

CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION MEETING

Wednesday, August 23, 2023 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 – August 9, 2023

4. Correspondence

5. Reports

- a. Township Board
- b. Planning Commissioners
 - i. Zoning Board of Appeals
 - ii. Parks and Recreation Commission
 - iii. Joint Planning Commission
- c. Staff Report
 - i. Master Plan Announcement

6. Unfinished Business

- a. PD 2023-102 – Master Plan Update – Future Land Use and Master Street Plan
- b. PD 2023-103 – Zoning Ordinance – R-2 and R-3 Zoning Districts Potential Changes

7. New Business

8. Public Comment

9. Other Business

- a. US 31 Kids Creek Riparian Buffer – Update

10. Items for Next Agenda – September 13, 2023

- a. Durga R-3 Rezoning – Public Hearing
- b. Portable Storage Solutions Special Use Permit – Public Hearing

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
August 9, 2023**

Call Meeting to Order: Chair Racine called the August 9, 2023 Planning Commission meeting to order at 7:00 pm at the Garfield Township Hall.

Pledge of Allegiance: The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

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

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

1. Public Comment (7:01)

None

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

Staff asked to add Kids Creek US 31 Buffer under other business 9b.

Agostinelli moved and Cline seconded to approve the agenda as amended.

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

Nays: None

3. Minutes (7:02)

a. July 26, 2023 Regular Meeting

Fudge moved and McManus seconded to approve the July 26, 2023 Regular Meeting minutes as presented.

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

Nays: None

4. Correspondence (7:02)

Hannon stated that there is information in commissioner packets about an upcoming Planning Conference and commissioners can tell him if they would like to attend.

5. Reports (7:03)

Township Board Report

Agostinelli stated that Birmley Meadows was approved, two streetlights were approved for purchase for the Kensington West Condominiums and water rates will now be set by resolution. She added that Traverse Connect made a presentation on industrial properties in the Township.

Planning Commissioners**i. Zoning Board of Appeals**

Fudge had no report.

ii. Parks and Recreation Commission

DeGood stated that the Parks Commission talked about the 2024 budget.

iii. Joint Planning Commission

McManus said there will be a special meeting next week held at the Township Hall.

Staff Report**i. PD 2023-92 – Planning Department Monthly Report – August 2023**

Sych stated that this report was submitted in writing.

ii. Master Plan Announcement

Sych stated that there is Master Plan information on the website. The planned hotel behind Chick-fil-A is moving along and the parking for Chick-fil-A and the hotel will be addressed as part of site plan review.

6. Unfinished Business**a. PD 2023-83 – Village at Garfield Special Use Permit – Findings of Fact (7:07)**

This application requests approval of a Special Use Permit for a proposed 80-unit multi-family housing development located at 2051 North Garfield Road, north of Hammond Road. The parcel is 13.21 acres and is an undeveloped parcel in the R-3 Multi-Family Residential district. Multiple family dwellings are permitted via Special Use Permit in the R-3 Multi Family Residential District. The parcel is master planned for multi-family. There will be a community building/office, pavilion, and 16 units in 5 two story apartment buildings on the site. Sych stated that conditions have been met except that verification of the wetland delineation is required from the Michigan Department of Environment, Great Lakes, and Energy.

Robertson moved and Cline seconded THAT the Findings of Fact for applications SUP-2023-03, as presented in Planning Department Report 2023-94 and being made a part of this motion, BE ADOPTED.

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

Robertson moved and Cline seconded the Planning Commission waives the requirement for a traffic impact report and THAT applications SUP-

2023-03 BE APPROVED, subject to the following conditions (1-6 as indicated in Planning Department Report 2023-94):

- 1. Verification of the wetland delineation from the Michigan Department of Environment, Great Lakes, and Energy is required.*
- 2. Final engineering review and approval by the Township Engineer is required including all infrastructure and stormwater.*
- 3. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.*
- 4. All proposed landscaping and site amenities shall be installed prior to the issuance of a Certificate of Occupancy.*
- 5. The applicant shall provide two (2) full-size plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*
- 6. The applicant shall record promptly the amended Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Director of Planning within thirty (30) days of final approval by the Township or approval shall be considered to have expired.*

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

Nays: None

b. PD 2023-84 – 716 Boon Street Special Use Permit – Findings of Fact (7:15)

This application proposes a new photography studio in an existing multi-tenant building at 716 Boon Street. The parcel is .45 acres and is a vacant tenant space in the IG General Industrial zoning district. The use is described as a "Professional Studio" within the Zoning Ordinance and may be permitted via the Special Use Permit process in the I-G General Industrial zoning district. The site was originally approved in 1984. Commissioners discussed paving requirements and landscaping requirements. In the future, an administrative amendment could be used for any use of the east side overhead door and subsequent paving would be appropriate.

DeGood moved and Robertson seconded THAT the Findings of Fact for application SUP-2023-02, as presented in Planning Department Report 2023-95 and being made a part of this motion, BE ADOPTED.

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

Nays: None

DeGood moved and Cline seconded THAT application SUP-2023-02, submitted by Jamie Kirschner and Nicole Martin for a Special Use Permit for a professional studio at 716 Boon Street, Parcel #05-135-008-00, BE APPROVED, subject to the following conditions (items 1-6 as indicated in Planning Department Report 2023-95) as amended:

- 1. The parking lot shall be striped for single-row parking only as depicted on the site plan.*
- 2. There shall be no parking in areas not shown as parking lots on the site plan, including the east and west sides of the building.*
- 3. The application is subject to additional reviews from other outside agencies including but not limited to the Township Engineer, Metro Fire, Grand Traverse County Department of Public Works, and Grand Traverse County Soil Erosion and Sedimentation Control.*
- 4. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.*
- 5. All proposed site improvements shall be installed prior to the issuance of a Certificate of Occupancy.*
- 6. The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Director of Planning within thirty (30) days of final approval by the Township or approval shall be considered to have expired.*

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

c. Bish's RV – Site Plan Review and Access Review (7:55)

This application is for a site plan review of a proposed parking lot and site improvements at the existing RV dealership, Bish's RV (formerly TCRV), at 705 N US 31 South at the southwest corner of Meadow Lane Drive and US 31. The applicants have also requested a proposed additional access driveway to Meadow Lane Drive. Vehicle Dealership, with Outdoor Sales, is a use permitted with special conditions in the C-G district. Such applications would normally be reviewed by the Zoning Administrator, but the Zoning Administrator has requested that the Planning Commission review the application because of the access request. Bish's is willing to merge the two parcels and fencing will be added to the site. Additional landscaping will be added along the east side. The applicant spoke and said landscaping near the fencing could be done to further buffer the site. He stated that fencing was needed to deter thefts. Commissioners discussed using wrought iron versus chain link fencing along US 31.

DeGood moved and Agostinelli seconded THAT the request for additional access to Meadow Lane Drive, as described in application SPR-2023-08 submitted by Taylor Eschbach of Kimley-Horn of Michigan, Inc., BE

DENIED based on a review of the request against the requirements of Section 512.1.a of the Garfield Township Zoning Ordinance, as described in Planning Department Report 2023-96

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

DeGood moved and McManus seconded THAT application SPR-2023-08, submitted by Taylor Eschbach of Kimley-Horn of Michigan, Inc. for a vehicle dealership, with outdoor sales on parcel #05-032-002-10 and parcel #05-032-002-15, and located at 705 N US 31 South, BE APPROVED, subject to the following conditions (1-9 as listed in Planning Department Report 2023-96) as amended:

- 1. The site plan needs to be adjusted to remove the proposed second access from Meadow Lane Drive.*
- 2. The two parcels described in this application need to be merged.*
- 3. No portion of the front yard areas may contain a 6-foot chain link fence.*
- 4. The portions of the proposed chain-link fencing facing the US 31 frontage shall include additional landscaping to provide enhanced screening per Section 515.B(2)(b) or be replaced with alternate material in conformance with the Zoning Ordinance.*
- 5. Details for both the enclosure and gate need to be provided on the site plan.*
- 6. Clarification that the selected lighting fixture will have a 3,000 K color temperature to meet the color temperature standards of Section 517.D*
- 7. The landscaping plan shall include 4 additional evergreens along the east buffer.*
- 8. Verification is needed that no invasive species are proposed as landscaping materials.*
- 9. All agency reviews, including stormwater and utility review by the Township Engineer, shall be received, and deemed compliant prior to issuing a Land Use Permit or Building Permit.*

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

7. New Business

a. Durga R-3 Rezoning – Introduction (8:41)

The applicant has requested rezoning of their parcel (ID #05-022-023-00) at 2624 Hartman Road from the R-R Rural Residential district to the R-3 Multi-Family Residential district via the Zoning Map Amendment process, without restriction. This parcel is located on the north side of Hartman Road near the intersection with Cass Road and is about 5 acres in total. The site contains a single-family home in the southeast corner of the parcel and has a single curb cut on Hartman Road. A key factor in considering rezoning requests is whether the request is consistent with the

Master Plan. In this case, the Future Land Use Map shows the subject parcel as split between High Density Residential on most of the site with a portion in the northwest corner shown as Recreational. Commissioners discussed the future of Hartman Road as far as any Hartman/Hammond crossing is concerned and its possible effect on this parcel.

Agostinelli moved and Fudge seconded THAT application Z-2023-02 BE SCHEDULED for public hearing for the September 13, 2023 Planning Commission regular meeting.

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

b. Portable Storage Solutions Special Use Permit – Introduction (8:50)

This application requests approval of a Special Use Permit for Retail, Industrial Primary at the subject site. Retail, Industrial Primary is a use permitted via Special Use Permit in the I-G General Mixed-Use Industrial Business zoning district. The main use will be storage for shipping containers and there will be some outdoor storage. Screening will be required. The location of the parcel is 2550 Cass Road, north of Miller Creek Drive and is about 4.11 acres. The existing zoning is I-G – General Mixed-Use Industrial Business. Commissioners discussed the proposed Special Use Permit.

Cline moved and Robertson seconded THAT application SUP-2023-06, submitted by Northview 22, LLC for a Special Use Permit for a retail, industrial primary use at Parcel 05-022-027-15, BE ACCEPTED, and SCHEDULED for a public hearing for the September 13, 2023 regular Planning Commission meeting, subject to the following additional information being provided by the applicant (items 1-7 as indicated in Planning Department Report 2023-98):

- 1. Details of the outdoor display landscaping.*
- 2. Revised details of the outdoor storage landscaped screening on the west side are needed.*
- 3. Note restriping of the parking spaces.*
- 4. Note two bicycle parking spaces with the required details.*
- 5. Note that any replacement of existing lighting shall be done in compliance with the Township Zoning Ordinance.*
- 6. Note dumpster location and screening details.*
- 7. Note snow storage areas in accordance with requirements.*

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

c. Cherryland Center – Planned Shopping Center Sign Review (8:55)

Several parcels zoned C-P Planned Shopping Center constitute the Cherryland Center. The intent of the C-P District is for the development of planned centers located on a single, unified site and are designed and constructed as an integrated unit for shopping and other business activity. Signage for the Cherry Land Center is limited to the development as a whole and needs to be a concerted effort. Updated site development plans may be forthcoming in the future if owners of the various parcels can agree on a plan for the site. There may be an opportunity for added signage, but staff suggests waiting for an updated plan for the overall site before any more signage is approved.

McManus moved and Robertson seconded THAT application SPR 2022-22-A, submitted by Traverse City Retail Management VI, LLC for a Sign Permit for freestanding sign at the Cherryland Center BE DENIED as freestanding signs for individual businesses in the Cherryland Center shopping center development are not permitted in accordance with the Zoning Ordinance.

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

8. Public Comment (9:16)

None

9. Other Business

a. PD 2023-100 – 3566 N. US 31 South – Withdrawal (9:16)

At its meeting on June 8, 2022, the Planning Commission approved a site plan with conditions submitted by Garfield Retail Management LLC/Alrig USA Acquisitions, LLC for 3566 N US 31 South. The site is on US 31 near the intersection with Franke Road. The site contains a vacant building and was formerly a part of the Price Point/Bill Marsh automobile dealership. The approved development was for a multi-tenant building with spaces for a drive-through restaurant, retail store, and restaurant. The parcel is approximately 2 acres. Staff indicated that correspondence was received by the applicant and the project will not be moving forward at this time.

Robertson moved and Agostinelli seconded THAT the WITHDRAWAL of site plan application SPR-2022-05, by Garfield Retail Management LLC/Alrig USA Acquisitions, LLC for 3566 N US 31 South, BE ACCEPTED.

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

b. Kid's Creek US 31 Buffer (9:19)

Staff showed some pictures of lots along Kids Creek that had clear cut the natural vegetation. When the site plans were approved, the approval was contingent upon maintaining the natural vegetation buffer near the creek. Staff will alert property owners along Kid's Creek about the vegetative buffer. Sych said that a more comprehensive approach and plan will be needed and possibly an overlay and signage for the area. It was suggested that the Watershed Center and Conservation District become involved in helping to maintain the buffer as well. Commissioners discussed the issue.

10. Items for Next Agenda – August 23, 2023 (9:37)

- a. Master Plan Update – Future Land Use and Master Street Plan
- b. Zoning Ordinance – R-2/R-3 Zoning Districts Potential Changes

11. Adjournment

Fudge moved to adjourn the meeting at 9:43pm.

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



2121 County Road 633, Grawn MI 49637
 # 231-276-9263
 BLAIRTOWNSHIP.ORG

August 8, 2023

This letter is to inform you that Blair Township is preparing to undertake a planning effort to review and update our Master Plan. In accordance with MCL 125.3839 of the Michigan Planning Enabling Act (PA 33 of 2008, as amended), this letter is to notify our neighboring municipalities, county, utilities and any other related entity that has requested this notification of our "Intent to Plan".

Blair Township welcomes your cooperation and comments on the proposed plan. Once a draft of the changes has been prepared and approved for distribution, a copy for your review and comment will be provided electronically. Should you prefer to receive a hard copy of the draft, via first class mail, please provide us with a formal request and address for proper distribution.

If you have any questions or comments on our process, please feel free to contact me at 231.276.9263 ext. 113 or by email at zoning@blairtownshipmi.gov.

Sincerely,

Lisa Guerrieri
 Zoning Administrator
 Blair Township

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CHARTER TOWNSHIP OF GARFIELD

Industrial Park

Market and

Feasibility Study

FALL 2022 - SPRING 2023

prepared by



Industrial Park Market and Feasibility Study

Traverse Connect has conducted an industrial park market and feasibility study for the Township as part of the current professional services contract. This study represents a continuation of the comprehensive economic development strategies provided to public sector partners, including Garfield Township, as outlined in the Traverse Connect Strategic Plan, including leading regional economic development strategy, providing business expansion services, managing talent attraction, and implementing business attraction programs, as well as supporting entrepreneurship and innovation, community development, and infrastructure development.

