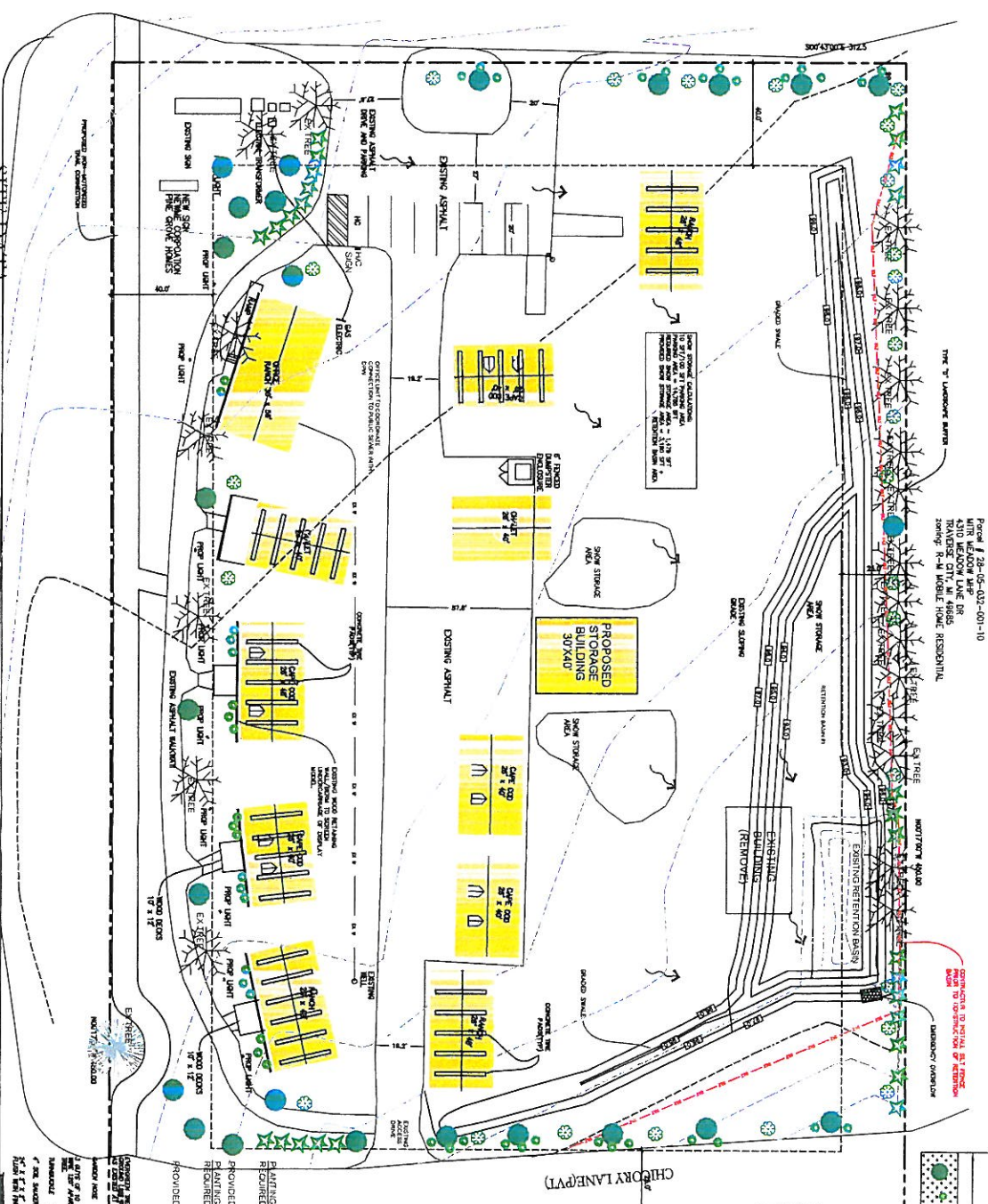


SECTION 32 - TOWN 27 NORTH - RANGE 11 WEST
GARFIELD TWP. GRAND TRAVERSE COUNTY, MICHIGAN

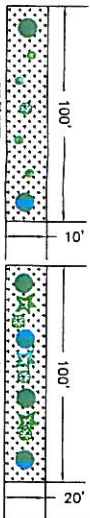
DRN BY: M.C.
DSGN BY: M.C.
DATE: 11.10.2017
REV DATE: 12.11.2017
12.11.2017 TW: REVIEW

Crain Engineering, LLC
Engineering, Consulting, & Design
7622 Bott Road
Buckley, MI 49620
Phone (231) 947-7255
Cell (231) 632-4207
email: crainengineeringllc@gmail.com

JOB NUMBER
119817
SHEET C-2



Parcel # 28-05-032-001-10
 WITH MEADOW LANE DR
 4310 MEADOW LANE DR
 TRAVERSE CITY, MI 49685
 zoning - R-4 SINGLE-FAMILY RESIDENTIAL



TYPE 'B' BUFFER
 1) PLANT EQUIPMENT GROUND COVER AS SPECIFIED IN SECTION 430.1
 PLUS TWO LAYER TREES ONE MEDIUM OR SMALL TREE AND FOUR SHRUBS PER
 ONE HUNDRED FIFTY FEET OF GREENSPACE AREA
 2) PLANT EQUIPMENT GROUND COVER AS SPECIFIED IN SECTION 430.1
 PLUS FOUR LAYER TREES THREE MEDIUM OR SMALL TREES AND THREE
 EVERGREEN OR COVERGROUS TREES PER ONE HUNDRED FIFTY LAYER FEET
 AREA SHALL BE A MINIMUM WIDTH OF TWENTY (20) FEET

TYPE 'C' BUFFER
 1) PLANT EQUIPMENT GROUND COVER AS SPECIFIED IN SECTION 430.1
 PLUS FOUR LAYER TREES THREE MEDIUM OR SMALL TREES AND THREE
 EVERGREEN OR COVERGROUS TREES PER ONE HUNDRED FIFTY LAYER FEET
 AREA SHALL BE A MINIMUM WIDTH OF TWENTY (20) FEET

TYPE 'D' BUFFER
 1) PLANT EQUIPMENT GROUND COVER AS SPECIFIED IN SECTION 430.1
 PLUS FOUR LAYER TREES THREE MEDIUM OR SMALL TREES AND THREE
 EVERGREEN OR COVERGROUS TREES PER ONE HUNDRED FIFTY LAYER FEET
 AREA SHALL BE A MINIMUM WIDTH OF TWENTY (20) FEET

- LANDSCAPING**
- ✓ CANOPY TREES (MIN. 7' CAL. DB)
 - ✓ SHADY TREES (MIN. 4' CAL. DB)
 - ✓ NORWAY SPRUCE
 - ✓ GROUND COVER (AMERICAN NATIVE BURNING BUSH)
 - ✓ AMERICAN COBWEBB HONEYLOC

PLANT MATERIAL REQUIREMENTS
 1) PLANT MATERIALS PERMITTED AND RECOMMENDED SPECIES
 2) PLANT MATERIALS NOT PERMITTED
 3) PLANT MATERIALS NOT PERMITTED
 4) PLANT MATERIALS NOT PERMITTED
 5) PLANT MATERIALS NOT PERMITTED
 6) PLANT MATERIALS NOT PERMITTED
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 19) PLANT MATERIALS NOT PERMITTED
 20) PLANT MATERIALS NOT PERMITTED

PLANTING DETAIL - TREES AND SHRUBS

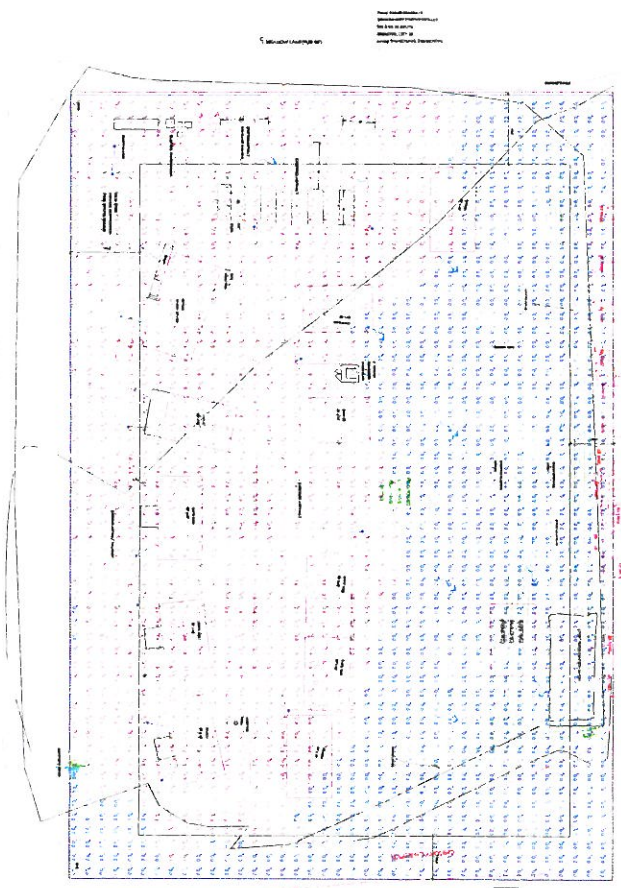
1. PLANTING DETAIL - TREES AND SHRUBS
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 19. PLANTING DETAIL - TREES AND SHRUBS
 20. PLANTING DETAIL - TREES AND SHRUBS

Crain Engineering, LLC
 7622 BOTT ROAD
 BUCKLEY, MI 49620
 PHONE (231) 947-7255
 FAX (231) 632-1207
 EMAIL crainengineeringllc@gmail.com

PROPERTY OWNER & APPLICANT
 NEMAN RICHARD A TRUST
 3744 N. US 31 SOUTH
 TRAVERSE CITY, MI 49685
 PH: 231.947.6661 Nick Newman

Parcel # 28-05-032-001-10
 WITH MEADOW LANE DR
 4310 MEADOW LANE DR
 TRAVERSE CITY, MI 49685
 zoning - C-G GENERAL COMMERCIAL

Parcel # 28-05-032-001-10
 WITH MEADOW LANE DR
 4310 MEADOW LANE DR
 TRAVERSE CITY, MI 49685
 zoning - C-G GENERAL COMMERCIAL



Form with fields for 'Project Name', 'Address', 'City', 'State', 'Zip', and 'Phone'. A 'Map' button is visible on the right side of the form.

