

CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION MEETING

Wednesday, May 25, 2022 at 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of The Planning Commission, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Commission Rules and Procedures: a.) any person wishing to address the Commission is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Commissioner's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time. Note: If you are here for a Public Hearing, please hold your comments until that Public Hearing time.

2. Review and Approval of the Agenda – Conflict of Interest

3. Minutes – May 11, 2022

4. Correspondence

5. Reports

- a. Township Board
- b. Planning Commissioners
- c. Staff Report

6. Unfinished Business

- a. PD 2022-43 – Master Plan Update – Review Community Survey Questions
- b. PD 2022-45 – Master Plan Update – Preliminary Demographic Analysis
- c. PD 2022-44 – Zoning Ordinance Amendments Update

7. New Business

8. Public Comment

9. Other Business

- a. Chick-fil-A SUP – Update

10. Items for Next Agenda – June 8, 2022

- a. Life Story Crematorium – Conditional Rezoning – Findings of Fact
- b. Meijer PUD – Minor Amendment
- c. 3566 North US 31 – Site Plan Review
- d. Hammond Road Apartments R-3 Rezoning – Introduction

11. Adjournment

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

The Garfield Township Board 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 the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620.

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
May 11, 2022**

Call Meeting to Order: Chair Racine called the May 11, 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 McManus, Joe Robertson, Pat Cline, Chris DeGood, Robert Fudge, and John Racine

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

1. Public Comment (7:01)

Rich Walendowski encourages all to try curling since it is a community minded sport.

Dave Waltz of Long Lake Township said that he found the curling club a couple years after moving here and the curling club has provided a great winter and fall sporting activities and it is a growing sport.

Danny Gonzalez of Traverse City said that curling has provided a sport for his children as well and the new proposed center would provide a location to teach and the club is a special thing in the area.

2. Review and Approval of the Agenda – Conflict of Interest (7:07)

Fudge moved and Cline seconded to approve the agenda.

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

Nays: None

4. Minutes (7:07)

a. April 27, 2022 Regular Meeting

McManus moved and Cline seconded to approve the April 27, 2022 Regular Meeting minutes as presented.

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

Nays: None

4. Correspondence (7:08)

Sych noted eleven emails in support of the Curling Center and a staff letter to attorney Nicole Graf regarding Chick-fil-A.

5. Reports (7:08)**Township Board Report**

Agostinelli said that there is a licensing ordinance for transitional housing facilities being developed which came in front of the board.

Planning Commissioners

McManus asked staff for some follow up on a driveway in the Chelsea Park development.

DeGood attended the Commons Area Open House and there seemed to be great comments offered. There is also a survey online for residents to give input.

Staff Report

Hannon stated that the planning staff went down to MSU for the formal student presentation on the non-motorized trail planning.

6. Unfinished Business**a. PD 2022-39 – Life Story Crematorium – Conditional Rezoning – Public Hearing (7:14)**

This application requests the conditional rezoning of Parcel #05-024-019-30, 400 West Hammond Road, totaling approximately 5.5 acres. The request is to conditionally rezone the parcel to I-G General Mixed Use Business District for use of the site as a crematorium and mortuary/ funeral home via the process described in Section 422 of the Zoning Ordinance. The Master Plan shows the subject site with a future land use designation of Agricultural/Rural. The site is currently zoned C-G General Commercial and the request is to conditionally zone the parcel as I-G General Industrial. The site is part of an existing Conditional Rezoning Agreement, which was originally approved in 2008, and which covered land that is now divided into three parcels: the subject site (05-024-019-30) and a site with a single-family home (05-024-020-00), as well as a larger parcel primarily comprised of wetlands (05-024-019-20). The subject site was separated into its own parcel in 2016 after review of a land division application and contains the Life Story Funeral Home site. The Conditional Rezoning Agreement from 2008 applied to all three parcels. In 2018, a new Conditional Rezoning was approved for just the larger parcel, to remove the site from the previous Conditional Rezoning Agreement and establish its own separate Conditional Rezoning Agreement to Agricultural. The conditions as proposed in this application would apply to only the Life Story parcel, and would limit the use of this site to a crematorium and mortuary/funeral home.

Chair Racine opened the Public Hearing at 7:17pm.

Applicant Vaughn Seavolt spoke about the application and said that Life Story wants to move forward with the crematorium to better serve his customers.

Chris Scussel of 11th Street in Traverse City has acquired the property adjacent to the Life Story Funeral Home which is mostly wetlands. He has

much of his property in a land conservancy. He shared his concerns with mercury contamination.

Chair Racine closed the Public Hearing at 7:19pm.

Seavolt stated that he is unaware of any mercury issues in the area. The crematorium on Cass Road has been open for over 40 years and there have never been any issues with mercury contamination. The State of Michigan would be the agency for any inspections and would handle any complaints. Staff will follow up with the necessary agencies on the mercury issue.