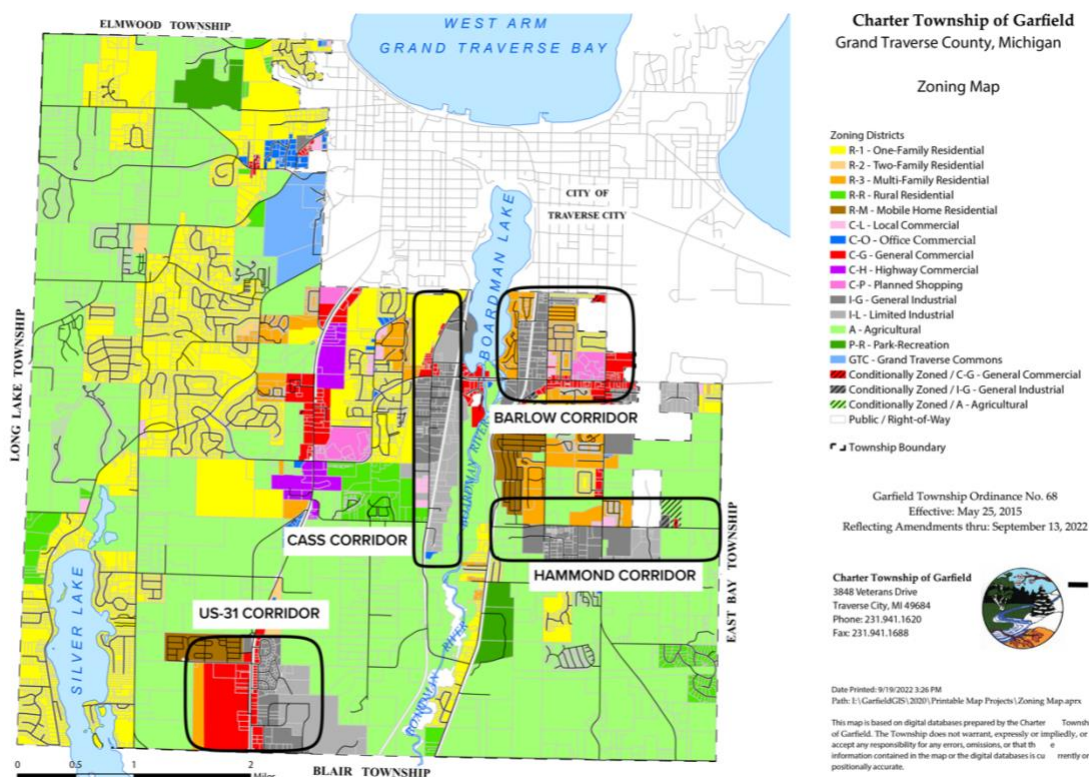
I. Introduction:

Garfield Township has varied land use and zoning and, in many ways, serves as the central nodal hub for Northern Michigan. While many parts of the region are dominated by retail, tourism, housing, commercial, or agricultural land use, Garfield Township has a high demand for every property type and faces pressures to manage a diversified mix of zoning districts and land use plans.

The current inventory of available industrial sites indicates limited availability, and market research reflects pent-up demand and frustration from potential buyers and developers. To address this demand, the Township should consider encouraging and expanding mixed industrial development in targeted zones.

The Township's current land use mix and central location, combined with regional growth pressure, ensure that there will continue to be strong demand for industrial parcels, especially light industrial parcels of varying sizes within the township.

II. Inventory Summary: Industrial sites that are currently and potentially available. This summary is intended as a non-exhaustive listing of example properties in the industrial zones.



- **Cass Corridor;** One of the primary industrial zones for the region with significant property size and tenant diversity. Inventory is limited and is a constraint on current and potential tenants.
 - Sybrandt Road; small, medium, and large properties for lease
 - Cass Road; medium property for sale
 - Miller Creek; large property for sale
- **Hammond Corridor;** A high-priority zone for growth and expansion of industrial, commercial, and residential use. Managing demand, zoning, and growth will be key to this area.
 - Hughes Drive; large property for lease or sale
 - Keane Drive; large property for sale
 - S.E. Hammond/Garfield; large property in the process of development (storage)
 - S.W. Hammond/Garfield; medium parcel available
 - S.W. Lafranier/Hammond; medium parcel for sale, possible large parcel available
- **US-31 Corridor;** the Northern Michigan thoroughfare displays a mix of high-profile retail and commercial frontage, with an opportunity for light industrial use expansion.
 - Blue Star Drive; medium property for sale
 - E. Rennie School; large property for sale, small and medium properties for lease
 - Memorial South Commons; medium property for sale
 - W. Rennie School; large development in progress
- **Barlow Corridor, plus South Airport Road and Continental Drive areas;** constrained area with current industrial zones at near-full capacity and limited options for expansion.
 - Barlow; medium and large properties for lease

III. **Market Analysis: Survey of property use, demand, and gaps based on responses from realtors, developers, Township staff, and industrial company leadership.**

The current market analysis conducted by Traverse Connect indicates that available industrial properties are scarce, especially medium to large lots suitable for high-demand light industrial use. This scarcity has led to high prices for industrial parcels and buildings and is exacerbated by high construction costs, making industrial infill development difficult in Garfield Township. As a result, leasing rates for industrial properties have also increased substantially over the past few years. A lack of available and suitable water and sewer connections in some corridors and across several potential parcels further complicates the challenging development situation.

The potential for a near-term economic downturn, potential recession, and the negative impact of higher interest rates may offer a brief respite as rates rise and a cooling economy balances demand. While there may be near-term economic concerns, it is essential for the township to plan and position itself well for the future, considering the persistent need for small, medium, and large sites for industrial expansion to support regional growth demand.

Market dynamics and direct feedback from various stakeholders, including developers, current property owners, industrial firms, and real estate agencies, highlighted several key concerns and barriers Garfield Township should consider regarding industrial land use and zoning.

Market perception indicates the following.

- A potential excess of retail and office spaces, while lacking industrial properties
- Concern about vacancies with potential for retail decline due to online competition
- A lack of focus from the township in encouraging manufacturing and industrial use
- Overly restrictive regulations and subdivision bylaws (lack of storage as one example)
- An overabundance of agriculture designation that requires a PUD for industrial use

There is an opportunity for Garfield Township to address these issues by putting a greater emphasis on industrial and manufacturing land use while addressing the perceived hindrances and challenges of utilizing key parcels. Strategically planning for future needs in this way can help the township ensure a well-rounded and thriving real estate market and development plan.

IV. Market Demand: Determining, planning for, and addressing the demand for new industrial sites in the Township based on current inventory and survey responses.

Based on the market demand analysis, there is a need for a mix of parcel sizes to provide a diverse range of industrial development opportunities. A combination of smaller and larger parcels to support mixed development within the overall industrial site would be ideal. Readily available water and sewer infrastructure is required to attract businesses requiring larger spaces.

Considering the current dynamics and forecast, Garfield Township should consider a “barbell approach” to meet the demand for new industrial sites. This approach involves creating a mix of smaller, more flexible, and adaptable industrial spaces within mixed-use developments and a limited number of larger, more traditional industrial parcels. Note that it’s crucial to ensure that these new developments have access to water and sewer utilities.

a. Small parcel flexible industrial space demand examples.

- Flex space (office and shop) of 2,000-10,000 square feet with an overhead door
- General warehouse/tool shop type space (landscapers, contractors, etc.)
- 5,000 square feet or more for lease with a loading dock on 0.75-1.5 acres
- Medium parcels of 2-3 acres for buildings of 10,000-12,000 square feet

b. Large parcel industrial space demand examples.

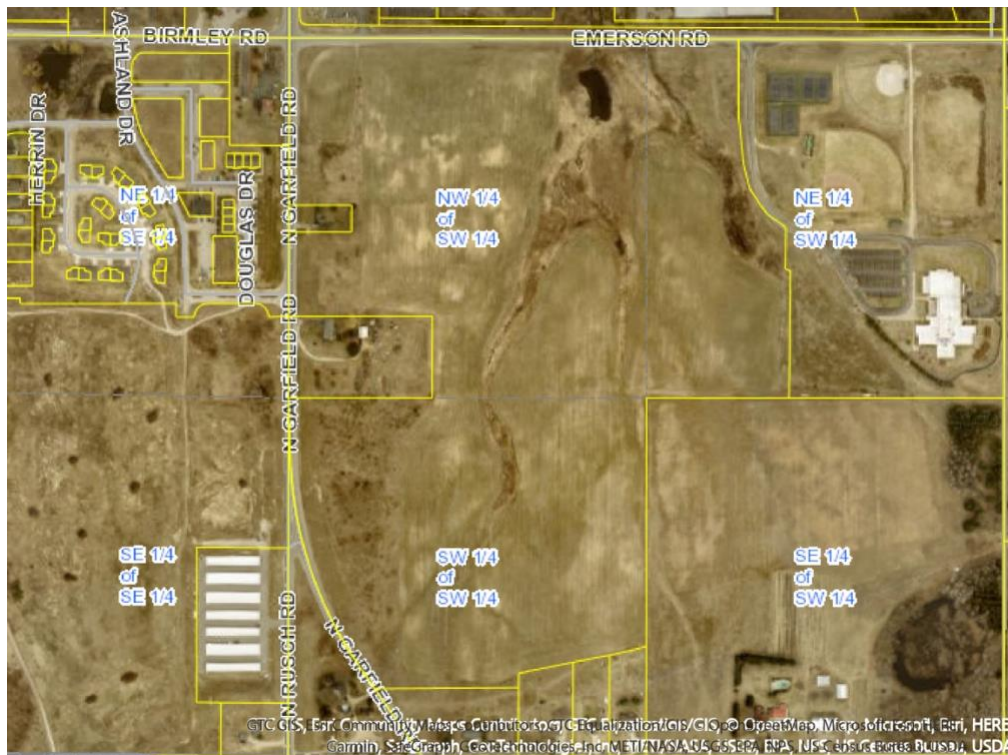
- Larger parcels up to 10 acres to accommodate a phased building approach for growth.
- Build 40,000 square feet but with the potential for expansion to 60,000 square feet.
- Sprinkler systems are required for larger buildings, with increased cost and water/sewer.
- “Hotel” style buildings that allow businesses to add space with growth and expansion.
- More affordable to build larger buildings, which require five acres or more of land.
- Office space attached to production facilities or located nearby.
- Availability of water and sewer connections is crucial for these sites.

V. Zoning Updates: Identifying potential locations for the development of new industrial sites and mixed-use zones to address long-term demand and growth pressures in an appropriate manner.

- a. McRae Hill Road corridor north of the U-Haul site (with view buffer maintained along US-31)



- b. Southeast corner of Garfield and Emerson near TC Christian School



- c. Northwest corner of Hammond and Townline, adjacent to Traversefield industrial



- d. Southwest corner of Hammond and Townline, adjacent to Hughes industrial



e. Northwest corner Rennie School and US-31

- Traverse Connect advised property owner to develop appropriate use mix.
- This could potentially serve as an example for other zoning updates.



VI. Conclusion:

The market analysis conducted by Traverse Connect indicates that addressing the scarcity of available industrial properties would be beneficial for Garfield Township. Demand and opportunity exist for the Township to expand availability of industrial sites in a limited number of select locations with updated zoning. The Township can address the need and encourage a diverse range of industrial development opportunities by providing for a mix of parcel sizes, ensuring readily available water and sewer infrastructure, and fostering a supportive environment for developers. By implementing these strategies, Garfield Township can effectively manage the demand for different property types, address limited availability of industrial sites, and promote appropriate economic growth in Garfield Township.

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Registration Information

Early Bird Registration ends September 8, 2023

Full Conference Registration - Wednesday through Friday

Includes conference materials, educational sessions, refreshment breaks, Wednesday general sessions and reception, Thursday keynote luncheon and general sessions (*MSU Extension Citizen Planner program is an additional charge*).

Early Bird Rates: Member \$435 | Non-Member \$500 | Student \$75

Wednesday Only Registration

Includes conference materials, educational sessions, Wednesday refreshment breaks, Wednesday general sessions and reception.

Early Bird Rates: Member \$225 | Non-Member \$285 | Student \$65

Thursday Only Registration

Includes conference materials, educational sessions, Thursday refreshment breaks, Thursday keynote luncheon and Thursday general sessions.

Early Bird Rates: Member \$275 | Non-Member \$340 | Student \$65

REGISTRATION POLICY

There's a \$65 processing fee to cancel a conference registration on or before September 7, 2023. A written request must be made and sent to the MAP office. NO refunds will be granted on or after September 5, 2023. No-shows the day of the event will be responsible for the full amount of the registration because food/beverage and conference material costs have already been incurred. You may send a substitute (the difference between a member and nonmember will be charged if applicable).

MAP BOARD

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Carmine Avantini, AICP (*Past President*)

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Kelly Freeman

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Scott Kree

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Kami Pothukuchi, PhD (*Faculty*)

Kevin Martin (*Elected Official*)

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MSU EXTENSION CITIZEN PLANNER

3

Michigan State University Extension Citizen Planner Program

\$185 (in addition to the conference fee)

CONFERENCE ATTENDEES can complete the Michigan State University (MSU) Extension Citizen Planner Program in only three days. Only registrants who register for the program (and pay the additional fee) can attend the Citizen Planner Program sessions.

The Citizen Planner Program consists of a six-session course leading to a certificate of completion awarded by MSU Extension. The course is intended for local appointed and elected officials, zoning administrators, and interested citizens. The program cost is \$125 and includes the MSU Extension Citizen Planner Program; notebook with extensive handout materials; lunch during the classroom session Wednesday; the general sessions Wednesday and Thursday, the Keynote Luncheon Thursday, and lunch during the classroom session Friday. This fee is in addition to your conference fee. Sign in and out required.

Participants may also choose to pursue the Master Citizen Planner (MCP) credential by completing the entire course, passing a final exam, and delivering a capstone presentation to their community.

MICHIGAN STATE UNIVERSITY EXTENSION CITIZEN PLANNER PROGRAM SCHEDULE

Wednesday, October 4, 2023

10:00 a.m. - 12:15 p.m.

Session 1: Understanding the Planning and Zoning Context

Learn the legal sources and limitations of planning and zoning authority and explore your understanding of ethical decision-making. (Lunch provided)

Harmony Fierke-Gmazel, AICP, Michigan State University Extension

12:45 p.m. - 3:15 p.m.

Session 2: Planning for the Future of Your Community

Recognize the function and importance of a master plan, know the process for developing one and its relationship to zoning.

Tyler Augst, Michigan State University Extension

Thursday, October 5, 2023

9:45 a.m. - 12:15 p.m.

Session 3: Implementing the Plan with Zoning

Discover the importance of zoning, learn how zoning is administered and gain confidence in your zoning reviews, including site plans.

