

CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION MEETING

Wednesday, January 25, 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
Election of Officers

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 – January 11, 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

6. Unfinished Business

7. New Business

- a. PD 2023-13 – Planning Commission 2022 Annual Report
- b. PD 2023-14 – 2023 Priorities and Master Plan Implementation Matrix
- c. PD 2023-15 – 2023 Master Plan Update – Next Steps

8. Public Comment

9. Other Business

- a. Photos of Recent Development Projects

10. Items for Next Agenda – February 8, 2023

- a. TC Christian School Child Care, Church of the Living God SUP – Update
- b. Chelsea Park West Apartments PUD Minor Amendment – Update

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
January 11, 2023**

Call Meeting to Order: Chair Racine called the January 11, 2023 Planning Commission meeting to order at 7:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

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

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

Election of Officers:

Agostinelli moved and Fudge seconded to retain the present officers – John Racine as Chair, Joe McManus as Vice Chair and Joe Robertson as Secretary.

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

Nays: None

1. Public Comment (7:02)

None

2. Review and Approval of the Agenda – Conflict of Interest (7:03)

Cline moved and Fudge seconded to approve the agenda as amended

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

Nays: None

3. Minutes (7:03)

a. December 14, 2022 Regular Meeting

McManus moved and Agostinelli seconded to approve the December 14, 2022 Regular Meeting minutes as presented.

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

Nays: None

4. Correspondence (7:03)

a. Letter from Haggard's Plumbing & Heating dated December 27, 2022

5. Reports (7:04)**Township Board Report**

Agostinelli stated that the Brimley Hills Site Condominium was approved by the Board.

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

Fudge stated that there will be an organizational meeting on Thursday evening.

ii. Parks and Recreation Commission

DeGood reported that the Parks & Recreation Master Plan has been adopted by the Township Board.

iii. Joint Planning Commission

No report

Staff Report**i. PD 2023-3 – Planning Department Monthly Report – January 2023**

Sych reported that a joint meeting between the Township Board and the Planning Commission is tentatively scheduled for Feb 28th. Hannon added that the Planning Department monthly report for January was in commissioner packets and that the Nicolet Bank landscaping issue would be coming to the Planning Commission soon.

6. Unfinished Business**a. TC Christian School Child Care at Church of the Living God SUP- Public Hearing (7:08)**

This application by Traverse City Christian School requests the use of an existing church building at 1514 Birmley Road for a child care center as an additional use. Child care centers are permitted via Special Use Permit in the A-Agricultural District. No new construction is planned. Chris Butz, Superintendent at Traverse City Christian, asked to table any decision at this time for financial and staffing reasons.

Fudge moved and Agostinelli seconded THAT application SUP-2022-03, submitted by Traverse City Christian School for a Special Use Permit for a child care center at Parcel 05-026-014-10, BE TABLED.

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

b. PD 2022-113 – Loving Neighbors Preschool Special Use Permit – Findings of Fact (7:12)

This application by the Northern Lakes Community Church requests use of an existing 7,441 square foot church to accommodate a child care

center. Child care centers are permitted in the A-Agricultural District by Special Use Permit. No new construction is planned. Commissioners concurred with the draft Findings of Fact prepared by staff.

Agostinelli moved and Robertson seconded THAT the Findings of Fact for application SUP-2001-03-A, as presented in Planning Department Report 2023-8 and being made a part of this motion, BE ADOPTED.

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

Agostinelli moved and Robertson seconded THAT application SUP-2001-03-A BE APPROVED, subject to the following conditions:

- 1. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.*
- 2. All proposed site improvements shall be installed prior to the issuance of a Certificate of Occupancy.*
- 3. 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: Agostinelli, Robertson, Cline, DeGood, Fudge, McManus, Racine
Nays: None

7. New Business

a. PD 2023-9 – 1712 South Garfield Outlot – Site Plan Review (7:15)

The project is to construct a multi-tenant building including spaces for retail, restaurant, and restaurant with drive-through. The proposed 1.09-acre lot would be a newly created outlot at 1712 South Garfield Avenue on land currently owned by the Traverse City Curling Club, just north of Wendy's. All the proposed uses are permitted by right in the C-P Planned Shopping Center district. The proposed building would have over 6,400 square feet of space available. Applications for development within the C-P Planned Shopping Center shall be reviewed by the Planning Commission for compliance with Article 4, § 424 – Site Plans and Article 5 – Development Standards. Hannon stated that the applicant was asking for a partial waiver on landscaping since landscaping was not allowed in an easement which borders one side of the development. Hannon also noted that a freestanding sign needs to be removed from the site plan as it is not allowed. Kevin Heffernan, engineer for the project, said that parking, stacking, and lighting requirements have all been met and a waiver is requested landscaping the utility easement. Commissioners

asked questions about access, landscaping, stacking and signage. Staff has not yet received a traffic engineering study. Commissioners talked about the light at a Garfield intersection near this development and staff will send the road commission a note about the increased activity at the Cherryland Center.