Site Plan Description
Detailed description of the site plan, including lot numbers and area measurements.

Site Plan Description
Detailed description of the site plan, including lot numbers and area measurements.

Series Size 1
LED Area Luminaire
by Capella Luminaire
A high-quality, energy-efficient LED luminaire with a sleek, modern design. It features a wide beam angle for uniform lighting and is suitable for various applications including residential, commercial, and industrial use. The luminaire is made of durable materials and is easy to install and maintain.


EXAMPLE DATA FOR ILLUMINATION SYSTEM

Area	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
Area 1	100	200	300	400
Area 2	500	1000	1500	2000
Area 3	1000	2000	3000	4000
Area 4	1500	3000	4500	6000
Area 5	2000	4000	6000	8000
Area 6	2500	5000	7500	10000
Area 7	3000	6000	9000	12000
Area 8	3500	7000	10500	14000
Area 9	4000	8000	12000	16000
Area 10	4500	9000	13500	18000

PINE GROVE HOMES
4030 MEADOW LANE DRIVE
GARFIELD TOWNSHIP, GRAND TRAVERSE CO, MICHIGAN

Project:
Date:
By:
Scale:
Sheet:
11/20/12



 Charter Township of Garfield Planning Department Report No. 2018-09			
Prepared:	December 14, 2017	Pages:	Page 1 of 5
Meeting:	January 24, 2018-Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Major SUP Amendment-Introduction-Ridge 45 (Phase 4)		
File No.	SUP-2015-01-C	Parcel Nos.	05-023-026-20 05-023-025-20
Applicant/Owner:	Midwest MFD, LLC c/o Scott Knowlton		
Agent:	Mark A. Oppenhuizen-Oppenhuizen Architects		

PURPOSE OF APPLICATION:

This application requests a Major Amendment to Special Use Permit (SUP) approval granted in 2015 (*see* SUP-2015-01) to expand the Ridge 45 apartment project on La Franier Road. A Major Amendment is required to include additional land area in the SUP (*see* Section 423(G)(6)(c)).

SUBJECT PROPERTY:

This Major Amendment affects two parcels immediately south of the approved third phase of Ridge 45 on La Franier Road, approximately one-quarter of a mile north of the intersection at Hammond Road. The proposed development area consists of approximately 7.9 acres on the western side of the site. The subject properties are each currently vacant.



STAFF COMMENT:

This Major Amendment continues the land use pattern of moving south into the recently rezoned R-3 Multi-Family property. This is consistent with the Master Plan as it encourages density in the core urbanizing area of the Township. As noted above, this application is to begin the fourth phase of an apartment complex, named Ridge 45, consisting of four apartment buildings that contain 96 market-rate units in total. The first and second phases, approved in 2015, consist of nine apartment buildings that contain 232 units. Phase 3, approved in 2017, consists of three apartment buildings that contain 72 market-rate units. Therefore, with the addition of Phase 4, there will be a total of 400 apartment units. As noted above, the proposed development area consists of a 7.9-acre area on the western side of the site, east of the mobile home expansion and west of La Franier Road.

The project site is proximate to outside supporting services such as employment opportunities, retail and shopping, health services, and alternative means of transportation such as BATA and nearby non-motorized trails.

SITE DESIGN OVERVIEW:

The application proposes a nice variety of residential units to cater to various income levels and occupant needs. In keeping with the previous phases, the buildings are attractively designed and include construction materials such as cultured stone, vinyl trim and siding, and board and batten siding. Each unit also includes a deck or patio area.

This project provides various support services and amenities to encourage outdoor interaction and increased quality of life within the project. Some of these amenities include a kid's play area, walking trails through protected tree stands, a fire pit, a club house, pool and hot tub area, a dog park, and sidewalks within the site itself and along La Franier Road.

Parking is provided at a ratio of 2.12 spaces per unit, which is acceptable considering that the Zoning Ordinance requires 2 spaces per unit. The applicant has provided 98 additional indoor garage parking spaces that are connected to the buildings as an option to the residents. This unique design adds an element of convenience and security otherwise lacking with detached garages and carport designs.

The proposed lighting plan appears to be night sky compliant and within the acceptable range for brightness and color. The site will be illuminated with a series of gooseneck-style street lamps, covered building-mounted fixtures, and *pedestrian-scale bollard lighting*. Any minor details can be addressed as we move forward.

An overall landscaping plan was received in the submittal for Phase 3 which indicates a Type "C" buffer along La Franier Road and a Type "B" buffer on the south and west property lines. A landscaping plan for this particular submittal will be required prior to holding a public hearing

on this application. No buffer is required along the west property line, but much of the existing vegetation appears to be proposed to remain. As an SUP, the Planning Commission does have some ability to require additional landscaping at any location if determined necessary to meet the intent of the Zoning Ordinance.

APPROVAL CRITERIA DISCUSSION:

To aid in the discussion, the following approval criteria are offered for consideration:

Section 423.E Approval Criteria for a Special Use Permit

In its review of an application for a Major Amendment to a Special Use Permit, the Township should consider, but is not necessarily limited to, the criteria as defined in § 423(E)(1) through § 423(E)(11). No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the Major Amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

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;
- (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;
- (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;
- (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;
- (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;

Ridge 45 Major SUP Amendment-Planning Commission Introduction

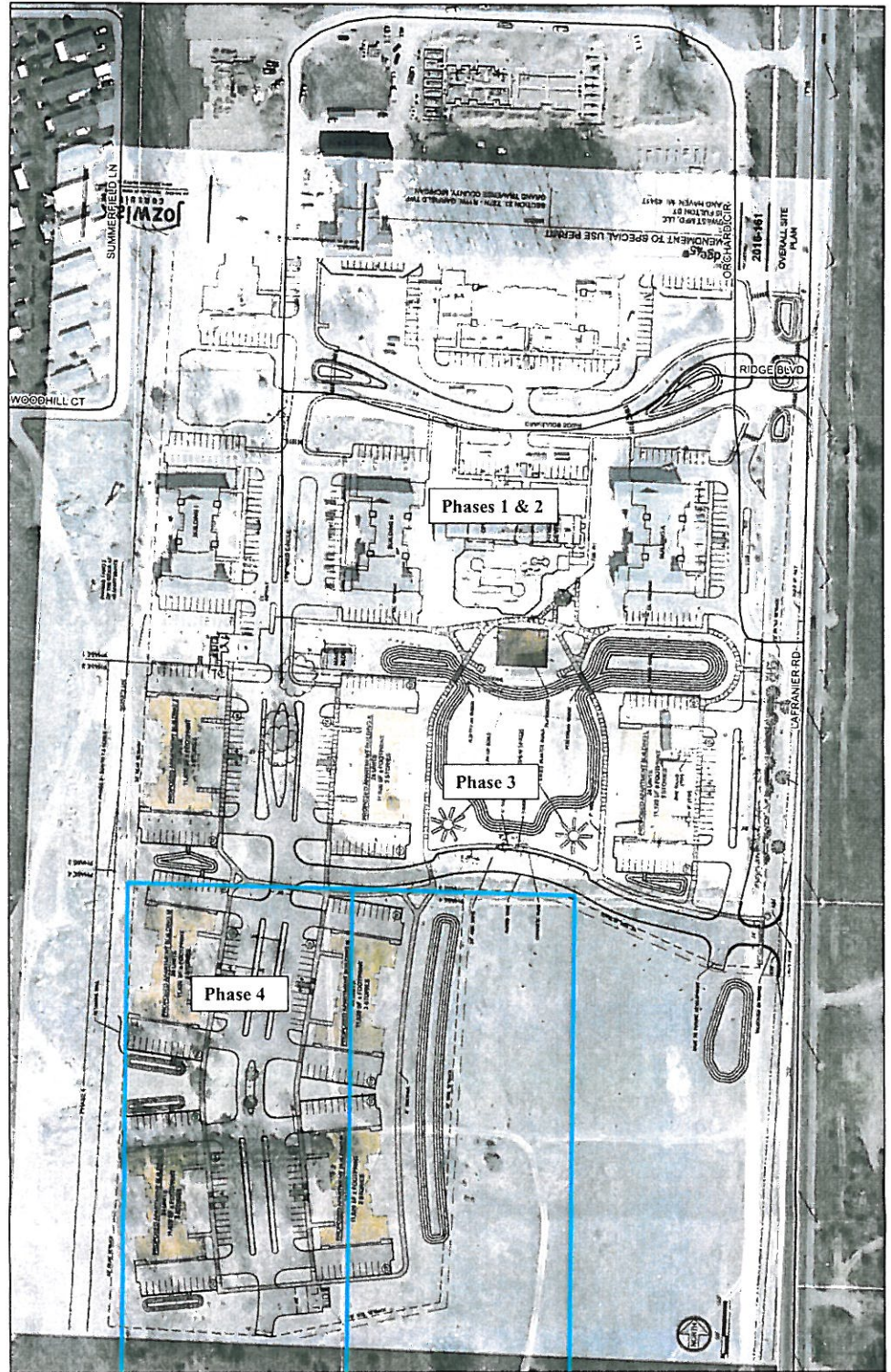
- (6) Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;
- (7) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- (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;
- (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;
- (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;
- (11) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