Mary Reilly, AICP, Michigan State University Extension

2:30 p.m. - 5:00 p.m.

Session 4: Making Zoning Decisions

Learn how to adopt and amend a zoning ordinance, understand the role of the zoning board of appeals and obtain skills in basic property development methods.

Kambriana Crank, Michigan State University Extension

Friday, October 6

8:30 a.m. - 11:00 a.m.

Session 5: Using Innovative Planning and Zoning

Strategize with placemaking and design-based solutions for local and regional success in the New Economy.

Brad Neumann, AICP, Michigan State University Extension

11:15 a.m. - 1:45 p.m.

Session 6: Successfully Fulfilling Your Role

Strengthen your ethical decision-making skills, apply standards to your decision-making and know when to ask for help. (Light lunch provided)

Bethany Prykucki, Michigan State University Extension

WEDNESDAY, OCTOBER 4, 2023

10:00 a.m. - 11:00 a.m.

› How to Use AI in Your Planning Practices | 1 CM

An ever-expanding set of planning tools and technology coupled with traditional decision-making and public participation processes can be a lot to juggle. New Artificial Intelligence-assisted tools may change the way planners work. Join presenters in exploring the pros and cons of using AI in the planning process.

Rachel Bush, OHM Advisors; **Eric Dryer**, AICP, OHM Advisors

11:00 a.m.

Lunch on your own

12:30 p.m. - 2:00 p.m.

› 2023 Legal and Legislative Update | .5 CM + 1 LAW ⚡

Court decisions and legislation continue to change the framework in which community planning takes place. There have been significant court decisions at the state and federal level. This session reviews the latest legal and legislative developments and what they might mean for local communities and the work planners do.

Emily C. Palacios, JD, Miller Johnson; **Catherine Kaufman, JD, AICP**, Bauckham, Thall, Seeber, Kaufman & Koches PC

12:45 p.m. - 3:15 p.m.

› MSU Extension Citizen Planner Session 2: Planning for the Future of Your Community

Recognize the function and importance of a master plan, know the process for developing one and its relationship to zoning.

Tyler Augst, Michigan State University Extension

1:00 p.m. - 2:00 p.m.

› Fox Run Manufactured Housing Community | 1 CM RESILIENCY →

The story of the Fox Run manufactured home development is one that transpires over 6 years. Hear about the ins and outs and ups and downs that finally led to the approval and construction of a 140 unit manufactured housing community.

Scott McPherson, City of Boyne; **Steve Schnell**, AICP, Camp Daggett

› Next Step Project Management | 1 CM

This session will engage entry level to middle level planning professionals on how to transition to the project management role. Our panel discussion will focus on multi-firm and range of experience perspectives regarding career advice, understanding business terms, project management, and client relationship skills.

Caitlyn Habben, AICP, Wade Trim; **Adam Young**, AICP, Wade Trim; **Justin Sprague**, CIB Planning; **Kyle Mucha**, AICP, McKenna

2:30 p.m. - 3:30 p.m.

› Have you met BESS? Battery Energy Storage Systems and How to Zone for Them | 1 CM RESILIENCY →

Battery energy storage systems are becoming an increasingly viable technology to improve grid reliability and energy sustainability. A growing number of utilities and state policy makers are looking to deploy BESS in Michigan. Learn about BESS technology, its potential local impacts (positive and negative), and zoning considerations where BESS facilities have been proposed.

Madeleine Krol, University of Michigan; **Mike Auerbach**, AICP, Carlisle / Wortman Associates, Inc.; **Craig Strong**, Code Enforcement Services

› Implementing Missing Middle Housing for Attainable Workforce Housing | 1 CM RESILIENCY →

Maintaining affordable housing stock for both year-round and seasonal employees has become increasingly difficult in the coastal city of Frankfort. Inspired by the MML Missing Middle Pattern book, the City worked with the Frankfort Area Community Land Trust and Wade Trim to develop guidelines to add missing middle housing specifically for attainable workforce housing. Hear about the ordinance adoption and the development it hopes to achieve.

Chip Smith, AICP, Wade Trim; **Speaker and Moderator Jay White**, Frankfort Area Community Land Trust; **Josh Mills**, Frankfort Superintendent; **Mayor JoAnn Howlerda**, City of Frankfort

› Short Term Rental Case Study | 1 CM LAW ⚡

Long Lake Township began regulating short term rentals in 2019. This popular lake community had experienced vacation rental impacts-- noise complaints, increased boat traffic, septic system stress, absentee owners, loss of community, and pressures on the housing market. These trends made regulating vacation rentals a necessity. Learn how Long Lake created a model short term rental certification program that continues to evolve and improve, and how the program resulted in some surprising community benefits that reach beyond simply controlling rentals.

Leslie Sickterman, AICP, Long Lake Charter Township; **Claire Karner**, AICP, East Bay Township; **Jacob N. Witte**, JD, Fahey Schultz Burzych Rhodes

› Tribal Planning: Staying Relevant | 1 CM

In Michigan, there are 12 federally recognized American Indian tribes that each have unique history, culture, political structure and have a special status under federal laws and treaties. Learn about the tribal perspective and approach to mitigating issues associated with climate change, broader population shifts, food security, energy security, and economic prosperity. The world is a fast-changing place and by looking out into the future we can detect changes, and work to prepare our tribal community to be able to adapt and respond to those changes.

Larry Jacques, Sault Ste. Marie Tribe of Chippewa Indians;

Moderator: Margo Hill, JD, Director of the Eastern Washington University

3:45 p.m. - 4:45 p.m.

› General Session: Understanding Tribal Sovereignty and Collaboration with Tribal Governments | 1 CM LAW

Tribes are sovereign governments and are in a very different position from a city or other subdivisions of a state. Tribal governments and enterprises are often the largest employer in their county and thus impact natural resources, local transportation systems and economies. Understanding Federal Indian Policies and tribal sovereignty will assist planners in working with tribal governments as tribes increasingly have tribal trust property developments located off reservation.

Margo Hill, JD, *Director of the Eastern Washington University*

› Tribal Planning Program

4:45 p.m. - 5:45 p.m.

› McKenna Symposium – 13 Ways to Kill Your Community 1 CM

Doug Griffiths, a strategist with a passion for community building, will offer valuable lessons on what makes the difference between a prospering community and a failing one. He has supported, guided and inspired hundreds of communities to create effective change. Based on the bestselling book, *13 Ways to Kill Your Community*, this presentation is a no-nonsense, practical approach to create thriving communities. As a former Canadian politician and member of the Legislative Assembly of Alberta, he understands planning, the role of government, and the politics of change. His political career behind him, he is the president and chief executive officer of 13 Ways.

Doug Griffiths, *Author*

5:45 p.m. - 6:30 p.m.

› Exhibitor Reception

The Planning Michigan opening reception is for all attendees. Expand your networks, connect with state leaders and share experiences with fellow officials. Cash bar and hors d'oeuvres included.

6:30 p.m. - 7:30 p.m.

› Awards Presentation

Please join us to recognize our long time members, leadership award recipients, and project award recipients. Everyone's welcome

8:00 p.m. - 9:30 p.m.

› PlanningMI Trivia Extravaganza Clubhouse Grill (at Grand Traverse Resort)

Trivia night is back! Which team will emerge victorious in a test of urban planning knowledge? Get ready to have a fun night at trivia and meet new people. See how well you know famous planners, current events in urban planning, and more! Hosted by the MAP Emerging Planning Professionals (EPP) Committee. Sign-ups ahead of time are available and encouraged, though walk-ins will be accepted if space permits.

THURSDAY, OCTOBER 5, 2023

8:30 a.m. - 9:30 a.m. | 1 CM

› General Session: Smaller Cities in a Shrinking World: Learning to Thrive Without Growth

Urban planner and thinker Alan Mallach spent the last 30 years working in and writing about shrinking cities. He brings together his experience with a deep understanding of global and American social, economic and demographic trends. Global population growth is slowing down and will soon decline, while the growth model we've relied on to build prosperity—even though uneven—is increasingly becoming less tenable. But economic decline and widespread poverty are not inevitable. Learn how planners can respond to the demands of a rapidly changing world, and help plan a better future for their towns and cities (book signing following).

Alan Mallach, *Author, Smaller Cities in a Shrinking World*

9:45 a.m. - 11:00 a.m.

› Local Zoning Analysis Key to Housing Affordability .25 CM + 1 CM RESILIENCY

In this session you will learn how to evaluate your zoning code for housing affordability. Looking at current zoning, see what it would cost to build to the code, and who can and can't afford it. What if the mismatch isn't addressed? And what are the options for households being priced out? We'll look at different market contexts and neighborhood types, and propose a variety of solutions from zoning, incentives, and deed restrictions to CLTs, CDFI partnerships, and MSDA, MEDC and MDARD programs.

Ryan Kilpatrick, AICP, EDFP, *Flywheel Community Development Consultants LLC*; **Yarrow Brown**, *Executive Director, Housing North*

› Making Space for Urban Trees | .25 CM + 1 CM RESILIENCY

Trees are beneficial to communities, but details are important. Learn about recommended and non-recommended species, appropriate planting and maintenance standards, grant opportunities for communities, as well as tree ordinance and policy best practices.

Lawrence P. Sobson, *Michigan Department of Natural Resources*

› **Public Private Partnerships for Transforming Commercial Corridors | 1.25 CM**

The East Grand Boulevard Streetscape Transformation Project in Detroit's Historic North End is a non-traditional model for streetscape design and implementation. Learn how a community development organization raised the necessary funds and collaborated with residents, artists, and other stakeholders to create a vision and vibe for the corridor.

Monica Edmonds, Vanguard CDC; **Marja Farrow**, Farrow Group, Inc.; **Barry Burton**, City of Detroit; **Darrell Greer**, You Services, LLC

› **What Planners Need to Know About Challenges to Siting Renewable Energy in Michigan | .25 CM + 1 CM RESILIENCY →**

As stakeholders in addressing climate change, planners are uniquely qualified to facilitate appropriate local decisions that have impacts to our global condition of a warming planet. Understanding the unique challenges to siting renewable energy – application complexity, technical standards, conflicts of interest, NIMBYism, and misinformation, to name just a few – can be overwhelming, but it doesn't have to be.

Alan Bean, AICP, Spicer Group; **Moderator: Sarah Mills**, PhD, University of Michigan

11:15 a.m. - 12:30 p.m.

› **Broadband Planning: An Overview, Case Studies, and the Regional Approach | .25 CM + 1 CM RESILIENCY →**

Broadband internet is a critical component of home, work, care, and leisure. Learn the basics of broadband planning and how important it is to communities and regions. There will also be a demonstration of a new tool: the Southeast Michigan Broadband Navigator.

Noah Bussell, SEMCOG; **Lisa Waskin**, Superior District Library

› **Everyday Ethics: A Planner's Guide | .25 CM + 1 CM ETHICS**

The AICP Code of Ethics and Professional Conduct guides and inspires ethical decision-making, while protecting AICP-certified planners when faced with controversial or difficult choices. The Code was updated in 2021 to reflect the ever-changing issues that planners face. Join MAP PDO Christina Anderson, AICP and Jill Bahm, AICP for an overview of the Code, and hands on group exercises that will really make you think. help you apply these principles in real life, and where to go when you are grappling with an issue.

Jill Bahm, AICP, Giffels Webster; **Christina Anderson**, AICP, City of Kalamazoo and MAP PDO

› **Giga and Mega Projects: Community Planning and Zoning Approaches | 1.25 CM**

Large scale batteries are the way of the future. Where will they be built and where will they be stored? This session will present how communities can ensure that they have planned for this possible use and have zoning that is up to date. State and local experts will also highlight what other tools (for instance, enterprise zones, community benefit agreements, and others) can be helpful.

› **MAP Housing Policy Workshop | .25 CM + 1 CM RESILIENCY →**

Join the MAP Government Relations Committee for a facilitated workshop session to review and discuss the draft MAP Housing Policy. We need your expertise to ensure the draft policy encompasses strategies for diverse contexts statewide—and to identify case studies and precedents for local action. Grab your brainstorming cap and be prepared to collaborate like only planners can!

Kathleen Duffy, AICP, Smith Group; **Rachel Smith**, AICP, Smith Group; **Richard Murphy**, AICP, MML

12:30 p.m. - 2:00 p.m.

› **Keynote Luncheon | APA Equity in Zoning Policy Guide: An Overview and Into Action | 1 CM EQUITY ●**

The American Planning Association's recently adopted Equity in Zoning Policy builds on the AICP Code of Ethics, and underscores the ethical obligation that planners who “write, administer, or enforce zoning regulations take clear steps to avoid or “undo” unfair outcomes ... and unequal ability to participate or influence ... the zoning process. Don Elliott was one of the key authors of the APA Policy. He will present the origins of zoning disparities, and how development of this guide provides planners with the tools to mitigate them.

Donald L. Elliott, JD, FAICP, Clarion Associates

2:15 p.m. - 3:30 p.m.

› **Campus Planning for Net Zero Water .25 CM + 1 CM RESILIENCY →**

To achieve their sustainability objectives, the Detroit Zoo's water goals include reducing water consumption, aligning stormwater runoff with the natural hydrology, and reusing water where possible. Learn about the planning process, unique campus considerations when the residents are animals, and the intersection of planning and civil engineering on the Zoo's journey to Net Zero Water.

Andy McDowell, ASLA, SITES AP; **Cassi Meitl**, AICP, Spaulding DeDecker; **Tricia DeMarco**, PE, AICP, SITES AP, LEED AP

› **Equity in Zoning: How to Implement the APA Policy Guide in Your Community** | .25 CM + 1 CM EQUITY ●

This session highlights zoning equity reforms to Detroit regulations, and then allows you to apply the Equity in Zoning Policy Guide through active learning. We'll walk through practical examples of use regulations, development standards, rezoning and development review procedures, and apply the policies to specific situations to identify how to reduce or remove discriminatory impacts, and equally important – avoid causing unintended impacts on historically disadvantaged and vulnerable populations.

Donald L. Elliott, FAICP, Clarion Associates; **Kimani Jeffries**, Detroit City Planning Commission

› **Facilitating Change in a Sensitive Community: How to Boil the Frog** | 1.25 CM

What does a charter amendment banning buildings that are 60 feet or taller, a citizen blocking a \$20M dam replacement, and an almost near miss on a \$20M transportation investment all have in common? Learn how Traverse City planners are navigating a volatile landscape as they undertake a new Master Plan and Mobility Plan, restore downtown streets to 2-way circulation, and redesign MDOT's Grandview Parkway. Tailored community engagement methods are producing "wins" in this complex political environment.