Robertson moved and McManus seconded to direct Staff to draft Findings of Fact for application Z-2022-01.

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

Nays: None

7. New Business

a. PD 2022-40 – Traverse City Curling Center – Site Plan Review

The Traverse City Curling Club, Inc. has proposed to use the site of the former Kmart parcel and building at Cherryland Center located at 1712 South Garfield Avenue. The proposed project is to reuse 30,000 square feet of the 87,345 square foot building as the Traverse City Curling Club, an indoor recreational facility. Recreational facilities are a use by right in the C-P Planned Shopping Center district. Initial indication by the applicant is to reuse the remainder of the building for other indoor recreational uses. Planner Sych stated that this proposed use is a use by right and will most likely be a phased approach. The site is part of the Barlow Garfield Neighborhood Plan which was adopted a couple years ago to guide development in this area of the township. This proposed curling facility would be a good step in revitalizing the defunct Cherryland Center. The Site Plan needs to be reviewed using Section 424 and Article 5 development standards. Sych will ask that the Township Engineer review the stormwater plan but is asking for a deferral on the landscaping plan and sidewalk requirements until future uses are determined. Board members asked questions about the plans and discussed the proposal. Kevin Byrne, representing the applicants, stated that they are happy to have a deferral on landscaping and sidewalks at this time since the Curling club is a non-profit organization but could certainly look at the matter after a period of three years.

Agostinelli moved and Robertson seconded THAT application SPR-2022-02, submitted by The Traverse City Curling Club, Inc. for a recreational facility on parcel 05-014-049-20 located at 1712 South Garfield Avenue, BE APPROVED, subject to the following conditions:

1. A photometric plan will be provided for new lighting fixtures.

2. *Four additional bicycle racks are required.*
3. *Snow storage requirements shall be calculated and indicated in an area on the site plan.*
4. *Landscaping requirements shall be deferred until future uses and buildings are established on the site and required in an amendment to the site plan. Deferral shall be no more than three years in length. A landscaping plan shall be developed subject to staff review.*
5. *A required sidewalk along Garfield Avenue and required internal sidewalks shall be deferred until future uses and buildings are established on the site and required in an amendment to the site plan. Deferral shall be no more than three years in length. A sidewalk plan shall be developed subject to staff review.*
6. *All agency reviews, including review by the Township Engineer, shall be received, and deemed compliant prior to issuing a Land Use Permit or Building Permit.*
7. *Fencing will be adjusted as needed to fully screen the large equipment.*

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

8. Public Comment (8:01)

Lowell Gruman of Wadsworth Street and Treasurer of the Curling Club thanked commissioners for their consideration. The Curling Club hopes that this development will spark some interest in the old Cherryland Center. *Andy Blank* commented that it takes about 1500 gallons of water to fill a curling court.

Recess was called at 8:05pm. The meeting was reconvened at 8:07pm.

9. Other Business (8:07)

a. Chick-fil-A SUP Update

Sych said that many of the issues are fixable but need to be addressed. Attorney Nicole Graf said that Chick-fil-A is working hard behind the scenes to make the property and site plan work so that any concerns are alleviated. She is looking at the expedited process and wants to work with staff to get the problem solved. Ben Creighton is a new restaurant lead with Chick-fil-A who supports new operators and consults with them after the restaurant has been open for a time and get franchisees off to a good start. Creighton stated that the franchise owner, Chris Ramsey, is intentionally scheduling more people than necessary since he is preparing for summer and is making a large investment right now and will continue to try to be a good neighbor. Customer Through Put Consultants have been brought to the Traverse City location already and the staff and owner have both received much training and support from specialty consultants. Board members commented on the crosswalks and summer business getting out of hand and asked for a contingency plan if the system breaks

down. Nicole Graf said that they would work with staff at that point. Jason Hill with Chick-fil-A addressed the temporary parking and stated that there was supposed to be an agreement in place with the Lessor of the property, but that particular development has not occurred yet.

10. Items for Next Agenda – May 25, 2022 (8:42)

- a. Master Plan Update
- b. Zoning Ordinance Amendments Update

11. Adjournment

Fudge moved to adjourn the meeting at 8:43pm.

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

 Charter Township of Garfield Planning Department Report No. 2022-43		
Prepared:	May 18, 2022	Pages: 1
Meeting:	May 25, 2022	Attachments: <input checked="" type="checkbox"/>
Subject:	Master Plan – 2022 Draft Community Survey Questionnaire	

BACKGROUND:

In 2015, Garfield Township conducted a community survey by mailing a questionnaire to a random sample of residents within the Township.

MASTER PLAN:

In preparation for the update of the Master Plan, Staff has drafted a new questionnaire to be used in a community survey conducted in a similar manner. Some of the questions from the 2015 survey were used and some new questions were added. The questionnaire was developed to be most effective in providing guidance towards the development of the Master Plan. At its meeting on April 27, the Planning Commission reviewed the questionnaire and provided feedback.