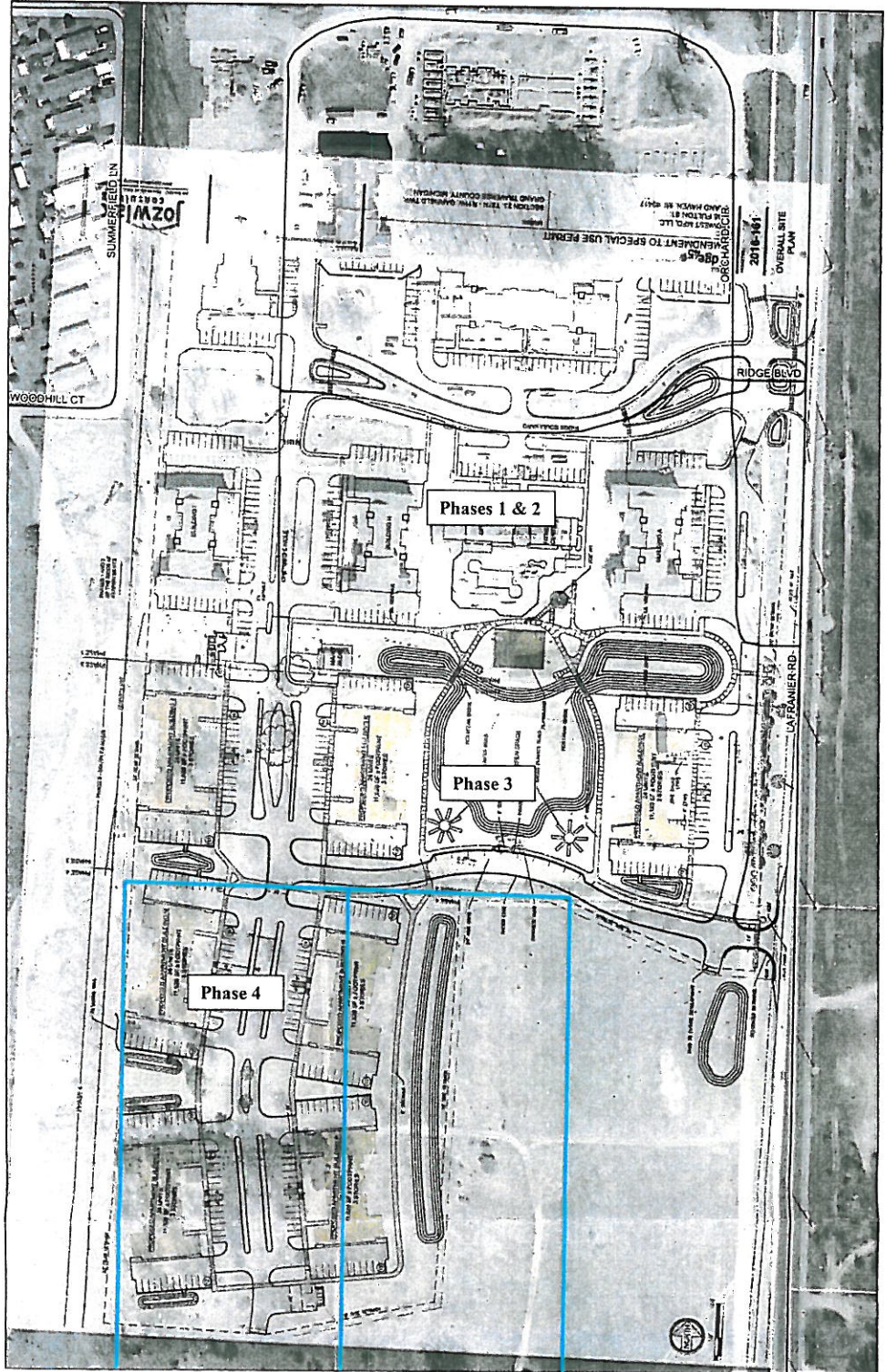
ACTION REQUESTED:

The purpose of the introductory meeting is to accept the application and to identify any broad Planning Commission concerns which 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-2015-01-C, submitted by Midwest MFD, LLC for a Major Amendment to a Special Use Permit for a Multi-Family Development (SUP-2015-01), BE ACCEPTED and scheduled for public hearing at a meeting to be held in February of 2018, subject to the applicant providing additional detail as required by the Planning Department.

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





CONSTRUCTION PLANS FOR ridge45

(PHASES 3 and 4)



PROPERTY OWNER/SITE DATA	
Midwest MFD, LLC	1435 FULTON ST. GRAND HAVEN, MI 49417
SITE	Parcel No. 05-023-025-50
Parcel No.	05-023-025-50
Parcel ID	05-023-025-50
Zoning	R-1M

PROJECT LOCATION MAP	
SHEET	SHEET TITLE
C100	GENERAL PLAN INFORMATION
C101	ZONING COMPLIANCE
C102	EX. CONDITIONS AND DEMOLITION PLAN
C103	SITE PLAN
C104	GRADING PLAN
C105	UTILITIES PLAN
C500	NORTH-DUMPSTER SITE PLAN AND PROJECT DETAILS

SITE DATA	
ENGINEERS SEAL	

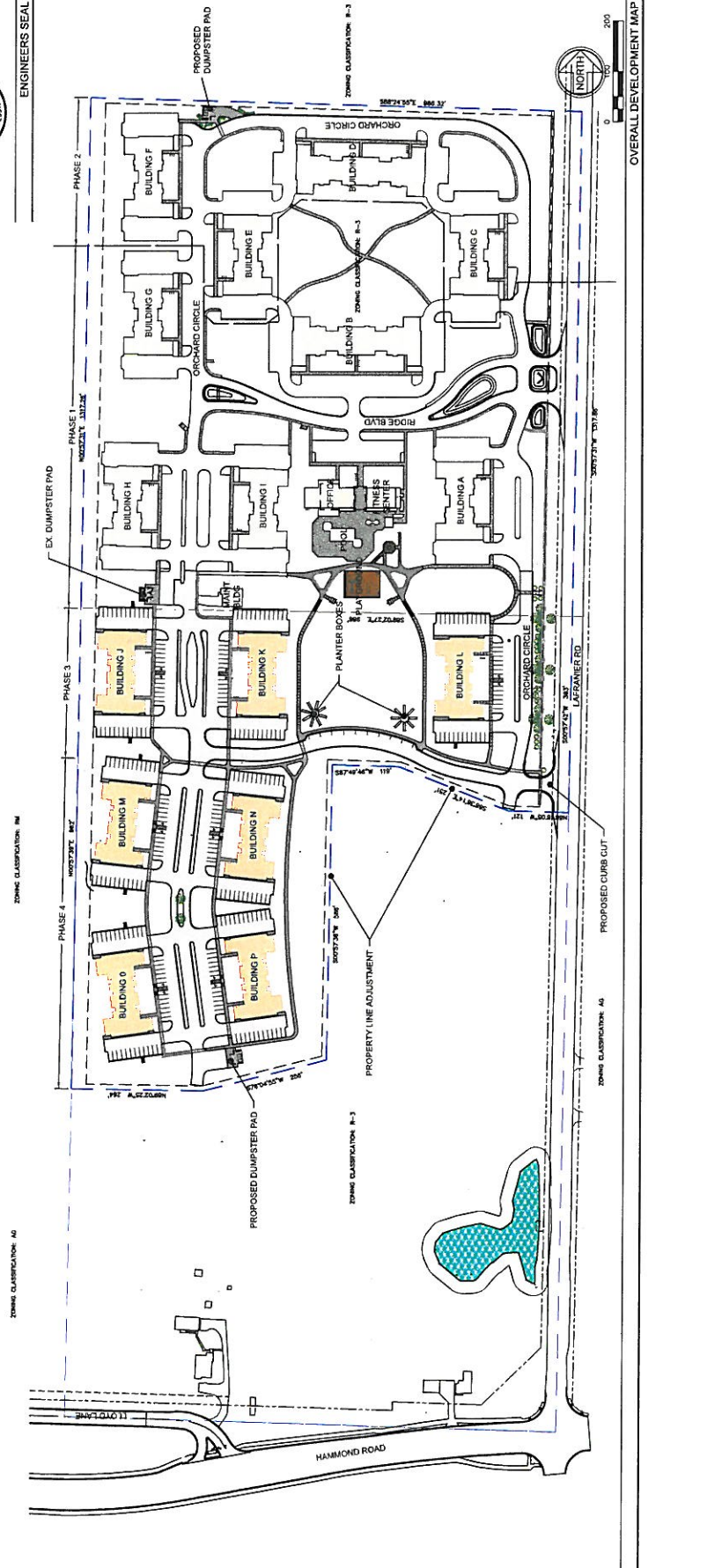
SHEET INDEX	
OVERALL DEVELOPMENT MAP	

SECTION 23, 127N - R11W, GARFIELD TWP
GRAND TRAVERSE COUNTY, MICHIGAN

PROJECT NO. 2016-161
RIDGE45
AMENDMENT TO SPECIAL USE PERMIT

MIDWEST MFD, LLC
1435 FULTON ST.
GRAND HAVEN, MI 49417

DATE: 07/2018
SCALE: AS SHOWN



SCALE: 1" = 200'

DATE: 07/2018

GENERAL NOTES:
CONTRACTOR SHALL VERIFY ALL UTILITIES SHALL CONFORM TO THE CURRENT APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS.
THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS CONCERNING THE TOWNSHIP AND NECESSARY PERMITS TO PROTECT THE LIFE AND HEALTH OF RESIDENTS AND THE PUBLIC IN THE NEARBY AREAS.
ANY CHANGES IN PLANS OR SPECIFICATIONS MUST BE REVIEWED BY THE PROJECT ENGINEER, ARCHITECT AND/OR THE TOWNSHIP ENGINEER.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP ENGINEER AND LOCAL AGENCIES.
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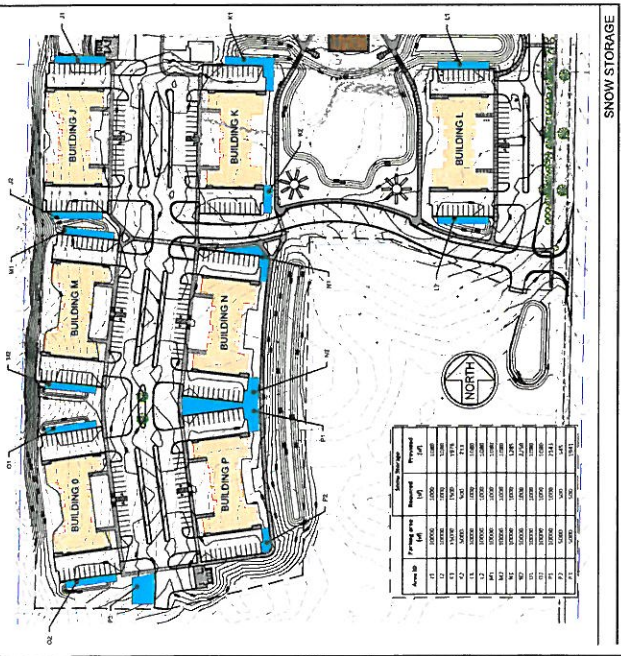
SOIL EROSION CONTROL:
MEASURES SHALL BE IMPLEMENTED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
IF ADDITIONAL SOIL EROSION CONTROL MEASURES BECOME NECESSARY, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP ENGINEER AND LOCAL AGENCIES.
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP ENGINEER AND LOCAL AGENCIES.