Shawn Winter, City of Traverse City; **Suzanne Schulz, FAICP**, Progressive AE

› **What's your Land Division Prowess: 'Splitting Headache' or 'Divide and Conquer'?** | .25 CM + 1 CM LAW 🐘

After reviewing the fundamentals of the Land Division Act, presenters will take turns analyzing and solving real world case studies. From calculating parcel width to depth, to determining adequate access, to counting divisions over time, this session will ease your splitting headaches. Send your own land division headaches in advance for the group to divide and conquer.

Brad Neumann, AICP, Michigan State University Extension
Amy DeHaan, MMAO(4), Garfield Township

4:00 p.m. - 5:30 p.m.

Annual Meeting

› **General Session - Ready or Not: Preparing for Change in Rural Michigan** | 1 CM

Rural Michigan is poised for exciting new opportunities, but in order to capitalize on them, communities need to be ready with the right plans, strategies, and tools. The Office of Rural Development, in Michigan's Department of Agriculture and Rural Development, is working in partnership with

communities and other state agencies to build readiness for new investment and opportunities in housing, workforce, infrastructure, economic development, and other rural priorities. Hear about the challenges and opportunities faced by rural Michigan, the components of 'rural readiness', and how the ORD and other partners are helping communities to prepare for change and opportunity.

Sarah Lucas, AICP, Director, Office of Rural Development

› **Shuttle Service to Downtown Traverse City**

› **6:00 p.m. – Midnight** (the last shuttle to Grand Traverse Resort departs from Traverse City at 11:30 p.m.)

Sponsored Receptions

› **5:30 p.m. - 7:30 p.m. McKenna**

› **6:30 p.m. - 8:30 p.m. Giffels Webster**

› **8:00 p.m. - 10:00 pm. Atwell**

FRIDAY, OCTOBER 6

8:30 a.m. - 9:45 a.m.

› **Tools and Tactics for Sustainable Small Harbors** **.25 CM + 1 CM RESILIENCY** ➡️

Small coastal communities in Michigan struggle with fluctuating water levels, aging infrastructure, climate change, legacy pollutants, economic shifts, and limited community capacity. Learn about the Michigan Sea Grant's and the State of Michigan's Sustainable Small Harbors Tools and Tactics Guidebook. The Guidebook is a toolkit of best practices, resources, and funding opportunities to support community planning efforts to revitalize their waterfronts and harbor infrastructure.

Donald D. Carpenter, PhD, PE, LEED AP, Lawrence Technological University

› **Trident, The Whole Community Approach** **.25 CM + 1 CM LAW** 🐘

Trident is an alliance of Saginaw township staff (Community Development, Police Department and Fire Department), whose goal is to promote community standards with a practical approach. Hear how collaboration to enforce zoning regulations, property maintenance codes, public safety laws and fire codes has provided a high quality of life for township residents.

Rhanya Faulk, Saginaw Township

› **Truly Unified Development Codes - Regional Planning to Pattern Zones** | 1.25 CM

What can Michigan learn from a county in Oklahoma? By partnering, mentoring, and providing the necessary tools Imagine Rogers County and local partner planning induced local change to increase needed housing. This session provides the inspiration and the recipe for Michigan counties to successfully partner with their local communities.

Brad Lonberger, AIA, AICP, CNU-A, Michigan Area for Place Strategies

› **Two to Tango: The Critical Role of Public Planners in Michigan's Economic Development | 1.25 CM**

Explore the delicate dance between progress and equity in planning and economic development. Planners play a vital role in guiding growth while safeguarding community integrity, and while there are some conflict points between planning and economic development principles, understanding how to nimbly pirouette between similar objectives can yield positive outcomes for your community. Experts will share strategies to foster responsible and sustainable growth.

Christopher Germain, AICP, *Lake Superior Community Partnership*;
Lenny Avery, *Target Alpena Development Corporation*

10:00 a.m. - 11:15 a.m.

› **A County Planning Renaissance: The Barry County "Live Better" Plan | 1.25 CM**

County Planning has long been an afterthought in Michigan. Relatively few counties have a Planning Commission, with even fewer exercising zoning authority. But one county is bucking that trend - Barry County, which adopted its innovative "Live Better" Master Plan in 2023. The plan expands on community-level planning efforts to create a unified vision for the growing County, in order to leverage its farmland, lakes, rolling hills, and historic small towns into high quality of life.

Rebecca Harvey, AICP, *Harvey Consulting*;
Christopher Khorey, AICP, *McKenna*

› **Are You Ready for AICP?**

AICP Certification brings value to your career, the organization you work for, and the communities you serve. Preparing for the AICP Exam requires strategy, as well as time. At this session, you will learn from fellow planners who recently passed the test to hear how they did it. What were their tricks and tools for success? We'll review the APA's AICP Exam Tips to parse out what policy guides, reading lists, and exam prep material are most valuable.

› **Housing an Aging Population | .25 CM + 1 CM RESILIENCY →**

Baby Boomers will soon turn 80 years old, ushering in an era of unprecedented senior population growth across the nation. In this session, we will take you through the evolution of senior living (from the 1700s to the wide variety of options available today) and discuss important trends facing the senior living industry. You'll walk away understanding the impact of these trends within your community. Will you be prepared to house them all?

Larry Kearney, CPA, *Plante Moran Living Forward*; **Jacob Boss**, *Plante Moran Living Forward*



MOBILE WORKSHOPS 9

Mobile Workshops are \$25 (in addition to the conference fee)

Tours include some form of physical activity – please dress accordingly.

WEDNESDAY, OCTOBER 4

9:30 a.m. - 12:00 p.m.

› **Solutions Brunch – Local Manufactured Housing Community and Home Tour**

Manufactured homes provide affordable homeownership opportunities for families throughout Michigan – on land owned by the homeowner or in beautiful, clean, safe, and welcoming land-lease communities. With exceptional quality and unsurpassed speed-to-market, manufactured homes are an option that cannot be ignored in the face of housing supply and affordability crises. Enjoy brunch and hear more from experts with an onsite tour of a local manufactured housing community.

11:00 a.m. - 1:30 p.m.

› **Bike Tour + Lunch from Grand Traverse Resort to Traverse City and around Boardman Lake.**

Experience the Boardman Lake Trail first hand and hear about the vision, challenges and hurdles it took over the last 30 years to build this popular trail where the final section was completed in July 2022. The tour is a 12 mile route, mostly flat, paved trails. We will end at the Filling Station, one of Traverse City's most popular microbreweries located in a historic train station with views of Boardman Lake (lunch is included). Bring your own bike or rent a bike option for an additional \$25.

Elizabeth Calcutt, TART Trails; Russ Soyering, FAICP

1:00 p.m. - 3:30 p.m.

› **Commongrounds and Envision Eight Street Plan**

Commongrounds' mission is to build a more empowered community through cooperatively owned places that connect people and actively integrate wellness, arts, family and food. This little building includes affordable housing, daycare, co-working, food incubation, and visual and performing arts. Hear about Commongrounds plus the City's 2013 Envision Eighth Street Plan and how this project is addressing community needs while transforming the Eighth Street corridor.

Megan Motil, Parallel Solutions; Rob Bacigalupi, AICP, Mission North, LLC

THURSDAY, OCTOBER 5

9:45 a.m. - 12:30 p.m.

› **A Taste of Value-Added Agriculture**

Join us for a tour of a variety of local agribusinesses and learn how zoning can afford farmers opportunities to diversify experiences offered to the public. Stops will include Elderberry Farms Estate and Jacob's Farm TC. We will also meet with a farmer starting a new lavender agri-business. Each stop includes a short tour, a presentation about each farm's mission, and a sample of the farm's offerings.

Leslie Sickterman, AICP, Charter Township of Long Lake; Trudy Galla, AICP, Leelanau County, MAP Board of Directors

› **The Uncommon Commons**

Join us for a unique walking tour of the Grand Traverse Commons and Historic Barns Park. Formerly the Northern Michigan Asylum, this legacy of the state left a lot of unknowns for the community when it was closed in 1989. As one of the nation's largest adaptive reuse projects, you'll learn about all the efforts, collaborations, failures, and successes the community experienced making this crown jewel of Traverse City what it is today.

Matt Cowall, Executive Director, Joint Rec Authority; Raymond Minervini, The Minervini Group, LLC; Shawn Winter, City of Traverse City

2:00 p.m. - 4:00 p.m.

› **Attention Former Kmart Shoppers: Transforming the Cherryland Mall**

This tour will highlight ongoing efforts to transform an aging retail center in Garfield Township, including adaptive reuse of a former Kmart into the new Traverse City Curling Center. Originally built as the Cherryland Mall in 1976, the mall faced many challenges over the past decade including the closure of all three anchor retail tenant spaces. Learn how Garfield Township conducted a neighborhood planning process to address challenges in this area and inspire future redevelopment.

John Sych, AICP, Charter Township of Garfield, Planning Director; Stephen Hannon, AICP, Charter Township of Garfield, Deputy Planning Director; Kevin Byrne, Vice President, Traverse City Curling Club

› **Downtown Walking Tour**

Learn how local leaders bucked 56-years of "tradition" to change one of Downtown Traverse City's main streets from one-way traffic to two-way traffic. Participants will also learn about efforts to reimagine underutilized parcels into active and transformational public spaces, (e.g., Downtown Riverwalk and workforce housing). Recently approved planning tools that are working to preserve the unique concentration of local independent retailers will be highlighted.

Nicole VanNess, Transportation and Mobility Director

WEDNESDAY, OCTOBER 4, 2023

9:30 a.m. - 12:00 p.m.

Mobile Workshop: Solutions Brunch – Local Manufactured Housing Community and Home Tour

10:00 a.m. - 11:00 a.m.

- › How to Use AI in your Planning Practices
1 CM

11:00 a.m.

- › Lunch on your own

11:00 a.m. - 12:30 p.m.

- › Emerging Planning Professionals (EPP) Lunch and Annual Meeting (EPP members only)

11:00 a.m. - 1:30 p.m.

- › Bike Tour + Lunch

1:00 p.m. - 3:30 p.m.

- › Mobile Workshop: Commongrounds and Envision Eight Street Plan

12:30 p.m. - 2:00 p.m.

- › 2023 Legal and Legislative Update
.5 CM + 1 LAW

1:00 p.m. - 2:00 p.m.

- › Next Step Project Management | 1 CM
- › Fox Run Manufactured Housing Community | 1 CM RESILIENCY →

2:30 p.m. - 3:30 p.m.

- › Have you met BESS? Battery Energy Storage Systems and How to Zone for Them | 1 CM RESILIENCY →
- › Implementing Missing Middle Housing for Attainable Workforce Housing | 1 CM RESILIENCY →
- › Short Term Rental Case Study | 1 CM LAW
- › Tribal Planning: Staying Relevant | 1 CM

3:30 p.m. - 4:30 p.m.

- › General Session: Understanding Tribal Sovereignty and Collaboration with Tribal Governments | 1 CM LAW
Margo Hill, JD, Director of the Eastern Washington University Tribal Planning Program

4:30 p.m. - 5:45 p.m.



- › McKenna Symposium – 13 Ways to Kill Your Community | 1 CM | Doug Griffith, Author

5:45 p.m. - 6:30 p.m.

- › Exhibitor Reception - All attendees invited

6:30 p.m. - 7:30 p.m.

- › Awards Presentation – All attendees invited

8:00 p.m. - 9:30 p.m.

- › EPP Trivia Night

THURSDAY, OCTOBER 5, 2023

8:30 a.m. - 9:30 a.m.

- › General Session: Smaller Cities in a Shrinking World: Learning to Thrive Without Growth | 1 CM | Alan Mallach, Author, *Smaller Cities in a Shrinking World*

9:45 a.m. - 11:00 a.m.

- › Making Space for Urban Trees | 1.25 CM
- › Public Private Partnerships for Transforming Commercial Corridors
1.25 CM
- › Local Zoning Analysis Key to Housing Affordability
.25 CM + 1 CM RESILIENCY →
- › What Planners Need to Know About Challenges to Siting Renewable Energy in Michigan | .25 CM + 1 CM RESILIENCY →

9:45 a.m. - 12:30 p.m.

- › Mobile Workshops:
 - › A Taste of Value-Added Agriculture
 - › The Uncommon Commons

11:15 a.m. - 12:30 p.m.

- › Broadband Planning: An Overview, Case Studies, and the Regional Approach
.25 CM + 1 CM RESILIENCY →
- › Everyday Ethics: A Planner's Guide
.25 CM + 1 CM ETHICS
- › Giga and Mega Projects: Community Planning and Zoning Approaches
1.25 CM
- › MAP Housing Policy Workshop
.25 CM + 1 CM RESILIENCY →

12:30 p.m. - 2:00 p.m.

- › Keynote Luncheon | APA Equity in Zoning Policy Guide: An Overview and Into Action | 1 CM EQUITY • | Donald L. Elliott, JD, FAICP, Clarion Associates

2:15 p.m. - 3:30 p.m.

- › Campus Planning for Net Zero Water
.25 CM + 1 CM RESILIENCY →
- › Equity in Zoning: How to Implement the APA Policy Guide in Your Community
.25 CM + 1 CM EQUITY •
- › What's your Land Division Prowess: 'Splitting Headache' or 'Divide and Conquer'? | .25 CM + 1 CM LAW
- › Facilitating Change in a Sensitive Community: How to Boil the Frog
1.25 CM

2:00 p.m. - 4:00 p.m.

- › Mobile Workshops:
 - › Attention Former Kmart Shoppers:
 - › Transforming the Cherryland Mall
 - › Downtown Walking Tour

4:00 p.m. - 5:15 p.m.

- › Annual Meeting
- › General Session: Ready or Not: Preparing for Change in Rural Michigan
1 CM | Sarah Lucas, AICP, Director, Office of Rural Development

Sponsored Receptions

- › McKenna 5:30 p.m. - 7:30 p.m.
- › Giffels Webster 6:30 p.m. - 8:30 p.m.
- › Atwell 8:00 p.m. - 10:00 pm.

6:00 p.m. - Midnight

- › Shuttle Service to Downtown Traverse City

(Last shuttle back to resort departs from Traverse City at 11:30 p.m.)


FRIDAY, OCTOBER 6, 2023

8:30 a.m. - 9:45 a.m.

- › Two to Tango: The Critical Role of Public Planners in Michigan's Economic Development | 1.25 CM
- › Tools and Tactics for Sustainable Small Harbors | .25 CM + 1 CM RESILIENCY →
- › Trident, The Whole Community Approach | .25 CM + 1 CM LAW
- › Truly Unified Development Codes - Regional Planning to Pattern Zones
1.25 CM

10:00 a.m. - 11:15 a.m.

- › A County Planning Renaissance: The Barry County "Live Better" Plan | 1.25 CM
- › Housing an Aging Population: Is Michigan Ready? | .25 CM + 1 CM RESILIENCY →
- › Are You Ready for AICP?