Attached is a revised draft of the questionnaire for review and comment.

ACTION REQUESTED:

Once the questionnaire is determined to be acceptable, Staff recommends that questionnaire be forwarded to the Township Board for review and approval. For consideration, the following motion is provided:

THAT the draft questionnaire be FORWARDED to the Township Board for its review and approval.

Attachments:

1. Master Plan – 2022 Draft Community Survey Questionnaire

i. I wish there was a park closer to my home.

Strongly Agree Agree Disagree Strongly Disagree

j. Garfield should purchase more parkland.

Strongly Agree Agree Disagree Strongly Disagree

k. Garfield should permit winery tasting rooms.

Strongly Agree Agree Disagree Strongly Disagree

l. Garfield should permit marijuana dispensaries.

Strongly Agree Agree Disagree Strongly Disagree

m. Garfield should permit short term rentals.

Strongly Agree Agree Disagree Strongly Disagree

n. Garfield should permit accessory dwelling units (i.e., granny flats).

Strongly Agree Agree Disagree Strongly Disagree

o. A new state law allows townships to change their names. Garfield should change its name.

Strongly Agree Agree Disagree Strongly Disagree

Any other comments? Provide them here:

You've been selected for the

2022 CHARTER TOWNSHIP OF GARFIELD COMMUNITY SURVEY

The Charter Township of Garfield Planning Commission is working to develop a new master plan that establishes long-term goals, policies, and strategies for growth of the Township. You have been randomly selected to complete this survey so that the Planning Commission can understand the interests of our residents. Thank you for your willingness to complete this brief questionnaire. It should be completed by an adult in your household and will only take a few minutes of your time. If you prefer, please take this survey online by using the following QR code:

<Insert QR code here>

DRAFT

If you have any questions, feel free to contact the Planning Department at 941-1620.



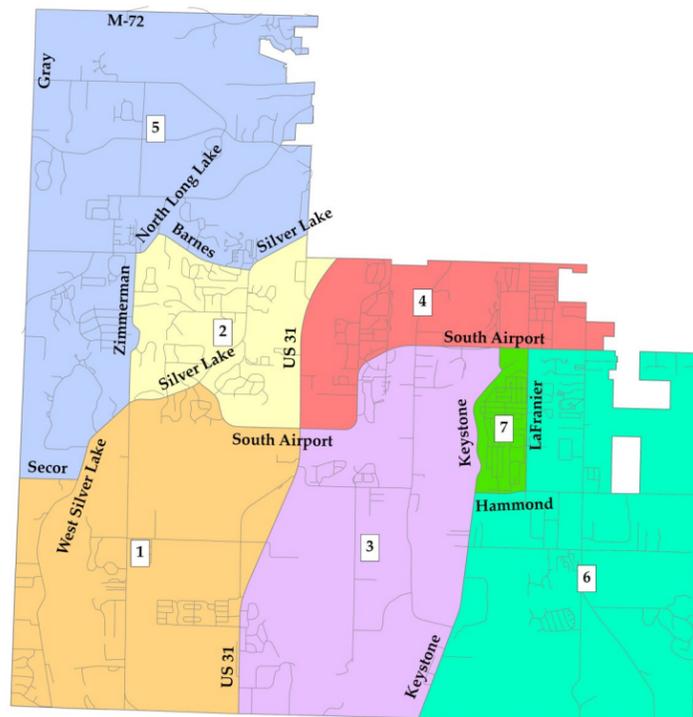
**Charter Township of Garfield
Planning Commission
3848 Veterans Drive
Traverse City, MI 49685**

**www.garfield-twp.com
(231) 941-1620**

THAT'S IT!
THANK YOU FOR YOUR TIME & INPUT
Please fold this survey and send it back
in the enclosed return envelope.
No stamp is necessary!

1. Looking at the map below, check the box that corresponds to the area where you live. Note: this is your voting precinct.

Area: 1 2 3 4 5 6 7



2. What is the approximate age of yourself and of all other members of your household? (Check all that apply)

Age:	Number of persons:
<6 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
7-12 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
13-17 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
18-25 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
26-35 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
36-45 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
46-55 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
56-65 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4
>66 years	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4

3. How long have you lived in Garfield?

- 0 to 1 years
- 2 to 5 years
- 6 to 10 years
- 10+ years

4. How likely are you to move within the next year?

- Very likely
- Somewhat likely
- Not at all likely

5. If you are at least somewhat likely to move next year, why are you moving? (If you are not likely to move, please skip this question. Check all that apply.)

- Into a newer / larger home
- Into a smaller home (downsizing)
- Into a condominium development
- Into a barrier-free or retirement home
- To be closer to an existing job in the TC area
- We are moving away from the TC area for other reasons (job relocation, to be closer to family, etc.)