UTILITIES:
ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP ENGINEER AND LOCAL AGENCIES.
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP ENGINEER AND LOCAL AGENCIES.

CONCRETE:
ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE TOWNSHIP ENGINEER'S SPECIFICATIONS.
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP ENGINEER AND LOCAL AGENCIES.
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP ENGINEER AND LOCAL AGENCIES.

PAVING:
ALL PAVING SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE TOWNSHIP ENGINEER'S SPECIFICATIONS.
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP ENGINEER AND LOCAL AGENCIES.
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP ENGINEER AND LOCAL AGENCIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP ENGINEER AND LOCAL AGENCIES.



SNOW STORAGE

Area	Proposed Area (sq ft)	Required Area (sq ft)	Notes
1	10000	10000	
2	10000	10000	
3	10000	10000	
4	10000	10000	
5	10000	10000	
6	10000	10000	
7	10000	10000	
8	10000	10000	
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96	10000	10000	
97	10000	10000	
98	10000	10000	
99	10000	10000	
100	10000	10000	

LEGAL DESCRIPTION

PART OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 14 WEST, GARFIELD COUNTY, GRAND TRAVERSE COUNTY, MICHIGAN, CONTAINING 1.8000 ACRES, MORE OR LESS, BEING THE UNDIVIDED INTEREST OF THE LAND TRANSFER UNDER SEPARATE INSTRUMENT.

SOIL EROSION CONTROL PLAN INFORMATION

TOTAL AREA DISTURBED BY THIS ILLUSTRATION FOR PHASES 3 AND 4 ONLY: 17.6 ACRES.
DISTANCE TO NEAREST WATER BODY: 2,500 FT. EAST OF BOUNDARY RIVER.
CONTRACTOR TO PROVIDE PROJECT SCHEDULE.

PROJECT DATA

EXISTING SPACES = 138 SPACES
PROPOSED SPACES = 148 SPACES
TOTAL SPACES = 286 SPACES
PARKING SPACES PER UNIT = 80/400 = 0.20, 2 PER UNIT REQUIRED.

NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWNSHIP ENGINEER AND LOCAL AGENCIES.

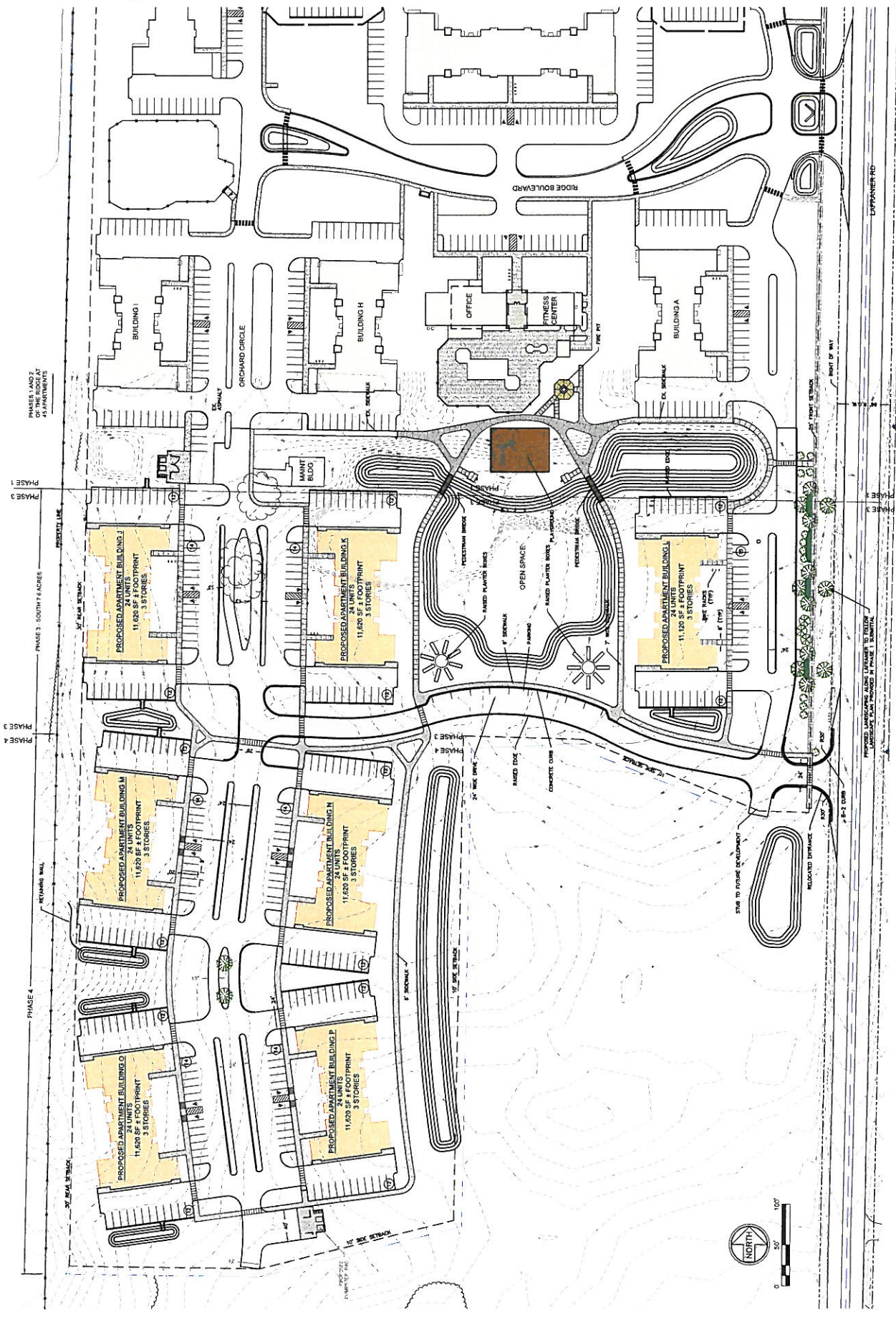
DATE: 12-15-17
 17-1517-00 WINDUCTION SUBMITTAL

SECTION 22, 172N - R11W, GARFIELD TWP
 GRAND TRAVERSE COUNTY, MICHIGAN

PROJECT: **Ridge45**
 AMENDMENT TO SPECIAL USE PERMIT
 CLIENT: MIDWEST MFD, LLC
 1435 FULTON ST
 GRAND HAVEN, MI 49417

PROJECT NO: **2016-161**
 OVERALL SITE PLAN

C103



PHASE 1 SOUTH 1/4 ACRE
 PHASE 2 SOUTH 1/4 B ACRE
 PHASE 3 SOUTH 1/4 C ACRE
 PHASE 4 SOUTH 1/4 D ACRE

PHASES 1 AND 2 OF THE RIDGE45 APARTMENTS

PROPOSED LANDSCAPING SUBJECT TO FOLLOW LANDSCAPE PLAN PROVIDED IN PHASE 1 SUBMITTAL



DATE: 11-15-17
 BY: [signature]