 Charter Township of Garfield Planning Department Report No. 2023-102		
Prepared:	August 16, 2023	Pages: 1
Meeting:	August 23, 2023 Planning Commission Study Session	Attachments: <input checked="" type="checkbox"/>
Subject:	Master Plan Update – Future Land Use and Master Street Plan	

The August 23 study session will cover Future Land Use and the Master Street Plan:

- The **Future Land Use** designations describe different areas of the Township intended for specific land uses and are formed around a common set of characteristics. For example, “agricultural and rural land” refers to areas with low density and soils that are suitable for farming. Future land use categories from the current Master Plan are attached to this report.

The **districts, nodes, and corridors**, discussed during the prior study session, are attached to this report and have been updated to include more detailed descriptions. Districts, nodes, and corridors can provide a starting point for discussion on potentially updating the future land use designations for certain areas of the Township, or for complementing the future land use designations with an additional set of considerations for these areas.

- The **Master Street Plan** is a master plan component described by the Michigan Planning Enabling Act which may potentially be used for describing all “components of a transportation system and their interconnectivity including streets and bridges, public transit including public transportation facilities and routes, bicycle facilities, pedestrian ways, freight facilities and routes, port facilities, railroad facilities, and airports.”

The Master Street Plan is intended to be developed from the corridors described above and include potential future road connections. Identifying corridors allows for a focus on specific future needs such as street connections, cross-access, and access management. Planning for corridors requires a collaborative effort with the Grand Traverse County Road Commission (GTCRC) and Michigan Department of Transportation (MDOT).

NEXT STEPS:

Forthcoming reviews are as follows:

<i>Study Session Date</i>	<i>Subject</i>
September 27, 2023	Future Land Use, Future Connections
October 25, 2023	Implementation Strategies, including Zoning Plan

ACTION:

No action is required. This report and attachments are for review and discussion only.

Attachments:

1. Districts, Nodes, and Corridors – draft dated August 16, 2023
2. Districts, Nodes, and Corridors Map – draft from August 16, 2023
3. Current Future Land Use Designations Map – dated August 16, 2023
4. Current Future Land Use with Districts, Nodes, and Corridors Map – dated August 16, 2023

DISTRICTS AND NODES

Districts and nodes provide a hierarchical set of identified land use and development patterns within Garfield that support the above core concepts. This Plan identifies and strengthens districts and nodes and binds them with corridors by aligning future land use designations, future connections, and planning policies that increase the vitality of these emerging places. A description of each district and node is provided as follows, along with guiding principles for the future of each district or node.

DISTRICTS

A district is a large expanse within Garfield with noticeable concentrations of residential, commercial, and/or institutional uses. Districts may be further defined by geographic features and access from major roads. A district may serve the needs of residents and visitors to the area. The following districts complement future land use designations.

BARLOW/GARFIELD – D1

Barlow/Garfield is located on the east side of the Township including the Cherryland Center area, Barlow Street, South Airport Road, Garfield Avenue, and surrounding sites. It's the oldest commercial area within Garfield and has a strong linear connection to Traverse City. The district provides extensive opportunity to continue reinvestment in underutilized property.

Guiding principles:

- Mixed-Use. Mixed-use development on primary corridors is encouraged including higher density residential, commercial, entertainment, lighter industrial, office, public gathering spaces, and institutional uses. Consideration shall be given to surrounding existing uses, future land use, and site design to determine the compatibility of proposed mixed-use developments.
- Public Spaces. Development throughout the district will account for public spaces including public gathering, parks, and recreational areas. Public spaces in the district will accommodate a variety of activities and promote public safety and community identity.
- Connectivity. Development throughout the district will provide connectivity by including sidewalks and trails along primary corridors to promote walkability, internal street connections, cross-access agreements to allow access between adjacent sites and to manage curb cuts, and connections to transit services.
- Site Design. Sites are to be designed at a scale that encourages a neighborhood character appropriate for the surrounding area. Site design will reinforce the development principles through consistency in building setback and placement, landscaping and planting elements, and other site features.
- Housing. New housing will allow for a diverse selection of unit types and sizes, which will serve the varied housing needs of the neighborhood population.
- Future Land Use.
 - Cherryland Center. Redevelopment of the Cherryland Center is envisioned as a catalyst for the neighborhood and to spur additional investment. The current C-P Planned Shopping zoning of the property permits a wide range

of uses from entertainment centers to hotels. Further changes to the C-P district could allow for a greater flexibility in uses while also addressing connectivity, design standards, and other issues. The application of a planned unit development would provide greater flexibility to developers while also meeting community goals. A full redevelopment would allow for the creation of a public square or park where people could gather as a community and share experiences, as well as other amenities.

- West Side of Barlow Street. The west side of Barlow Street is mostly light industrial. The continuation of light industrial uses is encouraged while also allowing for additional complementary uses that create an innovation district. Business incubators, live-work units, makerspaces, and limited commercial may be considered for this area.
- East Side of Barlow Street. Improvement of this area will see a mix of new single and multi-family dwellings. Office and commercial uses may be permitted on Barlow Street between Floresta and South Airport Road.
- Garfield Avenue and South Airport Road (East of Barlow). This area serves as a vital commercial center for the Township and region. Commercial uses along Garfield Avenue and South Airport Road, east of Barlow Street, should be maintained and improved. Improved access to these businesses is important for their continued vitality.
- South Airport Road (West of Barlow). Industrial uses are needed to provide essential products and services for the community. Industrial uses should be maintained and improved along South Airport Road, west of Barlow Street. Complementary uses should be applied sparingly to keep it primarily an industrial area.
- Airport Overlay Zone. Land use changes in this area are subject to the Airport Overlay Zone and need to be planned to be compatible with Zone standards and requirements.
- Zoning.
 - Placement, scale, and design of buildings should establish a sense of place, while increasing the allowable density of land development creates a critical mass of activity. This critical mass of activity, through density, mix of uses, architectural character, and recreational opportunities draw new investment, visitors, and residents. Any new buildings in the area shall promote a pedestrian scale, neighborhood character. For streets designed to be walkable, setbacks should be smaller and building placement should be consistent between neighboring sites.
 - To provide for a variety of development options, development of a mixed-use zoning district should be considered, and the use of Planned Unit Developments should be applied where feasible to provide flexibility in uses and improved urban design.
 - To increase neighborhood walkability, buildings should be placed close together and sidewalks should be constructed along major roads and interior streets and drives. Drive-thru development often conflicts with walkable areas and should be discouraged.

- Parking areas should be placed in rear or side yards and avoid front yards and other prominent locations. Prominent locations should be reserved for buildings, landscaping or gathering spaces. Shared parking and on-street parking should also be used whenever possible.
- Shared driveways and cross-access easements should be developed to improve access, connect parking areas, reduce turning conflicts, and improve traffic flow on major thoroughfares. Currently, a limited number of driveways works successfully in providing smooth access to multiple businesses located at Cherryland Center. This same design can be applied to the south side of South Airport Road between LaFranier Road and Garfield Road. By providing cross access and consolidating driveways, access to businesses from South Airport Road is easier and results in an improved level of service on South Airport Road. The Township should work with the Grand Traverse County Road Commission and property owners on access issues.
- Positive visual aspects of the built and natural environment promote a safe and attractive neighborhood for residents and visitors. Furthermore, community pride is projected through the development and maintenance of a distinctive image. Activities to improve appearance include cleanup of properties, including enforcement of the Township junk ordinance, and upgrade of public infrastructure, including streets and sidewalks. Landscaping and signage create and enforce neighborhood identity.
- Infrastructure.
 - New developments will facilitate improvements for public infrastructure which could include water, sewers, sidewalks and bike paths, benches, lampposts, signage, and other elements as needed. Access management, including the reduction of driveways, is a priority. Access management efforts shall be coordinated with the Grand Traverse County Road Commission.
 - Coordinated construction of public and private infrastructure will support new development and ensure efficient expenditure of resources. Developing a capital improvement program (CIP) for the neighborhood is recommended for public improvements, including utilities, walkways, and streets.
 - Establishing public parks and other types of gathering places in key locations within the neighborhood will create a better sense of community and meet the needs of residents and visitors. The parks and gathering places can be small in scale and provide a variety of activities and entertainment.
 - Sidewalks and trails should be built to expand the non-motorized network for the neighborhood and to connect with adjoining neighborhoods and areas. In addition to main corridors, interior streets and drives should also include sidewalks.
 - To build neighborhood character and improve appearance, landscaping and pedestrian scale lighting should be provided along major thoroughfares and prominent interior streets.

BOARDMAN RIVER VALLEY – D2

The Boardman River Valley traverses north from the Garfield/Blair Township line to Logan’s Landing at the south end of Boardman Lake. An essential natural area protected by a significant amount of publicly owned land, including Boardman Valley Nature Preserve, River East Recreation Area, and Grand Traverse Natural Education Reserve. The future Hartman-Hammond bridge is planned to traverse the Valley east to west with a connection to US 31.

Guiding principles:

- Water Protection. Protect, restore, and enhance the high-quality water by maintaining and applying natural vegetative buffers, managing stormwater and reducing erosion, and controlling the spread and introduction of invasive species.
- Connectivity. To address any impact of the future Hartman-Hammond bridge on parkland, incorporate a non-motorized crossing within the bridge and improve access to River East Recreation Area by providing new motorized and non-motorized entries. Additional nature trails and non-motorized river crossings are supported.
- Viewshed. Natural vistas and views along the river contribute significantly to the quality of the Boardman River Valley. Protection of the vistas and views along the river will be maintained by limiting building placement and clearing of vegetation along the river.

EYDE PROPERTY – D3

Covering roughly 200 acres of undeveloped, rolling land, the Eyde Property has the potential to be a new node due to proximity to the US 31 and South Airport Road intersection and the availability of water and sewer services. This area has been planned for low density residential with a focus on detached single-family dwellings. The incorporation of some amount of attached single-family dwellings and multi-family residential will complement the single-family dwellings and provide a transition from the commercial businesses along US 31, including the Sam’s Club planned unit development (PUD) to the west.

Guiding principles:

- Residential. A planned residential development based on a master site plan expected to incorporate conventional residential standards while providing creativity in site design. This plan may include increased density and reduced setback requirements to provide open space for use by residents of the development and the public.
- Connectivity. Anticipated motorized improvements and connections include South Airport Road, US 31, the Sam’s Club PUD and East Silver Lake Road. A non-motorized connection is anticipated from Silver Lake Recreation Area to the Mall Trail.

GARFIELD CENTER – D4

Garfield Center is the primary commercial area of Garfield centered along South Airport Road near the intersection with US 31. Grand Traverse Mall and Grand Traverse Crossing are the two major developments comprising this long-standing commercial district that serves local and regional needs.

Guiding principles:

- Mixed-Use. Mixed-use development that supplements existing commercial uses and provides diversity of uses, including high density residential, entertainment, offices, and vibrant public spaces. Consideration shall be given to surrounding existing uses, future land use, and site design to determine the compatibility of proposed mixed-use developments.
- Town Center Design. As existing commercial developments become obsolete, repurposed sites are to be designed at a scale that encourages a town center character. Site design will reinforce development principles through consistency in building architecture, massing, setback, and placement, parking location, landscaping and street trees, lighting and planned signage, walkable and bikeable infrastructure, public gathering spaces, and other site features.
- Connectivity. Connectivity within the district will be expanded by including sidewalks and trails, internal street connections, cross-access agreements to allow access between adjacent sites and to manage curb cuts, and connections to transit services.
- Infrastructure. Coordinated construction of public and private infrastructure will support new development and ensure efficient expenditure of resources. Developing a capital improvement program (CIP) for the neighborhood is recommended for public improvements, including utilities, walkways, and streets.
- Zoning. To provide for a variety of development options, development of a mixed-use zoning district should be considered, and the use of Planned Unit Developments should be applied where feasible to provide flexibility in uses and improved site design.

LAFRANIER HILL – D5

Recently LaFranier Road, between South Airport and Hammond Roads, has emerged as an extensive residential area providing a wide range of housing types, including apartments, mobile homes, independent living units, assisted living units, and single-family homes. Known as LaFranier Hill, there are two development centers within the district. First, Carriage Commons, a mixed-use planned unit development by the Bay Area Transportation Authority (BATA) and Traverse City Housing Commission, provides workforce multi-family and single-family residential units, BATA headquarters, transit center, neighborhood commercial building, and childcare center. Carriage Commons anchors the south end of LaFranier Hill at Hammond Road. Midway on LaFranier is the Grand Traverse County municipal campus containing several County operations. Expansion of the campus is expected which will provide additional services.

Guiding principles:

- Connectivity. Build-out of the County campus is expected to bring additional County operations. To facilitate expansion of the campus, a road connection between LaFranier Road and Garfield Road to the east would alleviate traffic congestion and provide alternative access. Complete non-motorized connections improvements are developed to provide access to South Airport, Hammond, and Garfield Roads.
- Neighborhood Services. With the significant amount of residential development within the LaFranier Hill area, complementary neighborhood uses are essential to

meet the daily needs of residents. Food services, such as a grocery or café, personal services, and pharmacies are examples of uses that could be established in and around LaFranier Hill.

MCRAE HILL – D6

This district encompasses the area along US 31 south of Hartman Road and north of Meadow Lane Drive.

Guiding principles:

- Viewshed. McCrae Hill is an area with woodlots and open pastures that offers a break from the built development along US 31. McCrae Hill also provides a well-known viewshed that includes line-of-sight views of the Grand Traverse Bay. Protection of the viewshed is a high priority.
- Land Conservation. In addition to the viewshed, protection of the woodlots and open spaces is essential to maintaining the viewshed and the character of this portion of the corridor. Efforts to conserve the land through zoning, conservation easements, and other land protection mechanisms are strongly encouraged.
- Connectivity. Future connection between US 31 and Hammond Road is expected with the construction of the Hartman-Hammond bridge. Future non-motorized connections along US 31 and McCrae Hill are also supported.

NORTHWEST GARFIELD – D7

The northwest quadrant of Garfield, generally between North Long Lake Road and M-72 and east of Gray Road, is about 1,500 acres of land with a mix of residential uses, agricultural uses, wood lots, and open space. This area currently has significantly less active farming activity than in the past. This area is conducive to added residential development given its proximity to Traverse City. Constructed in 2023, a water main extension from Garfield to Long Lake Township supports additional residential development at higher densities. Limited motorized connectivity remains a challenge and impacts traffic flow in and through the area.

Guiding principles:

- Residential. With increased utility services and proximity to the urban area and services, increased residential development in this area could range from one unit per acre up to six units per acres.
- Connectivity. Extension of Zimmerman Road to Harris Road expands motorized connectivity, including a key regional north-south route on the west side of Garfield. Long-term future non-motorized connections include the Hickory properties and parks in Long Lake Township parks (e.g., Twin Lakes Parks, Timbers Recreation Area) with residential areas.