For other reasons. Please specify:

6. Why did you choose where you live today? (Check all that apply)

- Availability
- Affordability
- Tax rate
- Safe neighborhood
- Proximity to family and friends
- Open space / nice views
- Sidewalks / trails are nearby
- Close to work / school
- Close to shopping / restaurants
- Close to parks / recreation

For other reasons. Please specify:

7. The items I feel most satisfied with related to quality of life in Garfield are: (Check all that apply)

- Affordability / Cost of living
- A strong, stable economy
- Relationship to nature
- Feeling of safety and security
- Educational opportunities
- Access to public services
- Feeling of community

8. For the future, I would like Garfield to focus on the following: (Check your top three)

- Housing choices and affordability
- Employment opportunities
- Quality and quantity of parks and open space
- Improve transportation options
- Protect the natural environment
- Increase entertainment and food choices
- Increase shopping opportunities
- Improve image and character of Garfield

9. Do you think Garfield should have more housing? If so, what types of housing should be encouraged in Garfield?

- Single Family Subdivisions
- Single Family Rural Lots
- Duplexes
- Apartments
- Mobile Home Subdivisions
- Assisted Living Facilities
- Accessory Dwelling Units (i.e., granny flats)

10. What types of housing should be encouraged in the area where you live?

- Single Family Subdivisions
- Single Family Rural Lots
- Duplexes
- Apartments
- Mobile Home Subdivisions
- Assisted Living Facilities
- Accessory Dwelling Units (i.e., granny flats)

11. Do you think Garfield Township is developing...

- Too quickly
- About right
- Too slowly
- No opinion

12. Please indicate whether you agree or disagree with the following statements:

a. Garfield should incentivize redevelopment of outdated commercial and industrial areas.

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree

b. Outer edges of Garfield should stay mostly residential and agricultural in character.

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree

c. Large, new housing developments should include a variety of housing types (i.e., single family homes, duplexes, apartments, etc.)

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree

d. Efforts should be made to retain agricultural land in Garfield.

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree

e. I want more paved bicycle and sidewalks in the area where I live.

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree

f. Garfield should fund the improvement of commercial corridors, such as South Airport Road, through limiting signs, building sidewalks, reducing driveways, adding trees, etc.

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree

g. Garfield should direct dense, multifamily residential development to places which are closer to Traverse City.

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree

h. Garfield should fund the construction of bike paths and sidewalks in the form of a millage, grants, general fund, or other funding source.

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree

 Charter Township of Garfield Planning Department Report No. 2022-45		
Prepared:	May 18, 2022	Pages: 1
Meeting:	May 25, 2022	Attachments: <input checked="" type="checkbox"/>
Subject:	Master Plan – Preliminary Demographic Analysis	

The following preliminary demographic analysis was created by utilizing data from the U.S. Census Bureau. Tables and other graphics will be developed later to help present the data.

Key findings of the analysis are as follows:

- Population is expected to increase for the foreseeable future. Over 25,000 projected for 2030.
- Garfield has a low average household size – 2.16. This is most likely reflective of a significant number of rental housing units and senior living situations which typically have smaller household sizes.
- Poverty is significant in Garfield. Over 1/3 of all children are in poverty. The Qualified Census Tract in Garfield, which is also the Opportunity Zone, is an indicator of this situation. A Qualified Census Tract is any census tract in which at least 50% of households have an income less than 60% of the Area Median Gross Income.
- 44% of all rental housing units in Grand Traverse County are in Garfield more than any other community – up from 42% reported earlier this year.
- Due to the high number of rentals, 43% of the Garfield population moved in since 2015.
- Most workers (40%) living in Garfield travel to Traverse City for work.
- There are over 13,000 jobs in Garfield of which 20% are in retail trade.

ACTION REQUESTED:

For information only. No action is needed.

Attachments:

1. Master Plan – Preliminary Demographic Analysis

Charter Township of Garfield Master Plan
PRELIMINARY DEMOGRAPHIC ANALYSIS
Prepared May 18, 2022

ORIENTATION

The Charter Township of Township of Garfield, Grand Traverse County, is in Michigan's northwest Lower Peninsula. Garfield is abutted by the City of Traverse City to the north and east, Elmwood Township to the north, Long Lake Township to the west, Blair Township to the south, and East Bay Township to the east. All are in Grand Traverse County except for Elmwood Township, which is in Leelanau County.

Garfield Township was organized in January 1882 as Traverse Township. Following further divisions of Grand Traverse County, Garfield Township was established. It is one of six townships named Garfield in Michigan of which it is the only charter township.

The following data is from the 2020 American Community Survey 5-Year Estimates (U.S. Census Bureau) with population estimates and projections from Charter Township of Garfield:

POPULATION

Garfield is the fastest growing municipality in the second fastest growing county in the state, Grand Traverse County. Between 2000 to 2010, Garfield grew from 13,840 to 16,256, a 17.5% increase. More recently, Garfield grew at a faster rate. Garfield's growth from 16,256 in 2010 to 19,499 in 2020 was a 20% increase. Garfield is the most populous municipality in Northern Michigan.

