

Garfield Township Planning Commission

2023 – 2025 Priorities

At the beginning of each year, the Garfield Township Planning Commission updates its annual work priorities.

Priority Projects		Timeline
Update of Township Master Plan	<p>Conduct five-year review of Master Plan as required by the Michigan Planning Enabling Act and update of the Master Plan, which follows pre-planning activities completed in 2022. The Master Plan update may include discussion of the following planning topics:</p> <ul style="list-style-type: none"> • Consider application of form-based codes and concepts to encourage flexibility in land uses and a high quality of design • Consider additional protections for agricultural land and regulations for agricultural tourism activities • Review amount of land in Township that is currently planned for industrial, and amount of industrial land currently used for non-industrial purposes • Study potential methods for encouraging redevelopment and reuse of malls and large retail spaces • Study preparation of a Capital Improvement Program (CIP) 	2023-2024
Zoning Ordinance – Minor Amendments	<p>Review several potential Zoning Ordinance amendments including the following:</p> <ul style="list-style-type: none"> • Access standards for institutional uses • Definition and standards for residential treatment centers • Other potential amendments as deemed necessary 	2023
Planning Commission Training	<p>The Planning Commission By-Laws describe requirements for annual training and organizations which may provide such training. Staff and the Planning Commission can review what training may be most valuable to Commissioners. A potential unique opportunity for in-person training will be available this fall, as the Michigan Association of Planning will be hosting the Planning Michigan 2023 conference at the Grand Traverse Resort on October 4-6, 2023.</p>	2023

Priority Projects		Timeline
Zoning Ordinance – Evaluation and Future Potential Amendments	<p>Evaluate Zoning Ordinance based on the new Master Plan policies and priorities and consider potential Zoning Ordinance amendments. Topics that have been on the radar of the Planning Commission and may be considered include the following:</p> <ul style="list-style-type: none"> • Adjust R-3 multi-family lot width requirements • Update drive-through requirements • Review and update sign regulations in accordance with court decisions and review sign regulations for consistency and clarity • Consider environmental impact and regulation of coal tar sealants 	2024-2025

Garfield Township Planning Commission

Master Plan Implementation Matrix

About the Implementation Matrix:

This matrix is used by the Garfield Township Planning Commission to assist in implementing the Garfield Township Master Plan. The current Master Plan was originally adopted by the Garfield Township Board of Trustees on September 25, 2018. This matrix is updated on an annual basis. Below is the implementation matrix for 2023 which includes the following information:

- Priority for 2023: These are high priority projects to be studied or completed in 2023.
- Future Priority: The projects are to be studied or completed later.
- Ongoing: These items represent ongoing tasks.
- Complete: These items have been completed.

Priority Levels:

Priority for 2023	Priority for 2024	Priority for 2025	Ongoing	Complete
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Abbreviations:

TB	Garfield Township Board of Trustees
PC	Garfield Township Planning Commission
PRC	Garfield Township Parks and Recreation Commission
GTCRC	Grand Traverse County Road Commission
BATA	Bay Area Transportation Authority
TCAPS	Traverse City Area Public Schools
TART	Traverse Area Recreation and Transportation Trails
GTRLC	Grand Traverse Regional Land Conservancy
GTCD	Grand Traverse Conservation District

Category	Goal	Objective	Actions	Timeline	Responsible Parties
Housing – Diversity (p. 18)	Diversity in the rental market is also important in terms of unit size. In particular, there is a known shortage of single-bedroom or loft-style units, leading to a drain on income as renters are forced to choose a larger, more expensive option.	The Township should encourage development which includes a mix of housing options. The market does seem to be naturally adjusting to meet this demand, as indicated by projects such as the Arbors Apartments constructing 24 loft/garage choices in place of standard carport buildings (see illustration right).	Ongoing	Ongoing	Staff; PC; TB; Housing North (partner)
Housing – Accessibility (p. 19)	It is increasingly important to consider an adequate accessible housing supply. Accessible housing options will allow aging or disabled individuals to remain in their home.	Consider incentives such as density bonuses to encourage the development community to include accessible housing.			
Housing – Affordability (p. 20)	Continue to lead the region in supporting affordable housing.	Many of the Township’s residential developments are subsidized to allow lower rents, primarily through the Michigan State Housing Development Authority (MSHDA), but also through the Township Board’s approval of Payment In Lieu Of Taxes (PILOT).			
Housing Condition (p. 20)		The Township has adopted a property maintenance code which requires routine inspections for multifamily rental units on an annual basis. Additionally, tenants of any rental unit may report poor conditions and request an inspection. Appropriate actions may be taken by the Building Official to require that deficiencies or safety issues be addressed, up to and including declaring the residence uninhabitable.	Ongoing	Ongoing	Building Official