RENNIE HILL – D8

Historically known as Rennie Hill and the original route for US 31, this district centered on Veterans Drive from South Airport Road north to the Township/City line covers a varied mix of uses including local commercial, office, multi-family residential, single-family residential,

and institutional uses including Township Hall and Metro Fire Station 11. This area was also the location of Ransom Field, the first airport in the area. With lower traffic volumes on Veterans Drive and proximity to Traverse City, Rennie Hill provides opportunity for a continued mix of lower intensity uses.

Guiding principles:

- Mixed-Use. Continue a mix of office, multi-family residential, and single-family residential uses. Commercial uses should be avoided.
- Connectivity. Bike lanes and sidewalks along Veterans Drive are desired to connect the residential areas in Rennie Hill and south of South Airport Road with commercial businesses on South Airport Road and towards Fourteenth Street in Traverse City.

RENNIE PLAINS – D9

The area east of US 31 and north of Rennie School Road is an area of light and heavy industrial and commercial uses with outdoor operations, outdoor storage, and outdoor display of recreational vehicles, boats, etc. While the area has space that allows for additional expansion of uses, infrastructure improvements, including water, sewer, and roads, are needed to provide full service to all the uses. A prominent site known as the Oleson Foundation property located west of US 31 provides opportunity for a mixed-use business park development.

Guiding principles:

- Mixed-Use. The frontage along US 31 will be commercial uses. Interior sites will be industrial uses and those commercial uses not requiring visibility. The east side of US 31 contains more intensive industrial uses which may include outdoor operations. The west side of US 31 is intended to be a planned business park design with commercial and light industrial uses. Multi-family residential may also be included along the western edge.
- Infrastructure. Future utility connections through Oleson Foundation site with water service. Sewer and water services on the east side of US 31 may be considered. Upgrading of roads and additional roads is also anticipated.
- Connectivity. Future motorized connectivity is anticipated to be a north-south public road between Rennie School Road and Meadow Lane Drive and between the public road and Blue Star Drive to the east. Future non-motorized connectivity is anticipated throughout the west side business park and along US 31.

SILVER LAKE – D10

Silver Lake is in the southwest corner of Garfield and measures 645 acres. The shoreline has been heavily residentially developed. Lakefront residents and the public use the lake mainly for boating and fishing. Silver Lake is divided north to south between Garfield and Blair Townships. The lake's water level is regulated by a drainage control device under the jurisdiction of the Grand Traverse County Drain Commissioner. Public access is via the Silver Lake Recreation Area and Michigan DNR boat launch.

Guiding principles:

- Water Quality. For Silver Lake, maintaining good water quality ensures safe water for drinking, recreational activity, vital fisheries, diversity of plants and wildlife, and overall enjoyment by residents. Pollutants, excessive nutrients from fertilizers, sediment, and invasive species threaten the quality of the water which could impede the overall value of the lake. The water quality of Silver Lake remains a priority.
- Infrastructure. Providing sanitary sewer service to the areas around Silver Lake would eliminate reliance on septic systems and help protect the lake's water quality. Sewer service may come from the north or east.
- Connectivity. Future non-motorized connections include extension of Buffalo Ridge trail to the Silver Lake Recreation Area and connecting the Silver Lake Recreation Area to Mall Trail.

SPRING HILL – D11

The Spring Hill district in the southeast corner of Garfield provides an area with a scenic rural character and opportunities for commercial enterprise that link agricultural production with visitors to the area. Agricultural-based tourism, or agri-tourism, allows for added value to existing agricultural operations.

Guiding principles:

- Agri-Tourism. Agri-tourism uses, including farm markets, u-pick operations, on-farm retail, farm-stays, and small events, are expected in this district.
- Residential. With no or limited water and sewer service, the area is expected to remain low density residential. However, potential residential development may be achieved near the corner of Garfield and Emerson with extension of nearby utilities.

NODES

Smaller than a district, a node is a highly concentrated activity center of residential, commercial, and/or institutional uses. Typically centered on prominent roadway intersections, a node serves the daily needs of nearby residents and has the potential to convey a strong sense of place. The following nodes complement future land use designations.

BROOKSIDE COMMONS – N1

The Brookside Commons planned unit development set the foundation for a node at the intersection of North Long Lake and Zimmerman Roads. This node is defined by higher density residential, offices, and future neighborhood commercial uses.

Guiding principles:

- Connectivity. Future Zimmerman/Harris Road Connection anticipated Connecting Barnes Road to Zimmerman is also desirable non-motorized connections – sidewalks along North Long Lake Road
- Neighborhood Services. Local commercial uses are planned at the northwest corner of North Long Lake and Zimmerman Roads.

CEDAR RUN CAMPUS – N2

Along Front Street west of Traverse City, the Cedar Run Campus is an established location for medical clinics and offices due to proximity to Munson Medical Center. While medical services are expected to remain in the area, there is an opportunity to incorporate residential uses that support local workforce needs for housing, particularly in the medical field. Neighborhood services are anchored by the Oleson planned unit development which contains a grocery, restaurant, and personal service establishments.

Guiding principles:

- Mixed-Use. Mixed-use development on primary corridors is encouraged including higher density residential with existing medical, office, and commercial uses. Consideration shall be given to surrounding existing uses, future land use, and site design to determine the compatibility of proposed mixed-use developments. Industrial sites should be transformed to appropriate uses should they become available for redevelopment.
- Connectivity. Development throughout the node will provide connectivity by including sidewalks along primary corridors to promote walkability, internal street connections, cross-access agreements to allow access between adjacent sites and to manage curb cuts, and connections to transit services. The node will support a trail connection between Commons Natural Area and Hickory Meadows. Potential road connections for consideration include a connection between Munson Medical Center and North Royal Drive.
- Buildings. Placement, scale, and design of buildings should establish a sense of place, while increasing the allowable density of land development creates a critical mass of activity. This critical mass of activity, through density, mix of uses, and architectural character draws new investment, visitors, and residents. Any new buildings in the area shall promote a pedestrian scale, neighborhood character. For streets designed to be walkable, setbacks should be smaller and building placement should be consistent between neighboring sites.

GREEN HILL – N3

The intersection of Zimmerman and Silver Lake Roads has long been known as Green Hill. This node provides immediate neighborhood services for the surrounding residential areas and has some similar functions as a smaller version of a town center for the surrounding area.

Guiding principles:

- Neighborhood Services. A mixed-use place that offers neighborhood services, that may include a small-scale grocery, pharmacy, personal services, hardware, café, and complementary uses. Reuse of existing structures is encouraged where appropriate and when current design standards are met. New structures should respect the low-density neighborhood commercial character of the node with one to two-story buildings at less than 10,000 square feet.
- Roadway Intersection. Safety improvements to the intersection of Zimmerman and Silver Lake Roads may be considered given the limited visibility and sight lines at the

current intersection, as well as the desire for future non-motorized connectivity in this area. Future safety improvements would be coordinated through the County Road Commission.

- Infrastructure. Sewer improvements will support expansion of neighborhood services.
- Connectivity. Non-motorized connections include extension of the Buffalo Ridge Trail to allow access to Silver Lake Recreation Area.

LOGAN’S LANDING – N4

Logan’s Landing generally refers to the commercial and office uses at the intersection of the Boardman River Valley and South Airport Road. Most parcels in this area are currently zoned as C-G General Commercial. This node also includes Medalie Park, a county park. This section of South Airport Road splits into a boulevard-type street and has a grassy, vegetated median irrigated and maintained by Garfield.

Non-motorized connections remain a high priority for this node with a need for improved east-west paths and safe pedestrian connection between the Boardman Lake Loop, to the north, and the Boardman River Trail, to the south.

Because of its location in the Boardman River Valley, many areas of this node are within the floodplain which will inhibit development and redevelopment. Furthermore, due to the size of the parcels and proximity to the river, redevelopment and reinvestment will require to be coordinated among the various parcels.

Guiding principles:

- Mixed Use. Mixed-use development is encouraged such as higher density residential, commercial, office, and entertainment uses. To help facilitate higher density, tall buildings may be appropriate. Consideration shall be given to surrounding existing uses, future land use, and site design to determine the compatibility of proposed mixed-use developments.
- Water Quality. Development shall not harm the water quality of the lake and river. Due to the area’s proximity to the lake and river, appropriate waterfront setbacks should be considered.
- Non-Auto-Oriented Uses. Due to the area’s proximity to the lake and river, as well as the traffic patterns and limited space for ingress and egress to the sites in this area, automobile-oriented uses such as vehicle repair centers, gas stations, and car washes would not be considered appropriate for this node.
- Public Spaces. Development throughout the node will account for public spaces including public gathering spaces, bike paths, trails, and recreational areas. Uses that support trail and recreation activity are a priority. Public spaces in the node will accommodate a variety of activities and promote public safety and community identity. The YMCA currently operating at the Boardman Valley Nature Preserve is anticipated to relocate and allow a reduction in the intensity of recreational use in the Preserve.

- Connectivity. Future non-motorized connection of Boardman Lake Loop to the Boardman River Trail. Future improvement of the South Airport Road crossing of Boardman River is expected and may impact redevelopment.

MASTER STREET PLAN

There is a fundamental relationship between land use and transportation and understanding that each has a profound impact on the others ability to be sustainable and effective. Planning for land use alone does not result in a complete community. While public roadways in Garfield remain under the jurisdiction of the Grand Traverse County Road Commission and Michigan Department of Transportation, Section 33 of the Michigan Planning Enabling Act states a master plan shall include those subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction, including all components of a transportation system and their interconnectivity including streets and bridges, public transit including public transportation facilities and routes, bicycle facilities, pedestrian ways, freight facilities and routes, port facilities, railroad facilities, and airports, to provide for the safe and efficient movement of people and goods in a manner that is appropriate to the context of the community and, as applicable, considers all legal users of the public right-of-way. The act further states that planning may include a “master street plan” for these elements.

It’s imperative that a safe, secure multi-modal transportation system is fully coordinated and effectively serves existing and future land uses. The following narrative provides potential roadway corridor improvements that better coordinate with developed and emerging land uses. This narrative functions as components of a master street plan.

CORRIDORS

Corridors are linear areas centered on a major road and connect places and support transportation needs. Corridors are further defined by land uses and land use patterns such as commercial, institutional, office, and/or industrial. Corridors link nodes and districts together within Garfield and beyond. Corridors include:

HARTMAN AND HAMMOND ROADS

Townline Road to US 31

- Access management / limiting new driveways
- Primarily industrial or multi-family land use / limit commercial
- Connection from Hartman to US 31

SOUTH AIRPORT ROAD

From Logan’s Landing to Townline Road (Park Dr, Barlow/LaFranier Rd, and Garfield Ave)

- Access management / reduction of driveways, especially between Barlow / LaFranier and Garfield Avenue (coordinate with GTCRC)

US 31/SOUTHVIEW PARKWAY

McRae Hill Road to Township/City Line

- Access management / reduction of driveways (coordinate with MDOT)
- Branding as an entry into the Township (Southview Parkway)
- Viewshed

For each corridor, descriptions will include:

- Orientation. Unique identifiers for each district, node, and corridor
 - Land uses and land use patterns
 - Geographic features (hills, water, etc.)
 - Prominent buildings
 - Public space (parks, entertainment uses, etc.)
- Principles. Guiding principles for future development and land use. Principles may include:
 - Land use
 - Building placement and site design
 - Connectivity, including street design, walkability, and parking management
 - Infrastructure improvements
 - Public space
- Illustrations showing preferred development design may be provided

POTENTIAL FUTURE CONNECTIONS

Include the map for Potential Road Connections (do as a bubble drawing) and tie to Districts, Nodes, or Corridors as appropriate. Note that these are intended to indicate desirable street connections, but that no engineering, design, or exact locations are anticipated within this Master Plan.

Master Plan Update

Districts, Nodes, and Corridors

Legend

Districts, Nodes, and Corridors

Type

- Districts
- Nodes
- Hartman Hammond Corridor
- South Airport Corridor
- Southview Parkway Corridor (US 31)

Districts

- D1. Barlow / Garfield
- D2. Boardman Valley
- D3. Eyde Property
- D4. Garfield Center
- D5. LaFranier Hill
- D6. McRae Hill
- D7. Northwest Garfield
- D8. Rennie Hill
- D9. Rennie Plains
- D10. Silver Lake
- D11. Spring Hill

Nodes

- N1. Brookside Commons
- N2. Cedar Run Campus
- N3. Green Hill
- N4. Logan's Landing

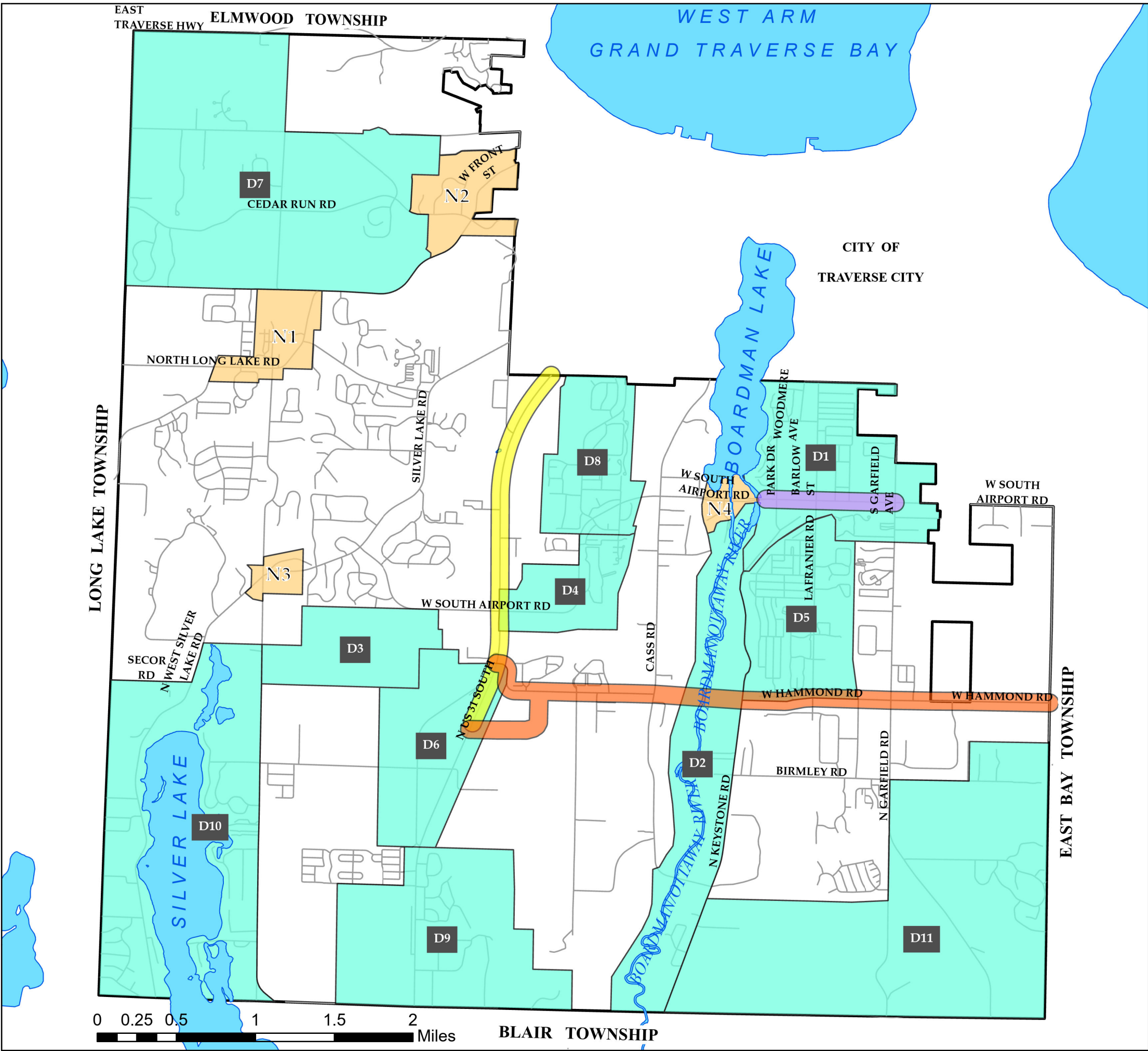
Charter Township of Garfield

3848 Veterans Drive
 Traverse City, MI 49684
 Phone: 231.941.1620
 Fax: 231.941.1688














NOT A LEGAL SURVEY

This map is based on digital databases prepared by the Charter Township of Garfield. The Township does not provide any warranty, either express or implied, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate. Always contact a surveyor to be sure of where your property lines are located.