In 2021, **Garfield has an estimated population of 20,274** and comprises over 20% of the population of Grand Traverse County. Garfield's population growth is expected to continue with a projected population of 25,795 in 2030.

At 26.6 square miles, Garfield has an estimated **762 people per square mile** in 2020, an increase from 611 people per square mile in 2010.

HOUSEHOLDS

Garfield in 2020 had an estimated 8,062 total households, which has grown by about 9.4% since 2010 and is expected to continue increasing. Average household size has decreased slightly from 2.16 in 2010 to 2.09 in 2020. The average household size is about 90 percent of the figure in Grand Traverse County (2.39) and about 80 percent of the figure in Michigan (2.45). Married couples (51.2%) comprise most households in Garfield.

AGE

The median age in Garfield is 41.9, a little higher than the median age of Michigan (39.8) and a little less than the median age of Grand Traverse County (43.0). Garfield has approximately 9.2% population 80 years and older, which is more than 1.5 times the rate in Grand Traverse County at 5.2% and more than double the rate in Michigan at 4.2%.

RACE AND ETHNICITY

A majority of the population in Garfield identifies as White alone (93.3%), which is about the same rate as Grand Traverse County (92.5%) and about 25 percent higher than Michigan (74.5%). Other races include black or African American alone (0.7%), American Indian and Alaska Native alone (1.3%), Asian alone (0.2%), Native Hawaiian and Other Pacific Islander alone (0.3%), some other race alone (0.1%), and two or more races (1.6%). Hispanic or Latino comprise 2.6% of the Garfield population.

EDUCATION

95% of Garfield residents have a high school degree or higher, and 36.1% have a bachelor's degree or higher. This level is a little less than Grand Traverse County (38.4%) and higher than Michigan (30%).

INCOME – PER CAPITA

Garfield's per capita income of \$30,884 is about 90 percent of the amount in Grand Traverse County (\$35,705) and a little less than the amount in Michigan (\$32,854).

INCOME – MEDIAN HOUSEHOLD

Median household income is \$48,782 which is about three-quarters of the amount in Grand Traverse County (\$66,457) and about 80 percent of the amount in Michigan (\$59,234).

POVERTY - INDIVIDUALS

Persons below the poverty line is 20.6% which is about double the rate in Grand Traverse County (10.2%) and about 1.5 times the rate in Michigan (13.7%).

POVERTY – FAMILIES

14.2% of families are in poverty in Garfield. This is higher than the Grand Traverse County (6.4%) and Michigan (9.2%).

POVERTY – CHILDREN (Under 18)

Over one-third (34.6%) of the children are in poverty in Garfield which is more than double the rate in Grand Traverse County (14.4%) and nearly double the rate in Michigan (18.8%).

POVERTY – SENIORS (65 and over)

15% of seniors are in poverty in Garfield. In comparison, this is double the rate in Grand Traverse County (7.6%) and nearly double the rate in Michigan (8.5%).

HOUSING UNITS

There are 8,544 housing units in Garfield. 94% of the housing units are occupied which is about 10 percent higher than the rate in Grand Traverse County (85%) and Michigan (86%). 59% of the housing units are owner occupied which is about three-quarters the rate in Grand Traverse County (76%) and 80 percent the rate in Michigan (72%). Types of residential structures in Garfield include single unit (51.9%), multi-unit (35.2%), and mobile home (12.8%).

The median value of owner-occupied housing units is \$191,900 in Garfield which is about 80 percent of the amount in Grand Traverse County (\$225,400) and about 20 percent higher than the amount in Michigan (\$162,600).

GEOGRAPHICAL MOBILITY

21.2% of Garfield residents moved since previous year which is about 1.5 times the rate in Grand Traverse County (13.9%) and Michigan (13.4%). Most of the movement was from residents moving in from other areas of Grand Traverse County. 43% of the Garfield population moved in since 2015.

Total Population in Occupied Housing Units by Tenure by Year Householder Moved into Unit	
Owner occupied:	64.7%
Moved in 2019 or later	3.2%
Moved in 2015 to 2018	14.0%
Moved in 2010 to 2014	12.3%
Moved in 2000 to 2009	20.4%
Moved in 1990 to 1999	8.4%
Moved in 1989 or earlier	6.4%
Renter occupied:	35.3%
Moved in 2019 or later	4.8%
Moved in 2015 to 2018	21.2%
Moved in 2010 to 2014	6.0%
Moved in 2000 to 2009	2.3%
Moved in 1990 to 1999	1.1%
Moved in 1989 or earlier	0.0%

TRANSPORTATION TO WORK

The mean travel to work is 15.3 minutes for Garfield residents which is about three-quarter of the figure in Grand Traverse County (20.7 minutes) and about three-fifths of the figure in Michigan (24.6 minutes). 83.8% of commuters drove alone. 4.1% worked at home which is about half the rate in Grand Traverse County (8%) and about two-thirds the rate of Michigan (6%).