Category	Goal	Objective	Actions	Timeline	Responsible Parties
Housing – Location (p. 20)	Locating new housing developments proximate to these resources can reduce the overall costs of housing and transportation while helping to create more efficient use of infrastructure in existing urban areas.	Target appropriate areas and incentivize their development or redevelopment through density bonuses.	Ongoing	Ongoing	Staff; PC; Housing North (partner)
Roadways & Transportation Planning (p.22)	Build a basis of support for potential remedies to overburdened roadways.	Work with local road agencies to develop access management plans, to consider signal improvements, or to consider roadway reconfigurations.	S. Airport Road access management; Other potential corridors; Consider as part of the Master Plan update	2023-2024	Staff; PC; GTCRC (partner)
		Support the development of alternative transportation to reduce demand on area roadways.	Include updated Non-Motorized Plan as a part of Master Plan update	2023-2024	Staff; PC; TB
		Require detailed traffic impact analysis in development review and consider the impact of additional traffic in the legislative review process.	Evaluate as a potential future priority, Zoning Ordinance – Evaluation	2024	Staff; PC; TB
Alternative Transportation (p. 22-23)	Improve public transportation opportunities within densely populated and highly frequented locations.	Collaborate with BATA when new developments, roadway improvements, and route planning are underway.	Ongoing	Ongoing	Staff; BATA (partner)
		Consider zoning ordinance requirements for the provision of facilities such as bus stops and shelters.	Evaluate as a potential future priority, Zoning Ordinance – Evaluation	2025	Staff; PC; TB
	Improve non-motorized opportunities throughout the Township.	Using a combination of public funds, grants, and zoning ordinance requirements, implement the Township’s non-motorized plan.	Include updated Non-Motorized Plan as a part of Master Plan update	2023-2024	Staff; PC; TB

Category	Goal	Objective	Actions	Timeline	Responsible Parties
Utilities (p. 24)	Direct development to areas which are served by adequate facilities.	Identify areas with existing utilities which can support higher density and mixed uses.	Existing utilities are analyzed in Existing Conditions Report; Include as part of Master Plan update	2023-2024	Staff; PC; TB
	Ensure storm water controls are considerate of environmentally sensitive areas.	Incentivize or require Best Management Practices such as low-impact design.	Evaluate low impact design standards, Zoning Ordinance – Evaluation	2025	Staff; PC; TB
Natural Resources (p. 26)	Protect, enhance, and showcase the natural environment.	Implement the Green Infrastructure Plan.	Ongoing	Ongoing	Staff; PC; TB
		Make environmentally conscious decisions in review of development applications or zoning policy considerations.			
		Continue to work with area environmental groups to improve the health of the environment.	Ongoing	Ongoing	Staff; PC; other partners (GTRLC, GTCD, Watershed Center, etc.)
		Consider establishing a comprehensive natural resources overlay zoning district similar to what has been established in neighboring communities.	Evaluate as a potential future priority, Zoning Ordinance – Evaluation	2024	Staff; PC; TB
		Protect streams, wetlands, and water bodies from direct or indirect stormwater runoff or other encroachments.	Ongoing	Ongoing	Staff; PC; TB
Invasive Species (p. 30)	Attempt to limit the spread of invasive species and reduce the impact of invasive species already present in the area.	Require the incorporation of a majority of native plantings in commercial landscaping.	Evaluate as a potential future priority, Zoning Ordinance – Evaluation	2024	Staff; PC; TB