Garfield Township Future Land Use

Categories

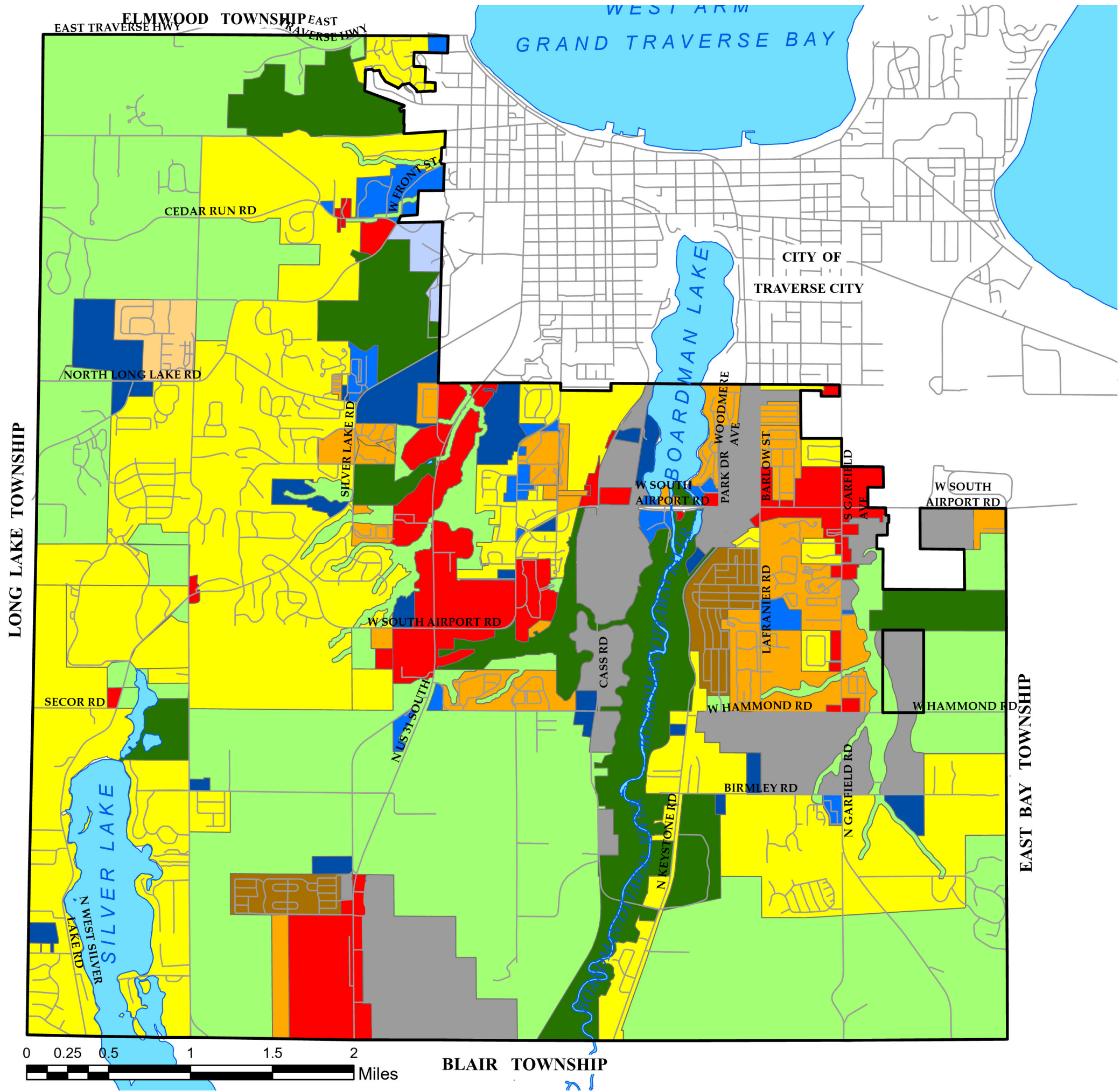
-  Agricultural / Rural Land (≤ 1 Unit per Acre)
-  Low Density Residential (1-3 Units per Acre)
-  Moderate Density Residential (3-6 Units per Acre)
-  High Density Residential (6-10 Units per Acre)
-  Mobile Home Residential
-  Professional Office
-  Institutional
-  Commercial
-  Industrial
-  Recreational
-  Grand Traverse Commons

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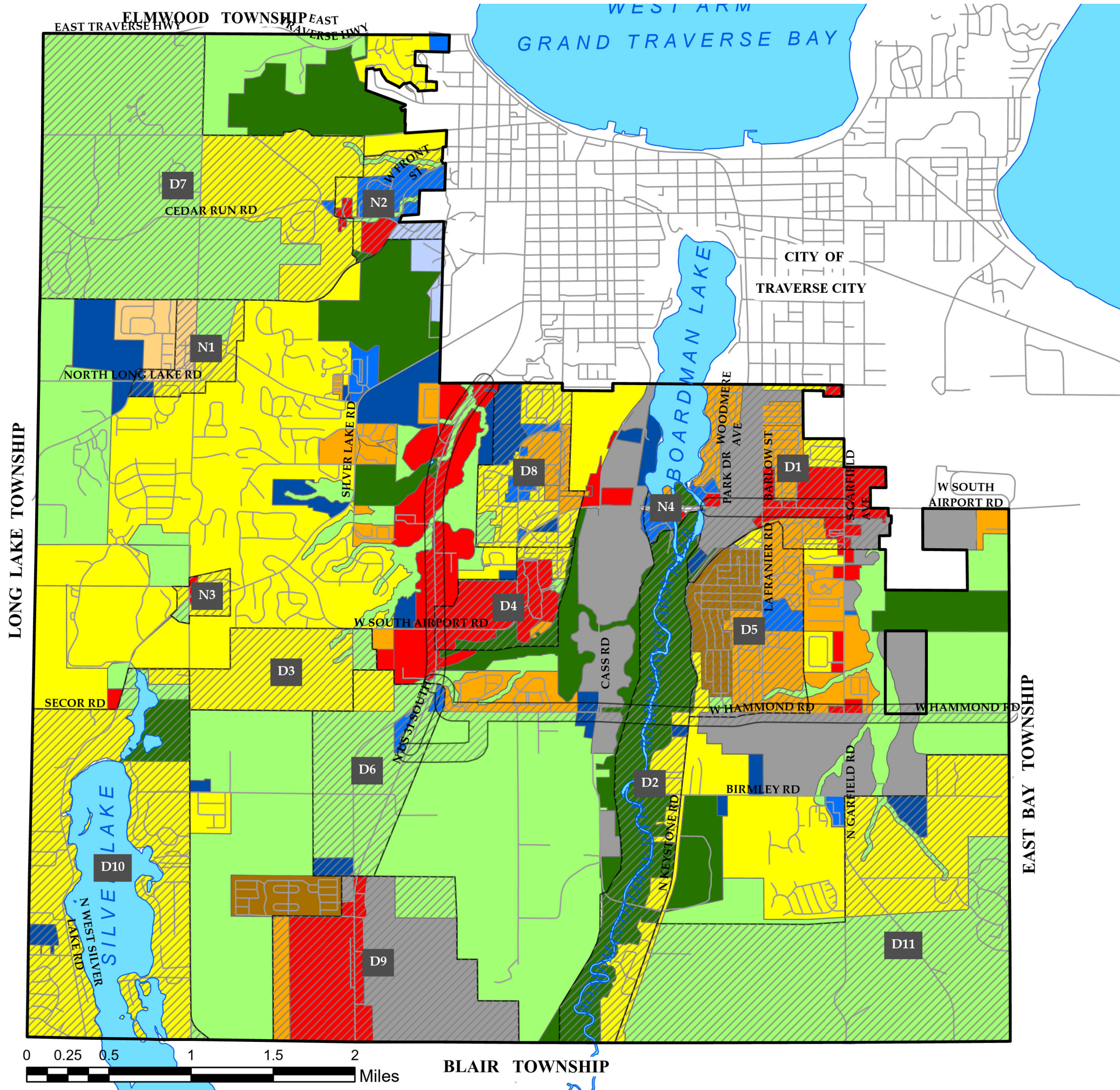


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Current Future Land Use with Districts, Nodes, & Corridors



Garfield Township Future Land Use

Categories

- Agricultural / Rural Land (<=1 Unit per Acre)
- Low Density Residential (1-3 Units per Acre)
- Moderate Density Residential (3-6 Units per Acre)
- High Density Residential (6-10 Units per Acre)
- Mobile Home Residential
- Professional Office
- Institutional
- Commercial
- Industrial
- Recreational
- Grand Traverse Commons

Districts

- D1. Barlow / Garfield
- D2. Boardman Valley
- D3. Eyde Property
- D4. Garfield Center
- D5. LaFranier Hill
- D6. McRae Hill
- D7. Northwest Garfield
- D8. Rennie Hill
- D9. Rennie Plains
- D10. Silver Lake
- D11. Spring Hill

Nodes

- N1. Brookside Commons
- N2. Cedar Run Campus
- N3. Green Hill
- N4. Logan's Landing

Charter Township of Garfield

3848 Veterans Drive
Traverse City, MI 49684
Phone: 231.941.1620
Fax: 231.941.1688



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Charter Township of Garfield

Planning Department Report No. 2023-103

Prepared:	August 16, 2023	Pages:	2
Meeting:	August 23, 2023 Planning Commission Study Session	Attachments:	<input checked="" type="checkbox"/>
Subject:	R-2 and R-3 Zoning Districts Amendment - Introduction		

BACKGROUND:

The R-2 One and Two Family Residential and R-3 Multiple Family Residential zoning districts provide for duplexes and apartments, respectively. Their purpose statements support greater densities than the R-1 One Family Residential zoning district and are applied in areas planned and designated for those higher densities. However, the dimensional requirements in the two districts often limit the ability for duplexes and apartments to be built. Commissioners have directed staff to prepare changes for introduction as a proposed amendment to the Zoning Ordinance. Draft language for these proposed changes is attached to this report.

STAFF COMMENT:

The proposed amendment would cover the following sections of the Zoning Ordinance:

- ***Section 314.E – R-2 (One and Two Family Residential)***
 - Remove per dwelling unit requirement for dimensional standards
 - Match the minimum lot area requirements for a 2-Family dwelling with a 1-Family dwelling
 - Reduce minimum lot width for 1-Family w/Public Sewer to 65 feet
 - Set minimum lot width for 2-Family w/Public Sewer to 70 feet
 - Set minimum lot width for 2-Family w/o Public Sewer to 100 feet
 - Reduce front yard setbacks for 1-Family w/Public Sewer to 25 feet
 - Graphic will be updated as needed
- ***Section 315.E – R-3 (Multiple Family Residential)***
 - Remove per dwelling unit requirement for dimensional standards
 - Set minimum lot area for two-family to 10,000 sq. ft.
 - Insert per dwelling unit requirement for minimum lot area for multi-family
 - Remove current minimum lot width requirement and replace with the following:
 - 1- Family w/ Public Sewer 65 feet
 - 1- Family w/o Public Sewer 100 feet
 - 2-Family w/ Public Sewer 70 feet
 - 2-Family w/o Public Sewer 100 feet
 - Multi-Family 100 feet
 - Reduce side yard setback for two-family to 10 feet
 - Graphic will be updated as needed

PROCESS:

The process for approving a text amendment includes two public hearings: one at the Planning Commission and one at the Township Board. The proposed text amendment is placed on tonight's Planning Commission agenda for introduction and to set a public hearing.

ACTION REQUESTED:

If, following the discussion, the Planning Commission is prepared to schedule the attached draft proposed Zoning Ordinance text amendment for public hearing, then the following motion is suggested:

MOTION THAT the draft proposed Zoning Ordinance text amendment, as attached to Planning Department Report 2023-103, BE SCHEDULED for a public hearing for the September 13, 2023 Planning Commission Regular Meeting.

Any additional information the Planning Commission deems necessary should be added to the motion.

Attachment:

1. Draft R-2 and R-3 zoning district text

E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area (A):

- 1- Family w/ Public Sewer 12,000 sq. ft.
- 1- Family w/o Public Sewer 15,000 sq. ft.
- 2-Family w/ Public Sewer 10,000 sq. ft.
- 2-Family w/o Public Sewer 13,500 sq. ft.