The following data is from the 2019 OnTheMap Application (U.S. Census Bureau):

WORKERS AND JOBS

There are 7,726 workers in Garfield. Labor force participation rate is 61.2% which is higher than Michigan (59.5%). 6,291 workers travel outside Garfield for employment while 1,435 work in Garfield. 3,060 or 39.6% of Garfield workers travel to Traverse City for work. Top three industries for Garfield workers are health care and social assistance, other services (excluding public administration), and retail trade.

Workers in Garfield are in the following industry sectors:

NAICS Industry Sector	Count	Share
Agriculture, Forestry, Fishing and Hunting	45	0.6%
Mining, Quarrying, and Oil and Gas Extraction	31	0.4%
Utilities	36	0.5%
Construction	361	4.7%
Manufacturing	603	7.8%
Wholesale Trade	211	2.7%
Retail Trade	991	12.8%
Transportation and Warehousing	187	2.4%
Information	135	1.7%
Finance and Insurance	351	4.5%
Real Estate and Rental and Leasing	108	1.4%
Professional, Scientific, and Technical Services	363	4.7%
Management of Companies and Enterprises	32	0.4%
Administration & Support, Waste Management and Remediation	302	3.9%
Educational Services	567	7.3%
Health Care and Social Assistance	1,725	22.3%
Arts, Entertainment, and Recreation	81	1.0%
Accommodation and Food Services	1,046	13.5%
Other Services (excluding Public Administration)	303	3.9%
Public Administration	248	3.2%

There are 13,484 jobs in Garfield. 12,049 workers living outside of Garfield travel into Garfield for employment. Top three industries in Garfield are retail trade, health care and social assistance, and manufacturing. Jobs in Garfield by industry sector are as follows:

NAICS Industry Sector	Count	Share
Agriculture, Forestry, Fishing and Hunting	167	1.2%
Mining, Quarrying, and Oil and Gas Extraction	40	0.3%
Utilities	23	0.2%
Construction	1,370	10.2%
Manufacturing	1,921	14.2%
Wholesale Trade	485	3.6%
Retail Trade	2,626	19.5%
Transportation and Warehousing	444	3.3%
Information	295	2.2%
Finance and Insurance	166	1.2%
Real Estate and Rental and Leasing	198	1.5%
Professional, Scientific, and Technical Services	521	3.9%
Management of Companies and Enterprises	79	0.6%
Administration & Support, Waste Management and Remediation	448	3.3%
Educational Services	791	5.9%
Health Care and Social Assistance	2,051	15.2%
Arts, Entertainment, and Recreation	114	0.8%
Accommodation and Food Services	1,125	8.3%
Other Services (excluding Public Administration)	570	4.2%
Public Administration	50	0.4%

		<h2 style="margin: 0;">Charter Township of Garfield</h2> <h3 style="margin: 0;">Planning Department Report No. 2022-44</h3>	
Prepared:	May 18, 2022	Pages:	2
Meeting:	May 25, 2022 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Zoning Ordinance Amendments – Update		

BACKGROUND:

The Planning Commission, at their past two study sessions on March 23 and April 27, has reviewed priority topics to focus on in 2022 as potential priority updates to the Zoning Ordinance. These priorities include clarifying wetland regulations, providing for changeable copy signs in Industrial districts, updating drive-through requirements, and other topic areas.

Staff offers the following regarding potential updates to wetland regulations, changeable copy signs in the Industrial districts, and standards for outdoor display areas. Draft language for proposed Zoning Ordinance changes is included as an attachment to this report.

WETLAND REGULATIONS:

Planning Commissioners discussed draft language for Section 534 (Wetlands) and Section 551.E(6) (Snow Storage) as described by the following:

- **Section 534.A** – Rename to “Applicability” and describe that this section applies to all wetlands except if the applicant has a valid EGLE permit and require such EGLE permit to be submitted to the Township as part of an application.
- **Section 534.B** – Add a section called “Delineation” and describe requirements for having a wetland delineation and verifying this delineation via EGLE. The Planning Commission has historically required applicants to provide EGLE verification of the wetland delineation, however this specific requirement is not currently described in the Zoning Ordinance.
- **Section 534.C** – Currently Section 534.B, this section would remain mostly the same but requiring the 25-foot buffer requirement also apply to snow storage areas.
- **Section 551.E(6)** – Add subsection (d) to the Snow Storage section requiring snow storage areas to be at least 25 feet away from the wetlands.