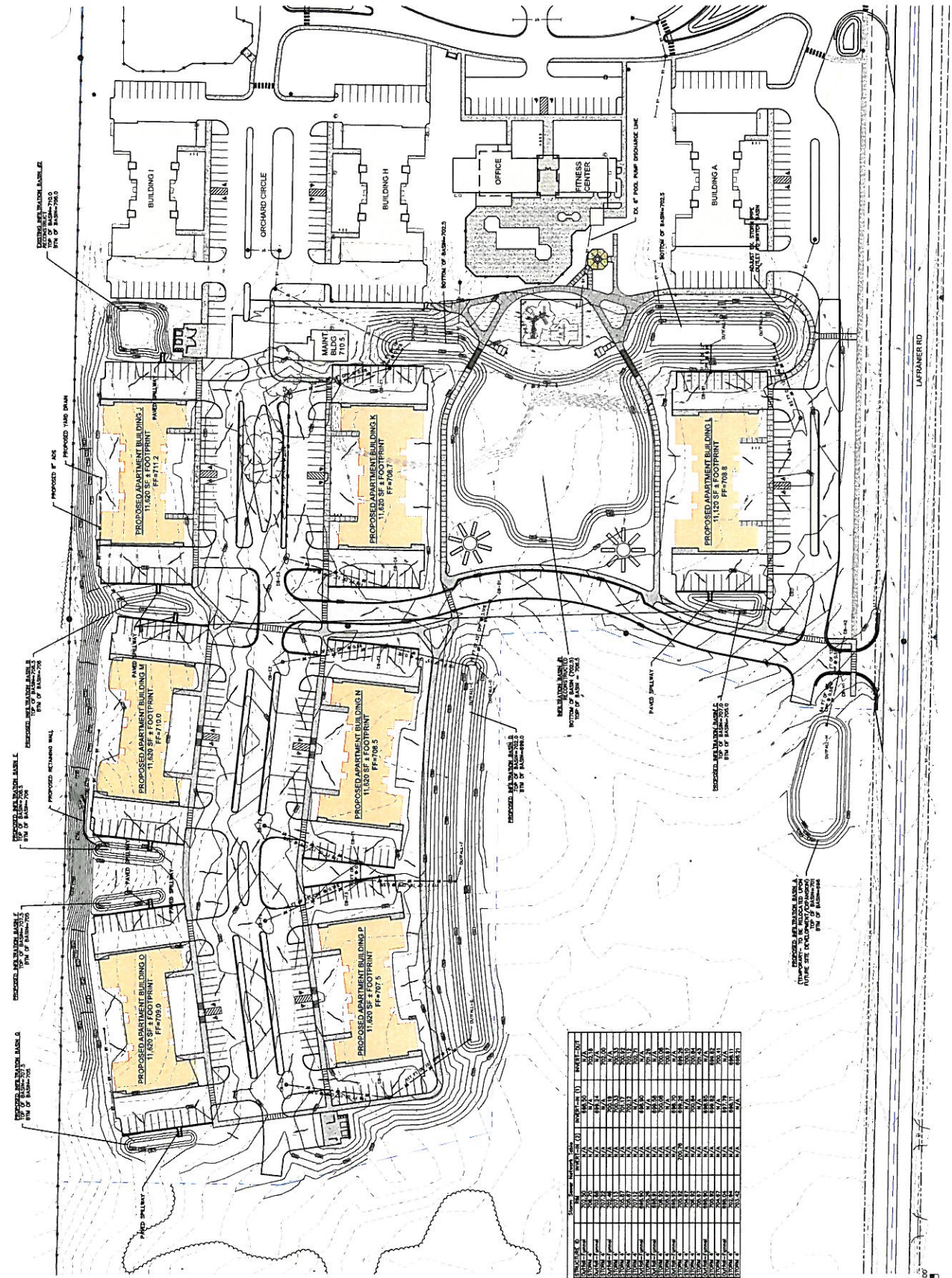
SECTION 21.72M - R11M, GARFIELD TWP
 GRAND TRAVERSE COUNTY, MICHIGAN

Ridge
 AMENDMENT TO SPECIAL USE PERMIT

PROJECT: MIDWEST MFD, LLC
 1435 FULTON ST.
 GRAND HAVEN, MI 49417

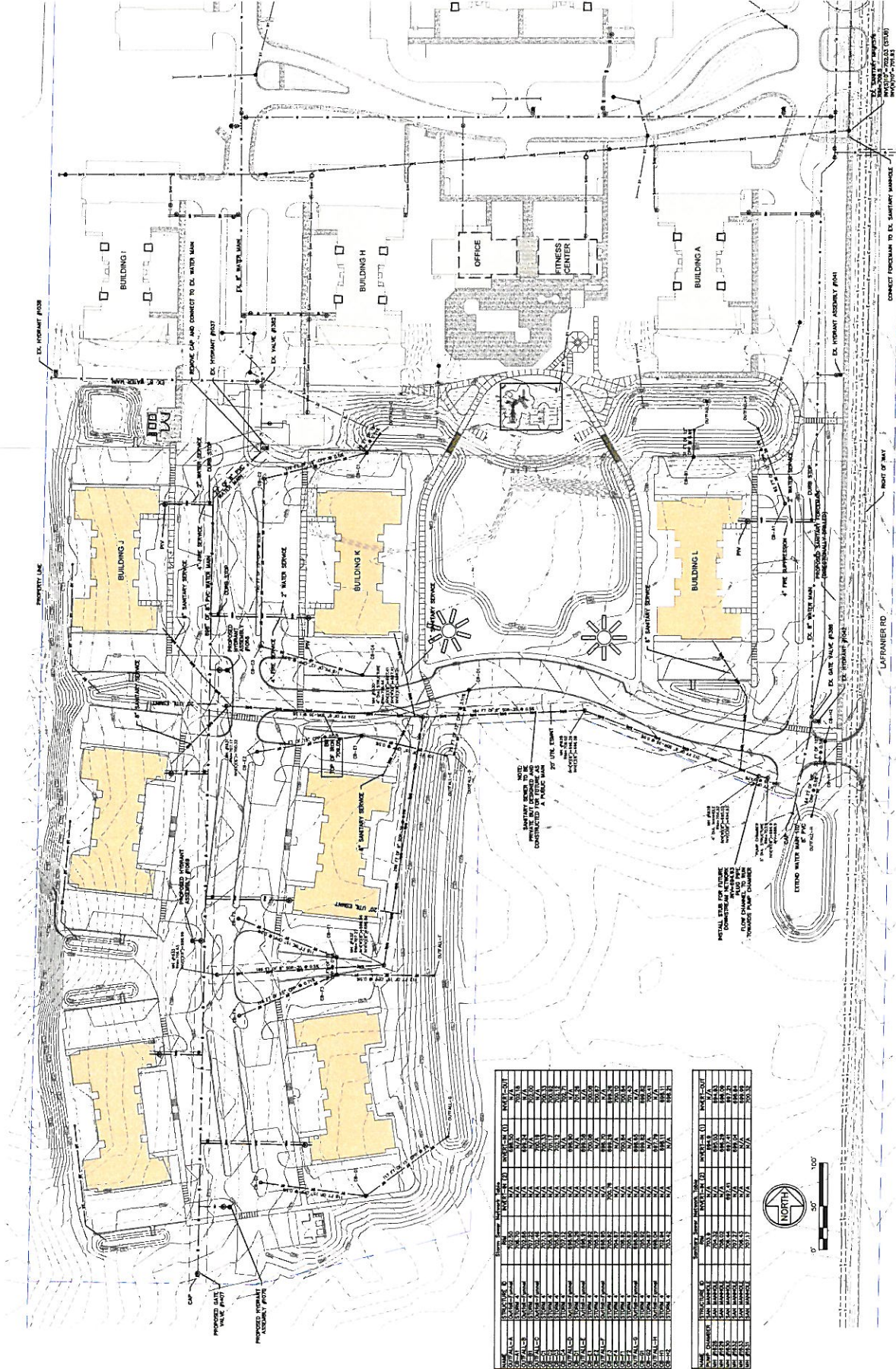
PROJECT NO: 2016-161
 OVERALL GRADING PLAN

