

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
August 10, 2022**

Call Meeting to Order: Chair Racine called the August 10, 2022 Planning Commission meeting to order at 7:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

Present: Molly Agostinelli, Joe Robertson, Pat Cline, Joe McManus, Chris DeGood, Robert Fudge and John Racine

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon

1. Public Comment (7:00)

None

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

McManus moved and Cline seconded to approve the agenda as presented

Yeas: McManus, Cline, Robertson, Agostinelli, Fudge, DeGood, Racine

Nays: None

4. Minutes (7:02)

a. July 27, 2022 Regular Meeting

Fudge moved and Agostinelli seconded to approve the July 27, 2022 Regular Meeting minutes as presented.

Yeas: Fudge, Agostinelli, DeGood, McManus, Robertson, Cline, Racine

Nays: None

4. Correspondence (7:02)

Sych noted that correspondence included an Intent to Plan from Green Lake Township, an email from Mark Kwilinski regarding Kensington Park, and a letter from the Watershed Center.

5. Reports (7:03)

Township Board Report

Agostinelli had no report.

Planning Commissioners

No reports

Staff Report

Sych stated that the Township community survey was sent out to 4,200 residents in the township and some responses are already being received.

The open house for the Commons Natural Area was held today and was well attended. A draft plan will now be formalized.

A celebration will be held on August 19th at Medalie Park to commemorate to opening of the Boardman Lake Loop Trail

6. Unfinished Business**a. PD 2022-75 Kensington Park PURD – Major Amendment – Public Hearing/Preliminary Review (7:05)**

The Kensington Park PURD is located west of the Cherryland Center site. The main portion of the project is roughly bounded by Carson Street, Linden Avenue, Floresta Street, and Woodward Avenue. East of this portion is a second phase of the project done by Homestretch. South of the main portion is Carson Square apartments done by Goodwill Industries. This new application (SUP 2002-06-E) for a major amendment requests a Major Amendment to the Kensington Park PURD for the accommodation of expanded building footprints for several yet-to-be-built duplex units. The proposal is for single-story structures to be built instead of the previously approved two-story structures. According to the application, the building footprint will increase but the overall square footage of the structures will be roughly the same. The project density would also decrease slightly with one fewer unit being built along Carson Street. The requirement to construct sidewalks on Carson Street, Linden Avenue, Floresta Street, and Woodward Avenue, forming a loop around this phase of the Kensington Park PURD, remains in place. According to the application, the applicant has obtained written support from the association to install sidewalks in front of existing homes and will also construct sidewalks in front of the new homes, to eventually complete the neighborhood loop as well as changing from a two-story duplex to a one-story duplex. In addition to the Planning Commission review, this application is subject to other reviews by the Township Engineer and other relevant agencies. The applicant has submitted information to the Township Engineer regarding stormwater management, which will be affected by the changing of building layouts and increase in impervious surface. Correspondence from Mark Kwilinski read into the record August 9, 2022, says that there are violations from Section 401 of the zoning ordinance and sidewalks would need to be built. In addition, Kwilinski claims that an open space easement is needed, and the violations are unresolved. Hannon talked about the letter and said the issues can be easily resolved. Conditions can be added to the preliminary approval that would address those issues. Rob Larrea, of Community Planning and Land Use Consulting and representing the developer, stated that sidewalks have been added to the plan and will be put in. Chair Racine opened the public hearing at 7:18pm, and seeing no one wishing to speak, closed the public hearing closed at 7:19pm.

Commissioners discussed the application and asked questions regarding the ownership of the lots and the construction timeline. A Certificate of Final Occupancy will be approved once all sidewalks are installed.

McManus moved and Robertson seconded THAT application SUP-2002-06-E, submitted by Patrick Rokosz & Ryan McCoon, for a major amendment to the Kensington Park Planned Unit Residential Development, receive PRELIMINARY APPROVAL, subject to the following conditions:

- 1. Consideration of the proposed amendment does not remove any other requirements from previous approvals for this site such as landscaping, sidewalks, and other site elements.*
- 2. Sidewalk design is subject to review approval by the Township Engineer per Section 522.A(5) of the Zoning Ordinance including the materials, design, location, and ADA accessibility requirements. The sidewalk details shall be submitted to the Township Engineer.*
- 3. For the final review, the applicant shall obtain any necessary reviews or approvals from the Township Engineer, Grand Traverse Metro Fire Department, Grand Traverse County Department of Public Works, Grand Traverse County Road Commission, and Grand Traverse County Soil Erosion and Sedimentation Control.*
- 4. Before a Certificate of Occupancy is issued for the first newly completed building, sidewalks shall be constructed in front of all existing buildings, and thereafter, sidewalks shall be constructed in front of each additional building before a Certificate of Occupancy is issued.*
- 5. An open space easement declaration shall be reviewed and approved by the Township and recorded with the Grand Traverse County Register of Deeds to assure that the common open space area will remain open.*