At the study session on April 27, the Planning Commission received correspondence from the Watershed Center supporting the proposed changes in general and suggesting that snow storage areas also be kept out of any riparian vegetative buffers required by Section 535.C. Commissioners generally concurred with this idea and generated other questions regarding if wetland delineations ever expire and if EGLE reviews any stormwater management strategies that include wetlands as part of their permitting process. The following additional language is proposed:

- **Section 551.E(6)** – Add subsection (e) to the Snow Storage section requiring snow storage areas to be outside of any required riparian vegetative buffer, per Section 535.C.

Staff has not yet heard back from State officials regarding questions on expiration of wetland delineations or if reviews of stormwater management strategies are part of the EGLE permitting process.

CHANGEABLE COPY SIGNS IN INDUSTRIAL DISTRICTS:

At their regular meeting on January 12, 2022, Planning Commissioners heard a conceptual review from an applicant seeking to change the text of the Zoning Ordinance to allow changeable copy signs in the I-G and I-L Industrial districts. The minutes of this meeting state that: “Commissioners were favorable toward the request and staff will begin to study the proposal and possible amendments to the Zoning Ordinance.” The Commissioners discussed nighttime illumination specifically.

Staff offers the following language to consider based on these discussions:

- **Section 630.E.(2)(b)** – Add the following sentence: “Sign luminance shall not be greater than 4,200 candelas per meter squared beginning one hour after sunrise and continuing until one hour before sunset, and greater than 200 candelas per meter squared at all other times. Sign lighting shall meet the requirements of this Ordinance.”
- **Section 630.H.(1)** – Remove the phrase which states: “with the exception that all changeable copy signs are prohibited.”

OUTDOOR DISPLAY AREAS:

Commissioners have also discussed updating standards for outdoor display areas after reviewing an outdoor display area at their regular meeting on March 9, 2022. Staff offers the following language to consider for outdoor display areas:

- **Section 613.A.(1)(c)** – Replace the first part of the first sentence, “The Planning Commission may approve...” with the following language: “The Zoning Administrator in the case of a site diagram or administrative site plan, or the approval authority in all other cases, may approve...” and add a requirement to meet the following: “Such display area shall be located to avoid interference with required landscaping areas, parking lots, vehicular maneuvering lanes, sidewalks, and pathways.”

Staff also offers the following questions for Commissioners to consider regarding outdoor display:

- Should Staff have the authority to defer review of an outdoor display to the Planning Commission at their discretion? For example, if an outdoor display was anticipated to have greater than normal impacts (size, aesthetics, etc.) on surrounding properties, would the Planning Commission want to review it? This language could be modeled after Section 630.R.(5), which indicates that the Zoning Administrator retains the right to forward sign permit applications to the Planning Commission.
- Should there be a maximum area for outdoor display areas (either by square feet or percentage of total lot area)?

DISCUSSION ONLY:

This information is provided for review and discussion by the Planning Commission. No action is required.

Attachments:

1. Draft Zoning Ordinance language for discussion.

SECTION 534 WETLANDS (current)

A. Regulated Wetlands

An applicant planning to make any improvements or changes to a regulated wetland within the district must obtain a permit from the DEQ in accordance with Part 303 (Wetlands Protection) of the Natural Resources and Environmental Protection Act, 1994 PA 451 prior to submitting a site plan or land use permit application under this Zoning Ordinance.

B. Wetland Setbacks

For a regulated wetland, or for an unregulated wetland area which otherwise meets the criteria to be designated as a wetland, no structure or parking lot shall be constructed within twenty-five (25) feet of such wetland. However, recognized wetlands may be incorporated into a stormwater management strategy provided that the wetland values will not be impaired and provided further that incorporation of the wetland will provide a net ecological benefit to groundwater and surface water.

SECTION 534 WETLANDS (proposed)

A. Applicability

This section applies to any wetland which is regulated under Part 303 (Wetlands Protection) of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, except for the following:

- (1) Any wetland or portion of wetland for which an applicant has obtained a permit from the State of Michigan to fill or modify such wetland, where such permit has not expired or otherwise been revoked, and where such permit has been submitted to the Township as part of a site plan or land use permit application in accordance with the provisions of this Zoning Ordinance.

B. Delineation

As part of a site plan or land use permit application submitted in accordance with the provisions of this Zoning Ordinance, such application shall be accompanied by a delineation of all wetlands on the site. This delineation shall be conducted by a professional engineer with relevant expertise. This delineation shall be verified by the State of Michigan. Documentation of such verification shall be submitted to the Township.

C. Wetland Setbacks

No structure, parking lot area, or snow storage area shall be located within twenty-five (25) feet of such wetland. However, recognized wetlands may be incorporated into a stormwater management strategy provided that the wetland values will not be impaired and provided further that incorporation of the wetland will provide a net ecological benefit to groundwater and surface water.