C104



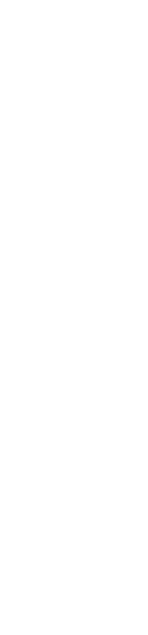
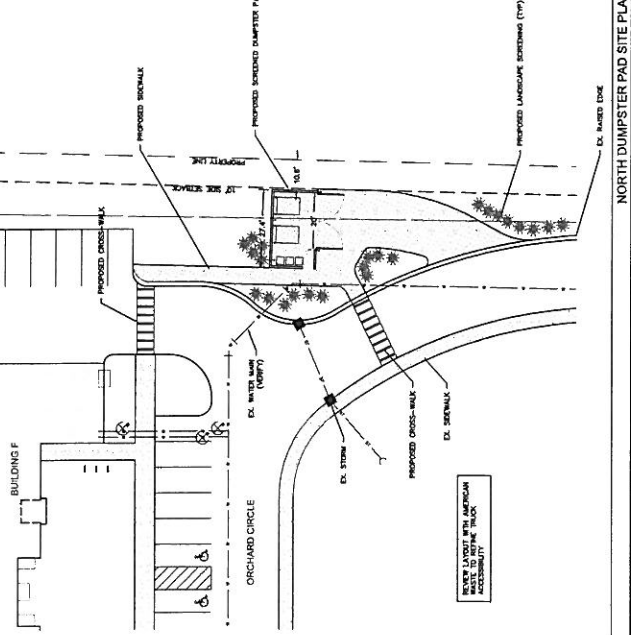
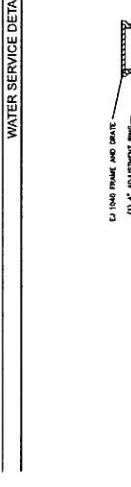
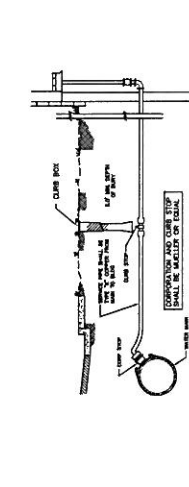
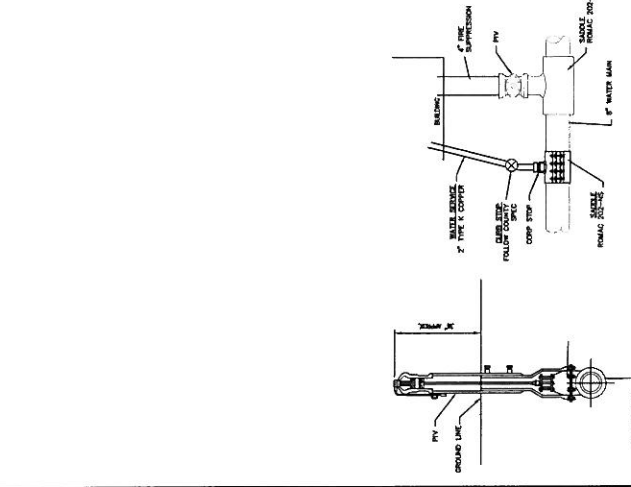
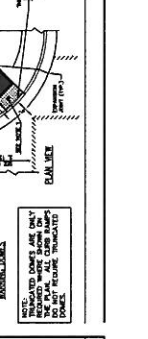
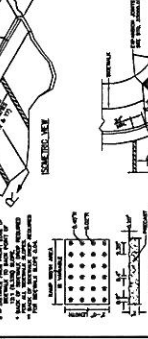
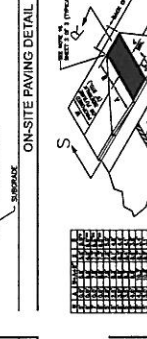
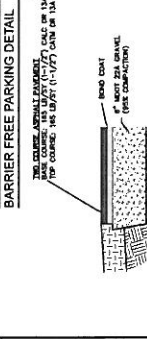
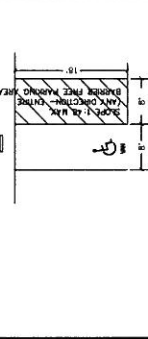
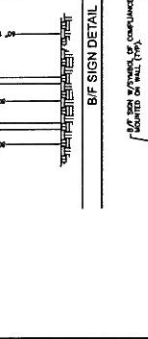
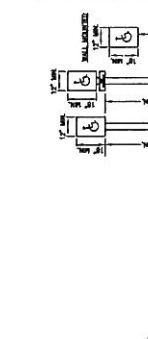
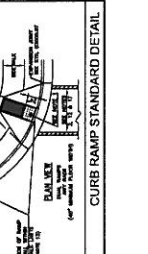
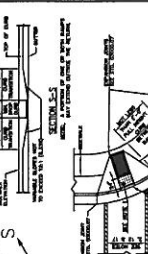
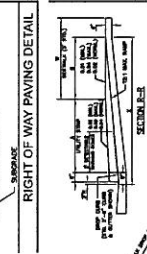
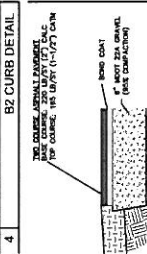
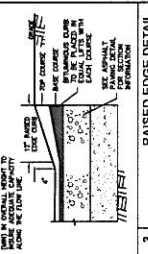
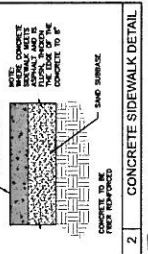
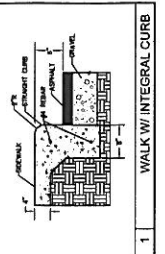
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VALVE	TYPE	SIZE	DEPTH	LOCATION	MARKING
V1	Gate	12"	48"	Building A	Orange
V2	Gate	12"	48"	Building B	Orange
V3	Gate	12"	48"	Building C	Orange
V4	Gate	12"	48"	Building D	Orange
V5	Gate	12"	48"	Building E	Orange
V6	Gate	12"	48"	Building F	Orange
V7	Gate	12"	48"	Building G	Orange
V8	Gate	12"	48"	Building H	Orange
V9	Gate	12"	48"	Building I	Orange
V10	Gate	12"	48"	Building J	Orange
V11	Gate	12"	48"	Building K	Orange
V12	Gate	12"	48"	Building L	Orange
V13	Gate	12"	48"	Office	Orange
V14	Gate	12"	48"	Fitness Center	Orange
V15	Gate	12"	48"	Driveway	Orange
V16	Gate	12"	48"	Driveway	Orange
V17	Gate	12"	48"	Driveway	Orange
V18	Gate	12"	48"	Driveway	Orange
V19	Gate	12"	48"	Driveway	Orange
V20	Gate	12"	48"	Driveway	Orange
V21	Gate	12"	48"	Driveway	Orange
V22	Gate	12"	48"	Driveway	Orange
V23	Gate	12"	48"	Driveway	Orange
V24	Gate	12"	48"	Driveway	Orange
V25	Gate	12"	48"	Driveway	Orange
V26	Gate	12"	48"	Driveway	Orange
V27	Gate	12"	48"	Driveway	Orange
V28	Gate	12"	48"	Driveway	Orange
V29	Gate	12"	48"	Driveway	Orange
V30	Gate	12"	48"	Driveway	Orange
V31	Gate	12"	48"	Driveway	Orange
V32	Gate	12"	48"	Driveway	Orange
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V73	Gate	12"	48"	Driveway	Orange
V74	Gate	12"	48"	Driveway	Orange
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V81	Gate	12"	48"	Driveway	Orange
V82	Gate	12"	48"	Driveway	Orange
V83	Gate	12"	48"	Driveway	Orange
V84	Gate	12"	48"	Driveway	Orange
V85	Gate	12"	48"	Driveway	Orange
V86	Gate	12"	48"	Driveway	Orange
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V97	Gate	12"	48"	Driveway	Orange
V98	Gate	12"	48"	Driveway	Orange
V99	Gate	12"	48"	Driveway	Orange
V100	Gate	12"	48"	Driveway	Orange

MANHOLE	TYPE	SIZE	DEPTH	LOCATION	MARKING
M1	Manhole	48"	48"	Building A	Orange
M2	Manhole	48"	48"	Building B	Orange
M3	Manhole	48"	48"	Building C	Orange
M4	Manhole	48"	48"	Building D	Orange
M5	Manhole	48"	48"	Building E	Orange
M6	Manhole	48"	48"	Building F	Orange
M7	Manhole	48"	48"	Building G	Orange
M8	Manhole	48"	48"	Building H	Orange
M9	Manhole	48"	48"	Building I	Orange
M10	Manhole	48"	48"	Building J	Orange
M11	Manhole	48"	48"	Building K	Orange
M12	Manhole	48"	48"	Building L	Orange
M13	Manhole	48"	48"	Office	Orange
M14	Manhole	48"	48"	Fitness Center	Orange
M15	Manhole	48"	48"	Driveway	Orange
M16	Manhole	48"	48"	Driveway	Orange
M17	Manhole	48"	48"	Driveway	Orange
M18	Manhole	48"	48"	Driveway	Orange
M19	Manhole	48"	48"	Driveway	Orange
M20	Manhole	48"	48"	Driveway	Orange
M21	Manhole	48"	48"	Driveway	Orange
M22	Manhole	48"	48"	Driveway	Orange
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M25	Manhole	48"	48"	Driveway	Orange
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M28	Manhole	48"	48"	Driveway	Orange
M29	Manhole	48"	48"	Driveway	Orange
M30	Manhole	48"	48"	Driveway	Orange
M31	Manhole	48"	48"	Driveway	Orange
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M60	Manhole	48"	48"	Driveway	Orange
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M67	Manhole	48"	48"	Driveway	Orange
M68	Manhole	48"	48"	Driveway	Orange
M69	Manhole	48"	48"	Driveway	Orange
M70	Manhole	48"	48"	Driveway	Orange
M71	Manhole	48"	48"	Driveway	Orange
M72	Manhole	48"	48"	Driveway	Orange
M73	Manhole	48"	48"	Driveway	Orange
M74	Manhole	48"	48"	Driveway	Orange
M75	Manhole	48"	48"	Driveway	Orange
M76	Manhole	48"	48"	Driveway	Orange
M77	Manhole	48"	48"	Driveway	Orange
M78	Manhole	48"	48"	Driveway	Orange
M79	Manhole	48"	48"	Driveway	Orange
M80	Manhole	48"	48"	Driveway	Orange
M81	Manhole	48"	48"	Driveway	Orange
M82	Manhole	48"	48"	Driveway	Orange
M83	Manhole	48"	48"	Driveway	Orange
M84	Manhole	48"	48"	Driveway	Orange
M85	Manhole	48"	48"	Driveway	Orange
M86	Manhole	48"	48"	Driveway	Orange
M87	Manhole	48"	48"	Driveway	Orange
M88	Manhole	48"	48"	Driveway	Orange
M89	Manhole	48"	48"	Driveway	Orange
M90	Manhole	48"	48"	Driveway	Orange
M91	Manhole	48"	48"	Driveway	Orange
M92	Manhole	48"	48"	Driveway	Orange
M93	Manhole	48"	48"	Driveway	Orange
M94	Manhole	48"	48"	Driveway	Orange
M95	Manhole	48"	48"	Driveway	Orange
M96	Manhole	48"	48"	Driveway	Orange
M97	Manhole	48"	48"	Driveway	Orange
M98	Manhole	48"	48"	Driveway	Orange
M99	Manhole	48"	48"	Driveway	Orange
M100	Manhole	48"	48"	Driveway	Orange



 Charter Township of Garfield Planning Department Report No. 2018-10			
Prepared:	December 11, 2017	Pages:	Page 1 of 5
Meeting:	January 24, 2018-Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Rezoning (Map Amendment)-Brickways (Rennie St)-Introduction		
File No.	Z-2017-06	Parcel Nos.	05-015-042-10
Applicant/Owner:	Grand Traverse Engineering, LLC/Brickways		
Agent:	Grand Traverse Engineering, LLC		