Category	Implementation Statement	Actions	Timeline	Responsible Parties
Housing	Continue to implement zoning incentives such as density bonuses to encourage the development community to include particular housing types in high demand in the Township, such as single-bedroom apartment units and accessible housing options for seniors and individuals with disabilities.	Evaluate as a potential future priority, Zoning Ordinance – Evaluation	2024	Staff; PC; Housing North (partner)
	Continue to use the Township’s Zoning Ordinance to encourage a wide variety of housing types and densities, as well as the mixing of residential uses with commercial and light industrial uses where compatible.	Ongoing	Ongoing	Staff; PC; Housing North (partner)
	Continue to incorporate subsidized units in developments via state and federally administered programs.			
Transportation and Community Services	Continue to encourage optimal traffic flow on major corridors within the Township by taking Level of Service (LOS) and traffic counts into account in the development approval process, working with road agencies to develop access management plans, and considering signal improvements or roadway reconfigurations.	S. Airport Road access management; Other potential corridors; Consider as part of the Master Plan update	2023-2024	Staff; PC; GTCRC (partner)
	More specifically, consider developing a GIS-based tool which visualizes traffic counts or LOS for use in development review.	Prioritize as staff time allows	2024	Staff
	Continue to support the development of non-motorized and other alternative transportation options to reduce demand on area roadways, improve community connectivity, and promote public health, among many other benefits. More specifically:			
	<ul style="list-style-type: none"> Continue to actively seek grant funding from various sources and to collaborate with regional and local partners to maintain, enhance, and extend the Township’s trail network. 	Ongoing	Ongoing	Staff; PC; TB
	<ul style="list-style-type: none"> Collaborate with BATA to provide public transit options along fixed routes between densely populated areas and popular locations. 	Future discussions with BATA	2025	Staff; BATA (partner)
	<ul style="list-style-type: none"> Continue the development of a GIS-based trail maintenance prioritization tool which facilitates easy identification of trail segments most in need of resources. 	Prioritize as staff time allows	2024	Staff

Category	Implementation Statement	Actions	Timeline	Responsible Parties
	<ul style="list-style-type: none"> Consider zoning ordinance requirements which require bus stops or shelters to be included in developments. 	Evaluate as a potential future priority, Zoning Ordinance – Evaluation	2024	Staff; PC
	<ul style="list-style-type: none"> Continue to advance the Township’s complete streets initiative through requiring the provision of non-motorized infrastructure in Special Use Permit (SUP) and PUD reviews, as well as through opportunities with the Safe Routes to School program, for example, and other resource providers. 	Ongoing	Ongoing	Staff; PC; TB; other partners (TCAPS, TART, etc.)
Natural Resources and Parks and Recreational Opportunities	Continue to work closely with area environmental groups and other interested organizations to support environmental preservation and restoration efforts within the Township.	Ongoing	Ongoing	Staff; PC; other partners (GTRLC, GTCD, Watershed Center, etc.)
	Continue to update the Township’s natural resources inventory and associated GIS-based maps to provide context in development review and zoning policy considerations for the preservation of natural features within the Township.	Consider as part of the Master Plan update	2023-2024	Staff
	Continue implementation of the Township’s Green Infrastructure Plan and consider updates to that plan to reflect natural resource management best practices and changing circumstances.	Ongoing	Ongoing	Staff; PC; TB
	Consider drafting and adopting a septic system inspection ordinance to protect the quality of the Township’s water features.	Re-evaluate as potential priority, Zoning Ordinance – Evaluation	2025	Staff; PC; TB
	Continue efforts to acquire additional property for parklands via grants, conservation easements, and open space preservation requirements in development approvals.	Ongoing	Ongoing	Staff; PC; TB
	Continue update of Five-Year Parks and Recreation Plan and draw upon public input to identify and prioritize improvements to Township parks.	Grand Traverse Commons Natural Area Design Plan	2022-2023	Complete
		2023-2027 Parks and Recreation Master Plan	2022-2023	Complete

Category	Implementation Statement	Actions	Timeline	Responsible Parties
Managing Future Growth	Continue to encourage and incentivize new and infill development close to the core area of the Township in close proximity to amenities in an effort to slow outward growth.	Ongoing	Ongoing	Staff; PC
	Research the possible creation of specific redevelopment districts.	Explore the possibility for a CIA/TIF district, Evaluate as part of the Master Plan update	2023-2024	Staff; PC; TB
	Focusing on the major corridors identified in this Master Plan, create subarea plans to provide greater detail with regard to desired development in each subarea.	Barlow Garfield Neighborhood Plan	2019-2020	Complete
		Any potential future neighborhood plans, Include as part of the Master Plan update	2023-2024	Staff; PC; TB
	Use this Master Plan together with the Township's Zoning Plan to guide the analysis and review of proposed map and text amendments to the Township's Zoning Ordinance, site plans, and new or amended master plans of adjoining jurisdictions.	Ongoing	Ongoing	Staff; PC; TB