Yeas: McManus, Robertson, Cline, Fudge, DeGood, Agostinelli, Racine
Nays: None

b. PD 2022-76 – Zoning Ordinance Proposed Amendments – Public Hearing (7:33)

The proposed amendment was introduced at the Planning Commission meeting on July 13, 2022. Commissioners had a few suggestions to clarify some of the proposed language. These suggestions have been incorporated into the proposed amendment for the public hearing. Draft language is proposed for changes in Section 516 – Dumpster Enclosures; Section 534 – Wetlands; Section 551.E.(6) – Snow Storage; Section 611 – Accessory Uses and Structures; Section 613.A(1)(c) – Outdoor Display and Section 630 – Signs. Chair Racine opened the public hearing at 7:38pm and seeing no one wishing to speak, closed the public hearing at 7:39pm.

Cline moved and DeGood seconded THAT the proposed amendment to the Garfield Township Zoning Ordinance, as attached to Planning Department Report 2022-76, BE RECOMMENDED FOR ADOPTION by the Township Board.

*Yeas: Cline, DeGood, Robertson, McManus, Fudge, Agostinelli, Racine
Nays: None*

c. PD 2022-77 – Hammond Road Apartments R-3 Rezoning – Findings of Fact (7:39)

This application requests the rezoning of land at the northwest of the intersection of Garfield and Hammond Roads, totaling 23.86 acres, from its current zoning of A-Agricultural to the R-3 Multi-Family Residential zoning district via the zoning Map Amendment process, without restriction. The land is further described as the remainder of 05-023-042-01. The Future Land Use Map designation for the site is High Density Residential (6-10 units per acre) and the proposed R-3 Multi-Family Residential zoning district is considered the most compatible zoning district for this designation.

DeGood moved and Agostinelli seconded THAT the Findings of Fact for application Z-2022-02, as presented in Planning Department Report 2022-77 and being made a part of this motion, BE ADOPTED.

*Yeas: DeGood, Agostinelli, McManus, Robertson, Fudge, Cline, Racine
Nays: None*

DeGood moved and Fudge seconded TO RECOMMEND TO the Township Board THAT application Z-2022-02 BE APPROVED.

Yeas: DeGood, Fudge, McManus, Cline, Agostinelli, Robertson, Racine

d. PD 2022-78 – 7 Brew 2537 North US 31 – Special Use Permit – Update (7:06)

This application requests approval of a Special Use Permit for a proposed 510-square foot drive-through coffee shop with only drive-through and walk-up service, with no dine-in services. Drive-through business uses are permitted via Special Use Permit in the C-G General Commercial District. The site (Parcel ID #05- 021-036-10) is occupied by the former PNC Bank building with drive-through. The bank building was approved by the Township Planning Commission as a Special Use Permit in 1999 for National City Bank. At the time, there was considerable concern about having a drive-through business located near the US-31 and South Airport Road intersection due to the high amount of traffic and potential conflicts for making left turns. The traffic impact review required more information at this time and the applicant is working on other site plan issues as well.

Staff recommended that this item be tabled until the traffic impact review was complete.

Fudge moved and Agostinelli seconded THAT application SUP 2022-01, submitted by BFA, Inc. for a Special Use Permit for a drive-through restaurant at Parcel 05-021-036-10, BE TABLED to address previously identified site issues.

*Yeas: Fudge, Agostinelli, McManus, Cline, DeGood, Robertson, Racine
Nays: None*

7. **New Business (7:47)**

None

8. **Public Comment (7:47)**

None

9. **Other Business: (7:47)**

a. **Rescheduling October 12 Regular Meeting – Discussion**

Planning Staff will be attending a Planning Conference and asked to cancel the October 12, 2022 regularly scheduled meeting.

Agostinelli moved and Cline seconded to cancel the October 12th Planning Commission meeting.

*Yeas: Agostinelli, Cline, Robertson, Fudge, McManus, DeGood, Racine
Nays: None*

10. **Items for Next Agenda – August 24, 2022 (7:51)**

a. Master Plan Update – Other Topics

b. Zoning Ordinance – Drive Through Standards – Discussion

McManus asked staff to inquire into clear cutting of a property near the bank off of US 31 near Sam's Club.

11. **Adjournment**

Fudge moved to adjourn the meeting at 7:57pm.



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