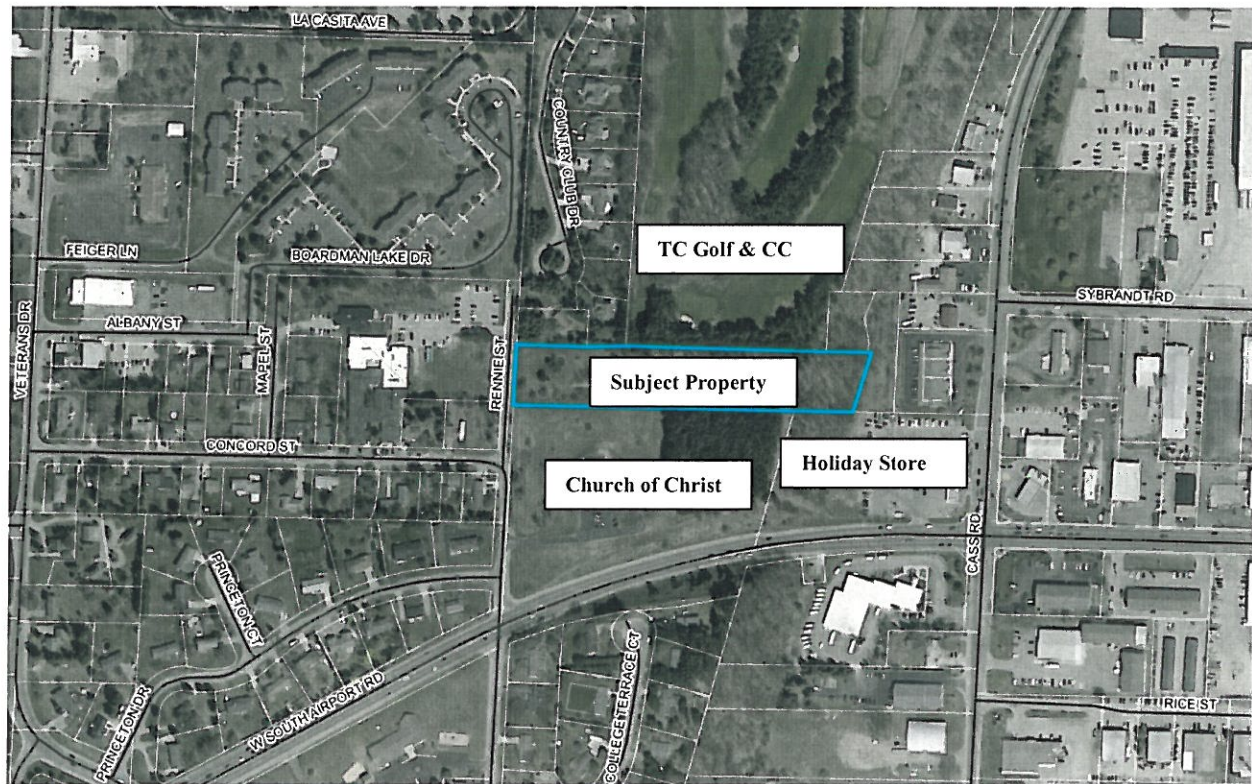
PURPOSE OF APPLICATION:

The application requests to rezone approximately 3.6 acres of land from the R-1 One-family Residential District to the R-3 Multi-family Residential District, without restriction.

SUBJECT PROPERTY:

The application affects a single vacant parcel on Rennie Street (*see* image below). The subject property is partially wooded, has rolling topography, and is largely buffered by dense woods to the north and south. The property is bordered by Rennie Street to the west, the Traverse City Golf and Country Club and two dwellings to the north, vacant land to the east, and the Church of Christ and Holiday gas station to the south.

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



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



USES OF SURROUNDING PROPERTIES:

The subject property is abutted by medium- to high-density residential uses to the west (R-3); medium- to high-density residential (R-3), single-family residential (R-1), and commercial uses to the north (C-G); commercial uses to the east (C-G); and single-family residential (R-1) and commercial uses to the south (C-G).

MASTER PLAN CONSIDERATIONS:

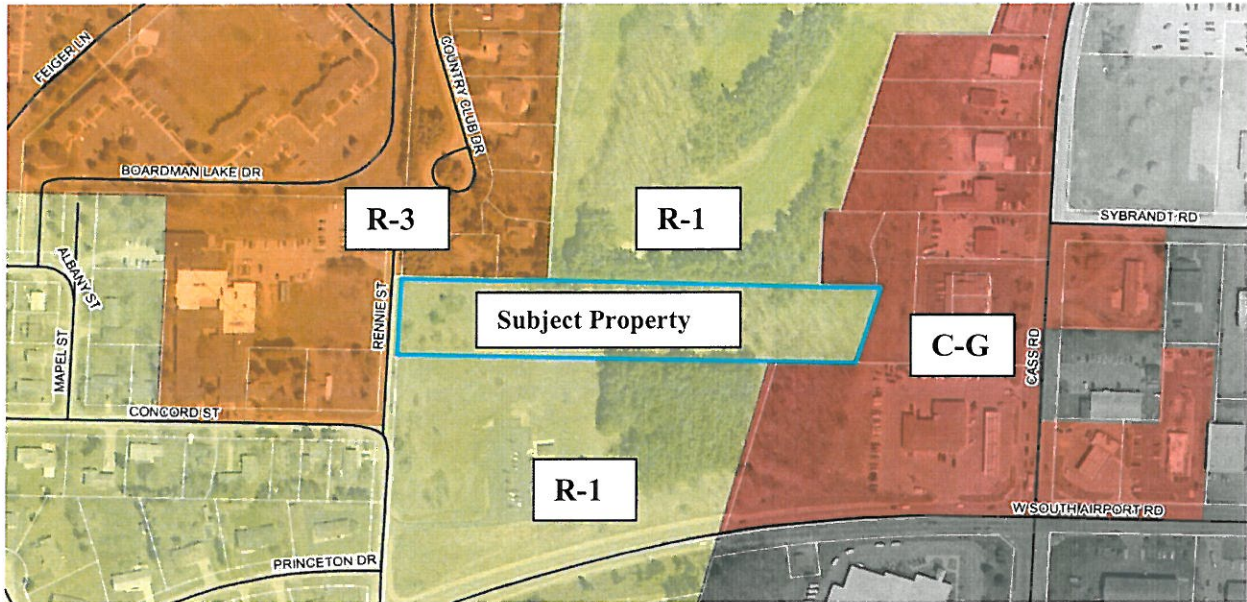
A primary factor in considering any rezoning request is the relationship between the application and the Master Plan. In this case, the Master Plan targets the site for “Moderate Density Residential,” which anticipates “[a]reas having a density of 2 to 6 residential units per acre, ideally served by municipal water and sewer services” (p. 2). This Master Plan designation is compatible with the 6-9 units per acre called for in the R-3 Multi-Family District on the highest end, and the 2 units per acre called for in the R-2 Two-Family District on the lowest end. In addition, as specifically called for in the language of the Master Plan designation, the site is served by municipal sewer and water services. Therefore, this rezoning appears consistent with the Master Plan.

STAFF COMMENT:

This property appears to be a logical location for multi-family development in considering the surrounding uses, zoning, and the subject property’s Master Plan designation. However, due to the property’s relatively small size, the Planning Commission should discuss if the adjacent (church) property should be included in the request.

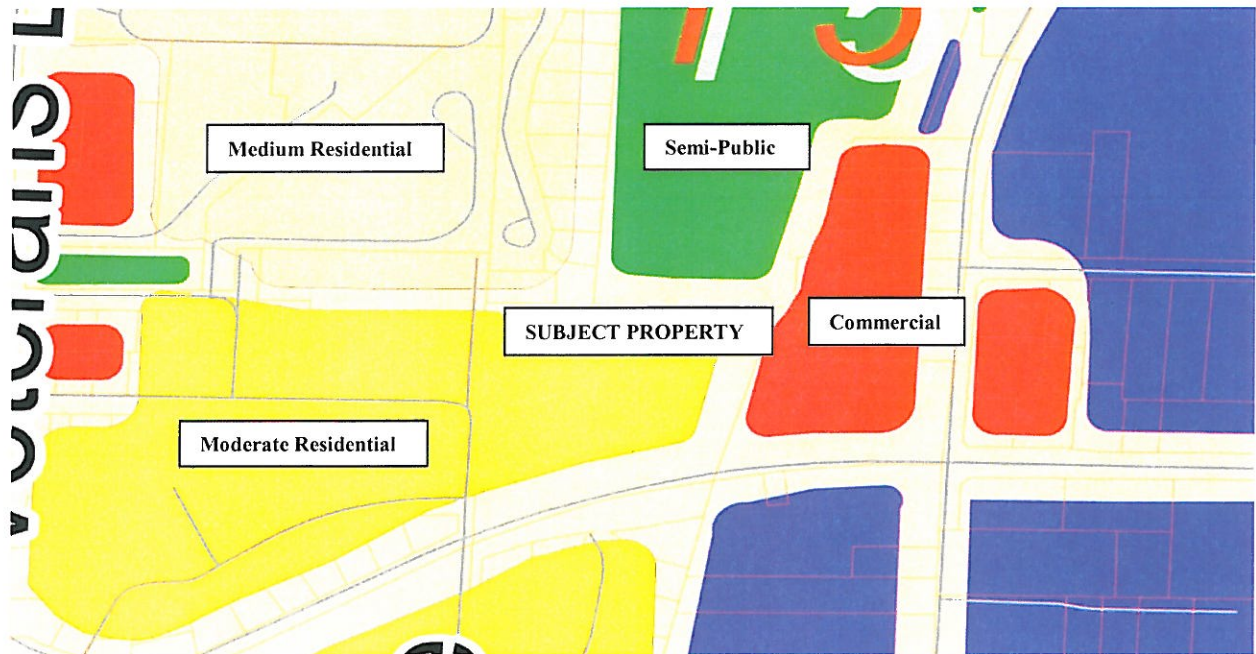
CURRENT AND SURROUNDING ZONING:

The property is currently zoned R-1 One-Family Residential as identified in light green below and adjoins R-3 Multi-Family, C-G General Commercial, and R-1 One-Family Districts:



MASTER PLAN:

The Master Plan (yellow) identifies this area as Moderate Residential (2 to 6 units per acre):



APPROVAL CRITERIA DISCUSSION:

To aid in the discussion, the following approval criteria are offered for consideration:

Section 421.E Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E.1 Master Plan Consistency through § 421.E.8 Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information to address the following:

1. **Master Plan Consistency**
2. **Adverse Impacts on Neighboring Lands**
3. **Suitability as Presently Zoned**
4. **Changed Conditions**
5. **Health, Safety, and Welfare**
6. **Public Policy**
7. **Size of Tract**
8. **Other Factors**

ACTION REQUESTED:

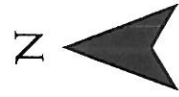
This meeting is for the purpose of introducing the request and scheduling the application for a public hearing in February of 2018.