Minimum Lot Width:

- 1- Family w/ Public Sewer 80 feet
- 1- Family w/o Public Sewer 100 feet
- 2-Family w/ Public Sewer 75 feet
- 2-Family w/o Public Sewer 80 feet

Maximum Building Height:

- In Stories: 2 ½ stories
- In Feet: 35 feet

Minimum Yard Setbacks (B) (Front/Side/Rear):

- 1- Family w/ Public Sewer 30'/10'/25'
- 1- Family w/o Public Sewer 30'/10'/30'
- 2-Family w/ Public Sewer 25'/10'/25'
- 2-Family w/o Public Sewer 30'/10'/30'

Maximum Lot Coverage:

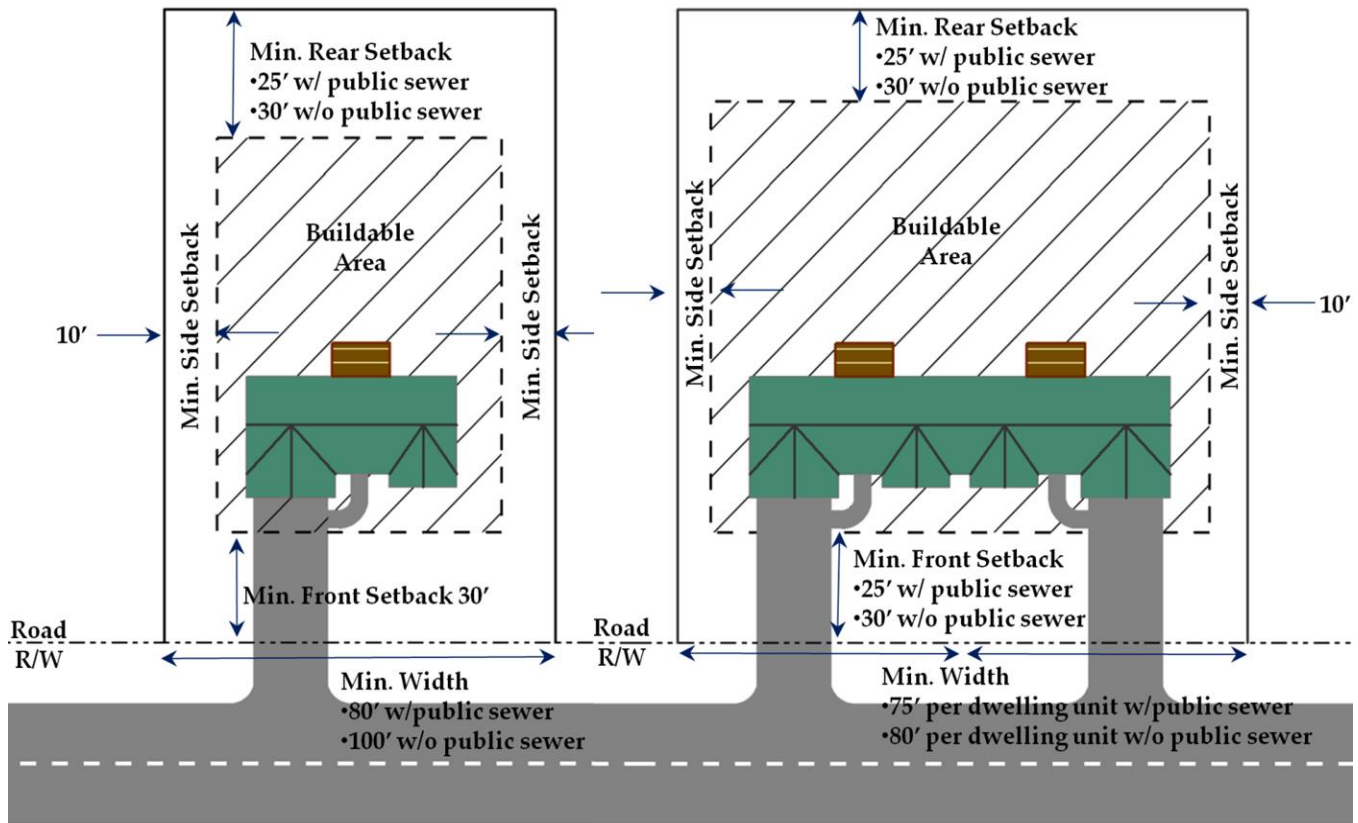
30 percent

Minimum Bldg. Cross Section:

24 feet

Notes to Dimensional Standards:

- (A) Lots in subdivisions having stubbed sewers shall be considered as having public sewer.
- (B) Setbacks shall be measured from the furthest protruding point of structure.



Not to scale. To be used for illustrative purposes only

CURRENT SECTION 315.E

E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area:

- One-Family: 10,000 sq. ft.
- Two-Family: 6,000 sq. ft.
- Multi-Family: 4,000 sq. ft.

Minimum Lot Width:

- Seventy (70) feet per dwelling unit for the first two (2) units, ten (10) additional feet for each of the next six (6) units and five (5) additional feet for each additional unit to a maximum of two hundred fifty (250) feet.

Maximum Building Height:

- In Stories: 3 stories
- In Feet: 40 feet (See section 341)

Minimum Yard Setbacks (A):

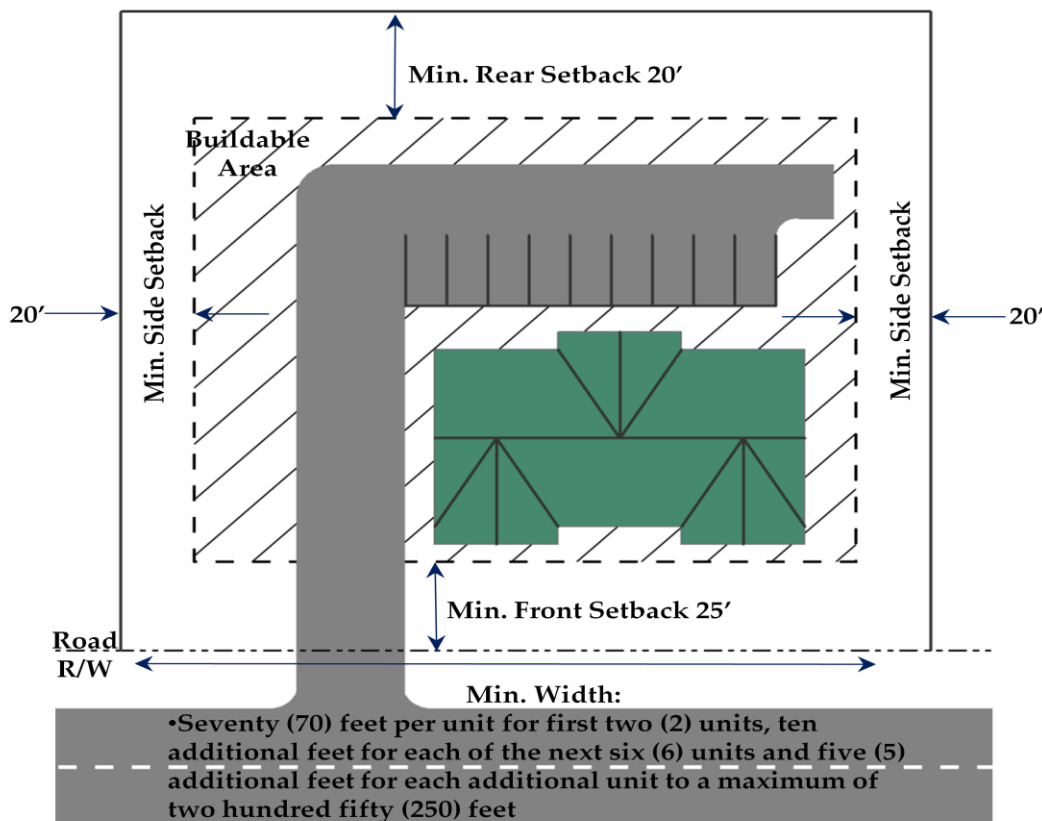
- Front: 25 feet
- Each Side (One-Family): 10 feet
- Each Side (Two-Family): 15 feet
- Each Side (Multi-Family): 20 feet
- Rear: 20 feet

Maximum Lot Coverage: 35 %

Minimum Bldg. Cross Section: 24 feet

Notes to Dimensional Standards:

(A) Setbacks shall be measured from the furthest protruding point of structure.



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PROPOSED SECTION 314.E

E. DIMENSIONAL STANDARDS:

Minimum Lot Area (A):

- 1- Family w/ Public Sewer 12,000 sq. ft.
- 1- Family w/o Public Sewer 15,000 sq. ft.
- 2-Family w/ Public Sewer 12,000 sq. ft.
- 2-Family w/o Public Sewer 15,000 sq. ft.

Minimum Lot Width:

- 1- Family w/ Public Sewer 65 feet
- 1- Family w/o Public Sewer 100 feet
- 2-Family w/ Public Sewer 70 feet
- 2-Family w/o Public Sewer 100 feet

Maximum Building Height:

- In Stories: 2 ½ stories
- In Feet: 35 feet

Minimum Yard Setbacks (B) (Front/Side/Rear):

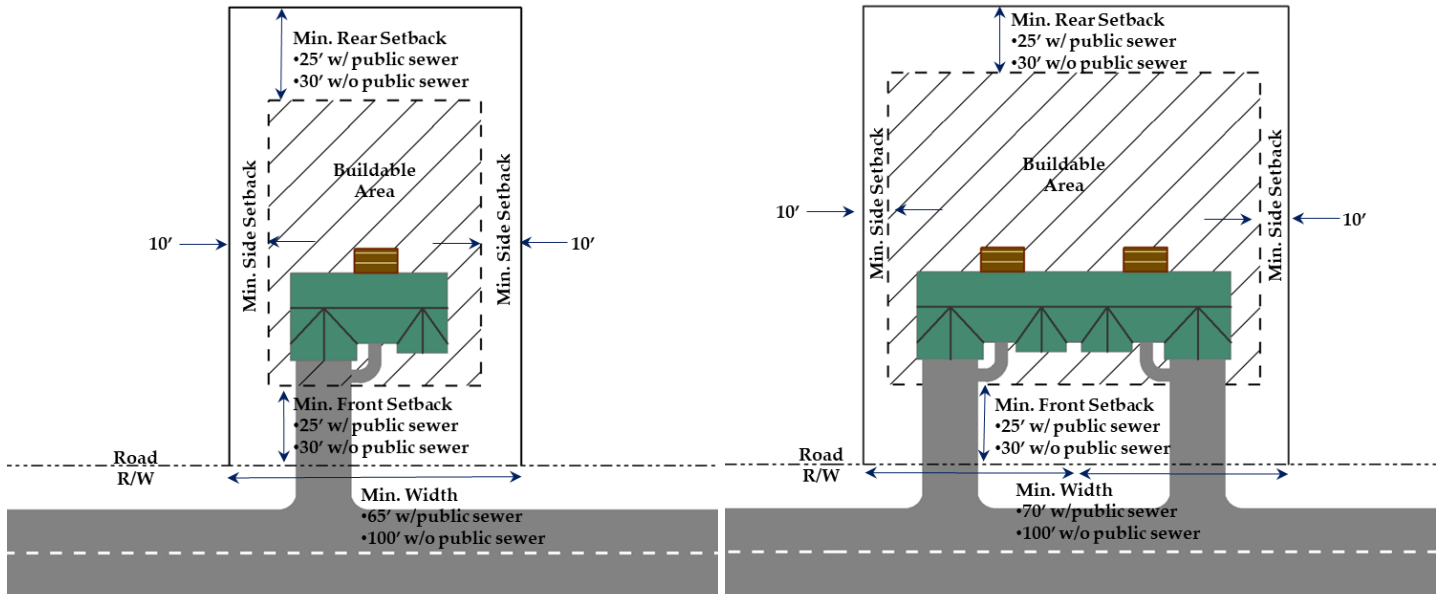
- 1- Family w/ Public Sewer 25'/10'/25'
- 1- Family w/o Public Sewer 30'/10'/30'
- 2-Family w/ Public Sewer 25'/10'/25'
- 2-Family w/o Public Sewer 30'/10'/30'

Maximum Lot Coverage: 30 percent

Minimum Bldg. Cross Section: 24 feet

Notes to Dimensional Standards:

- (A) Lots in subdivisions having stubbed sewers shall be considered as having public sewer.
- (B) Setbacks shall be measured from the furthest protruding point of structure.



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PROPOSED SECTION 315.E

E. DIMENSIONAL STANDARDS:

Minimum Lot Area:

- One-Family: 10,000 sq. ft.
- Two-Family: 10,000 sq. ft.
- Multi-Family: 4,000 sq. ft. per dwelling unit

Minimum Lot Width:

- 1- Family w/ Public Sewer 65 feet
- 1- Family w/o Public Sewer 100 feet
- 2-Family w/ Public Sewer 70 feet
- 2-Family w/o Public Sewer 100 feet
- Multi-Family 100 feet

Maximum Building Height:

- In Stories: 3 stories
- In Feet: 40 feet (See section 341)

Minimum Yard Setbacks (A):

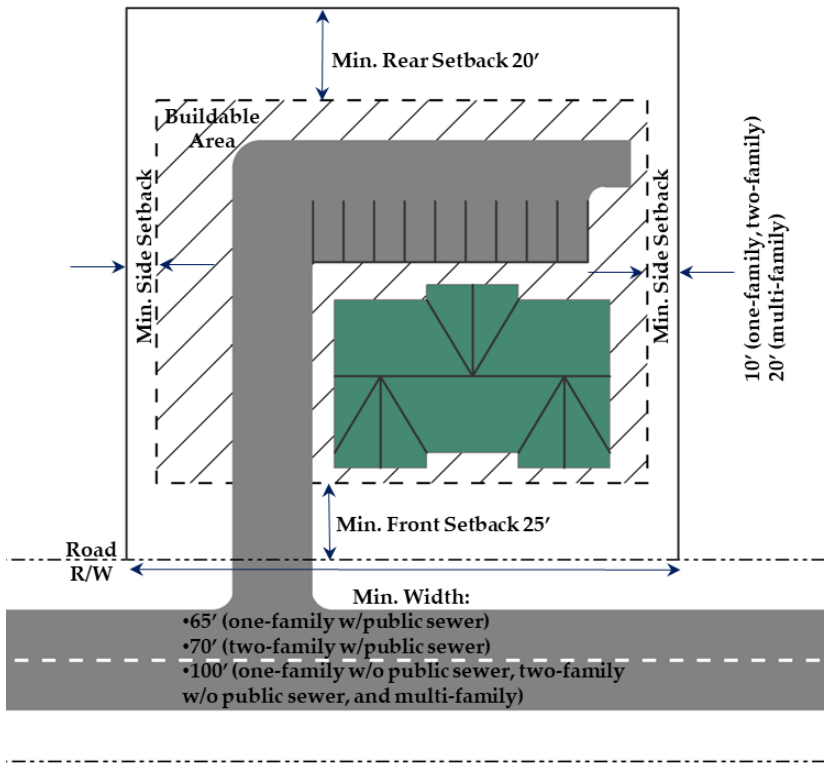
- Front: 25 feet
- Each Side (One-Family): 10 feet
- Each Side (Two-Family): 10 feet
- Each Side (Multi-Family): 20 feet
- Rear: 20 feet

Maximum Lot Coverage: 35 %

Minimum Bldg. Cross Section: 24 feet

Notes to Dimensional Standards:

(A) Setbacks shall be measured from the furthest protruding point of structure.



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