SECTION 551.E(6) (current)

(6) Snow Storage

Whenever a development requiring off street parking has parking areas containing two thousand seven hundred (2,700) square feet or more, provision shall be made for on-site snow storage. Such snow storage shall:

- (a) Be provided at the ratio of ten (10) square feet per one hundred (100) square feet of parking area.
- (b) Be located so as to prevent damage to landscaping required by this ordinance.
- (c) Not occupy required parking spaces or areas that would interfere with the clear visibility of traffic within the site or on adjacent streets.

SECTION 551.E(6) (proposed)

(6) Snow Storage

Whenever a development requiring off street parking has parking areas containing two thousand seven hundred (2,700) square feet or more, provision shall be made for on-site snow storage. Such snow storage shall:

- (a) Be provided at the ratio of ten (10) square feet per one hundred (100) square feet of parking area.
- (b) Be located so as to prevent damage to landscaping required by this ordinance.
- (c) Not occupy required parking spaces or areas that would interfere with the clear visibility of traffic within the site or on adjacent streets.
- (d) Not be located within twenty-five (25) feet of a wetland regulated under Section 534 of this Zoning Ordinance, per Section 534.C.
- (e) Not be located within any required riparian vegetative buffer, per Section 535.C.

SECTION 630.E. Signs Permitted in C-L, C-G, and C-H Commercial Districts... (current)

(2) (b) Changeable copy (e.g. LED or manual change). Freestanding signs incorporating manual changeable letter, digital static messages, or images that change are permissible, provided the changeable copy does not exceed 20% of the permitted sign area and provided further that the rate of change between two static messages or images is not less than one (1) hour. The change sequence must be accomplished by means of instantaneous re-pixelization and shall be configured to default to a static display in the event of mechanical or electronic failure.

SECTION 630.E. Signs Permitted in C-L, C-G, and C-H Commercial Districts... (proposed)

(2) (b) Changeable copy (e.g. LED or manual change). Freestanding signs incorporating manual changeable letter, digital static messages, or images that change are permissible, provided the changeable copy does not exceed 20% of the permitted sign area and provided further that the rate of change between two static messages or images is not less than one (1) hour. The change sequence must be accomplished by means of instantaneous re-pixelization and shall be configured to default to a static display in the event of mechanical or electronic failure. Sign luminance shall not be greater than 4,200 candelas per meter squared beginning one hour after sunrise and continuing until one hour before sunset, and greater than 200 candelas per meter squared at all other times. Sign lighting shall meet the requirements of this Ordinance.

SEC 630.H. Signs Permitted in I-G and I-L Mixed-Use Industrial Business Districts (current)

In the I-G and I-L Districts the following signs shall be permitted:

(1) All signs as permitted by Section 630.E., with the exception that all changeable copy signs are prohibited.

SEC 630.H. Signs Permitted in I-G and I-L Mixed-Use Industrial Business Districts (proposed)

In the I-G and I-L Districts the following signs shall be permitted:

(1) All signs as permitted by Section 630.E.

SECTION 613 OUTDOOR STORAGE (current)

Unless specifically permitted in this Section, no land in any District shall be used in whole or in part for the storage of unused or discarded equipment or materials, or the storage of unlicensed cars, boats, salvage, waste and junk outside of properly authorized buildings within said District. For purposes of this section, “outdoor storage” is divided into residential and non-residential districts and uses, as described below.

A. Regulations and Conditions

(1) Commercial Districts or Uses

- (a) Except as otherwise noted in this ordinance, commercial activities and accessory uses shall be carried on in completely enclosed buildings or screened areas.
- (b) Outdoor storage of inventory is permitted within the side or rear yard provided such inventory is appropriately screened from public view by a fence, wall, landscaping, or combination thereof, and provided further that no storage may occur within a no-build buffer zone or required landscaping area. Also see § 515, Fences and Walls.
- (c) The Planning Commission may approve designated areas of product display for large inventory items (boats, campers, trailers, snowmobiles, RV’s, swing sets, or similar items) or sales of natural vegetation in the front yard or side yard area for commercial uses, if permitted in the district.

SECTION 613 OUTDOOR STORAGE (proposed)

Unless specifically permitted in this Section, no land in any District shall be used in whole or in part for the storage of unused or discarded equipment or materials, or the storage of unlicensed cars, boats, salvage, waste and junk outside of properly authorized buildings within said District. For purposes of this section, “outdoor storage” is divided into residential and non-residential districts and uses, as described below.

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- (c) The Zoning Administrator in the case of a site diagram or administrative site plan, or the approval authority in all other cases, may approve designated areas of product display for large inventory items (boats, campers, trailers, snowmobiles, RV’s, swing sets, or similar items) or sales of natural vegetation in the front yard or side yard area for commercial uses, if permitted in the district, provided the following standards are met:
 - (i) Such display area shall be located to avoid interference with required landscaping areas, parking lots, vehicular maneuvering lanes, sidewalks, and pathways.