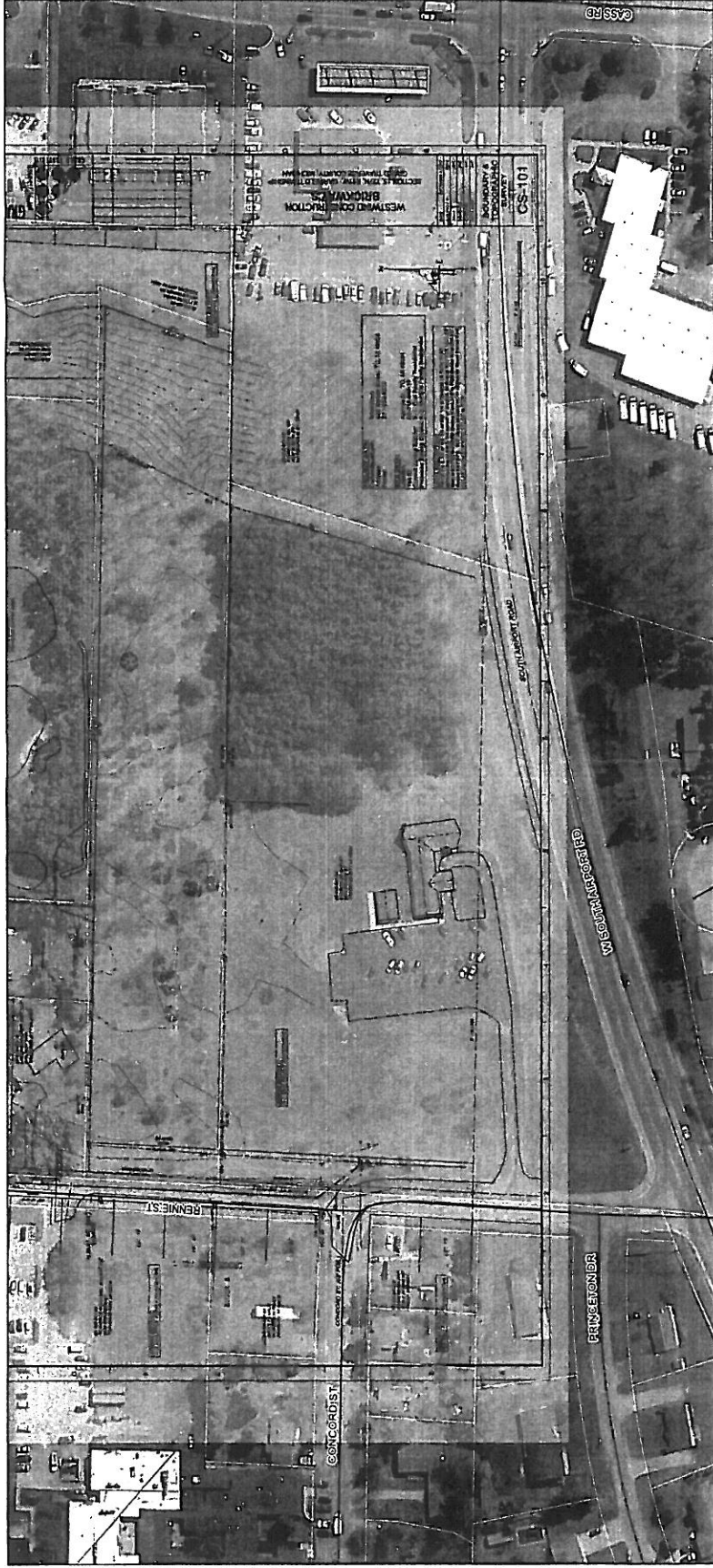
If the Planning Commission is satisfied with the information within this report and as presented by the applicant at the January 24, 2018, Planning Commission meeting, the following recommendation is offered for your consideration:

THAT application Z-2017-06, submitted by Brickways to rezone parcel 05-015-042-10 to the R-3 Multi-Family Residential District, BE ACCEPTED; and further

THAT application Z-2017-06 BE SCHEDULED for a public hearing at a meeting of the Garfield Township Planning Commission to be held in February of 2018.

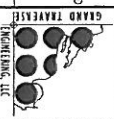
Any additional information that the Planning Commission determines to be necessary should be added to either motion. If the Planning Commission is not satisfied with the level of information provided to date, the above motion would be premature and should not be adopted.





GRAND TRAVEL ENGINEERING, LLC.
 Civil Engineering
 Planning
 Surveying
 Construction Services

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 Traverse City, MI 49684-0222
 Phone: 231-941-1184
 Email: gte@grandtravel.com



WESTWIND CONSTRUCTION
BRICKWAYS

SECTION 15, T27N, R11W, GARFIELD TOWNSHIP
 GRAND TRAVEL COUNTY, MICHIGAN

DATE	02/20/2018
BY	JAC
CHECKED	JAC
DATE	02/20/2018
BY	JAC
CHECKED	JAC

BOUNDARY & TOPOGRAPHIC SURVEY

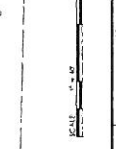
CS-101




PROJECT DATA:
 Client/Developer: Brickways - Summit, TC, MI 49688
 Project: 231-834-0030

FILE DATA:
 Name: MI, TC, MI 49688
 Location: 05-015-042-1-0
 File ID: 05-015-042-1-0
 Proposed Zoning District: B-3, Multiple Family Residential

LEGAL DESCRIPTION:
 0.25 ACRES OF LAND, MORE OR LESS, BEING A PORTION OF THE 1/4 SECTION 15, T27N, R11W, GARFIELD TOWNSHIP, GRAND TRAVEL COUNTY, MICHIGAN, AS SHOWN ON THE PLAT OF THE TRAVELER CITY MAP, 2017, AS AMENDED BY THE TRAVELER CITY BOARD OF SUPERVISORS, 2017, AND AS SHOWN ON THE PLAT OF THE TRAVELER CITY MAP, 2017, AS AMENDED BY THE TRAVELER CITY BOARD OF SUPERVISORS, 2017.



		Charter Township of Garfield	
		Planning Department Report No. 2018-14	
Prepared:	January 18, 2018	Pages:	Page 1 of 1
Meeting:	January 23, 2018- Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	U of M - ECities Recognition		

BACKGROUND

Each year, the University of Michigan-Dearborn completes a survey of local governmental units across the State of Michigan. The purpose of the survey is to track economic development efforts and allow municipal governments to evaluate their performance relative to other communities. Communities that achieve high overall rankings, comprising the top 10% of Michigan communities for business, are awarded status as a Star Community.

COMMENTS

Garfield Township has been participating in the eCities survey and program continuously since 2012.

As indicated in the attached letter the Township was once again recognized as a 4-Star Community. A Performance Report, evaluating our communities past five years of data has been provided and best describes the evaluation as follows:

"eCities examines publically available data relating to community growth and investment metrics that impact the business community. Using the past five years' data (2012-2016), this document reports your community's percentage change on eleven data points and compares the first seven points to State of Michigan values and the last four points to the 277 eCities 2017 participating communities. The first seven data points are property values within the community as reported by the Michigan Department of Treasury."

It should be noted that many of the factors evaluated for business attraction and retention are policy driven decisions of the Township. Such factors should continue to be at the forefront of our thoughts as we move forward with overall Township policy decisions, including zoning ordinance standards and regulations. The decisions we make as a Township, including the impacts those decisions have on our business community, will serve us well both now and into the future as economic conditions in this area and the State continue to evolve.

RECOMMENDATION:

THAT the 2017 eCities Star Report, as attached to PD Report No. 2018-14, BE RECEIVED.



TIMOTHY DAVIS
Director of iLabs

Fairlane Center South
19000 Hubbard Drive
Dearborn, MI 48126-2638
(313) 593-4060 Fax (313) 271-9835
tadavis@umich.edu
umdearborn.edu/cob

Dear Community Leader,

Thank you for your participation in UM-Dearborn's 2017 eCities program, as we mark a decade of celebrating local governments and their commitment to supporting their business community. Similar to years past, the eCities project collects and analyzes data across Michigan communities as it relates to entrepreneurship, economic development, and job growth. In our 10th year, however, we broadened participation by reducing each local government's need to enter data into the web interface. Not only were we able to streamline the data collection process, but we were able to evaluate community success by region and population, as well as illustrate percentage changes in the data. This information is available on the performance report and showcases your community's progress on a number of key values. Moreover, the data points are benchmarked against the State of Michigan, as well as the other 276 participating communities, allowing you to easily interpret your results.

In addition, we invited each community to answer four best practice questions regarding business development, accomplishments, and foreseeable challenges. These responses enabled us to highlight success stories throughout Michigan. Communities who participated in this portion of the project will receive a report card containing reviewer feedback about your entries. We will be putting up summary details and a short video on the eCities website very soon. That website address is umdilabs.com/ecities

We sincerely appreciate your contribution to the 2017 eCities project. We will send you an email in the summer as the 2018 project commences. We hope that you will join us next year in sharing your local successes and strategies so we can support development across Michigan. If you have any questions before then, feel free to send me an email.
Thank you for your involvement in this project.

Timothy Davis
Director of iLabs
University of Michigan-Dearborn

eCities 2017


HONORED COMMUNITY



CHARTER TOWNSHIP OF GARFIELD

Charter Township of Garfield



PERFORMANCE REPORT

	DATA POINT	FIVE-YEAR COMMUNITY TREND	FIVE-YEAR COMPARISON TREND
A1	Real Commercial Property	1.54	0.84%
A2	Real Industrial Property	-0.53	0.07%
A3	Total Real Property	3.03	3.59%
A4	Personal Commercial Property	-2.25	-1.47%
A5	Personal Industrial Property	-6.33	-8.77%
A6	Total Personal Property	-2.34	-1.02%
A7	Total Overall Property	2.53	3.23%
B1	Non-Depreciated Governmental Assets	1.29	-0.74%
B2	Depreciated Governmental Assets	4.10	2.33%
B3	Total Governmental Assets	2.90	2.01%
C1	Non-Homestead Tax Rate	0.16	1.02%

eCities examines publicly available data relating to community growth and investment metrics that impact the business community. Using the past five years' data (2012-2016), this document reports your community's percentage change on eleven data points and compares the first seven points to State of Michigan values and the last four points to the 277 eCities 2017 participating communities.

The first seven data points (A1-A7) are property values within the community as reported by the Michigan Department of Treasury.