Robertson moved and DeGood seconded THAT application SPR 2022-22, submitted by Traverse City Retail Management VI LLC, to construct a multi-tenant retail and restaurant building, including a restaurant with a drive-through, on a portion of parcel 05-014-049-20, BE APPROVED, subject to the following conditions:

- 1. The site plan shall meet the landscaping requirements of the Zoning Ordinance subject to staff review.*
- 2. The applicant shall record a public access easement for the portion of the proposed sidewalk along South Garfield Avenue which will be on private property.*
- 3. The resumé of the person who prepared the drive-through suitability report shall be included with the report, demonstrating their qualifications as a registered engineer with an educational specialization in traffic engineering.*
- 4. 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.*
- 5. A land division to establish the parcel shall be approved and recorded.*

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

b. PD 2023-10 – Chelsea Park West Apartments – PUD Minor Amendment (8:03)

Located north of Hartman Road and east of US-31, the Chelsea Park Planned Unit Development (PUD) was approved in 2000 with a total of 326 residential units. A portion of the PUD, known as Chelsea Park West, was originally approved for an apartment complex containing 172 units in 2000. Several amendments have been made throughout the years to the original PUD. Since there have been several changes to the approved site plan for Chelsea Park, staff recommends that a clear, final set of site plans be submitted before moving forward with any other amendments. Sych reviewed several items that needed to be changed on the site plan and stated that the outstanding items need to be addressed before the new amendment be addressed. Engineer Bill Crain representing Chelsea Park West addressed the outstanding items.

DeGood moved and Robertson seconded THAT application SPR 2000-09-M BE TABLED to allow the applicant to address the outstanding items as identified in PD Report 2023-10.

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

c. PD 2023-6 – Oleson Foundation Development – Conceptual Review (8:31)

The subject property is roughly 190 acres and is generally bound by Rennie School Road on the south, North US-31 South on the east, Meadow Lane Drive on the north, and large farmland parcels to the west. Most of the frontage along US-31 has been developed or is planned for commercial uses. Approximately 145 acres of the subject property is zoned C-G General Commercial. The remaining 45 acres is zoned R-3 Multi-Family Residential and covers a 500-foot-wide strip of land along the property's western edge. The applicant is seeking feedback on potentially rezoning the property in phases to create a mixed-use development comprised of commercial, industrial, and multi-family residential uses. Sych said this is a significant development area in the township. Bill Crain of Crain Engineering along with Brad Oleson, applicant, explained some access options and stated that they would like to build a mixed-use development with some light industrial uses. Oleson stated that they are open to any zoning and has been working with Warren Call of Traverse Connect for some of the proposed uses and the build out will depend on demand. Oleson would like to build in phases and would like to see some light industrial uses on a portion of the property. He intends to put in a road through the area which would help to define the property. He added that natural stormwater basins could be designed in low spots throughout the property and could be shared among many users. Sych stated that a development such as this needs to be well thought out and planned. Commissioners discussed the various zoning districts and the uses that could be placed on the property. Jim Schmuckal of 3347 S. Airport Road, a real estate agent, stated that the shared stormwater retention has been used in the area before and it works well. A PUD option was suggested for the site to offer flexibility. Sych cautioned that it could make the phasing a bit more difficult in the long run with various owners. Sych suggested that a plan for uses come first and the zoning can come later.

8. Public Comment (9:49)

None

9. Other Business (9:49)

None


10. Items for Next Agenda – January 25, 2023 (9:49)

The Planning Commission will continue its efforts to update the Master Plan.

11. **Adjournment**

Fudge moved to adjourn the meeting at 9:50pm.

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

 Charter Township of Garfield Planning Department Report No. 2023-13		
Prepared:	January 18, 2023	Pages: 8
Meeting:	January 25, 2023 Planning Commission	Attachments: <input type="checkbox"/>
Subject:	2022 Charter Township of Garfield Planning Commission Annual Report	

INTRODUCTION:

The 2022 Charter Township of Garfield Planning Commission Annual Report was prepared pursuant to the requirements of Section 19(2) of the Michigan Planning Enabling Act (“MPEA”), which states:

A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.

This report is intended to serve as the Planning Commission’s report to the Township Board in accordance with the MPEA as quoted above. It will also outline the Planning Department’s activities during 2022.

BOARDS AND COMMISSIONS:

The Planning Director and Deputy Planning Director serve on various committees and provide support services to several boards and commissions, including but not limited to:

- Garfield Township Board of Trustees (Staff)
- Garfield Township Planning Commission (Staff)
- Garfield Township Parks and Recreation Commission (Staff)
- Garfield Township Zoning Board of Appeals (Liaison)
- Joint Traverse City and Garfield Township Planning Commission (Staff)
- Joint Traverse City and Garfield Township Recreation Authority (as needed)
- Traverse Transportation Coordinating Initiative (TTCI) (Technical Committee Member)
- Grand Traverse County Road Commission (Garfield Township Alternate Representative)

ADMINISTRATION:

The Planning Department was responsible for generating 115 Staff Reports in 2022 for the various boards and commissions listed above. Day-to-day tasks of the Planning Department also include dialogue with Garfield Township residents, the development community, community stakeholders, and partner organizations; review of new and ongoing development applications; monitoring development approvals as they proceed through completing the approval process; administering grants and parks and recreation activities; developing plans and related studies; preparing zoning analyses and drafting new ordinance text; and conducting site visits.

Year	Number of Staff Reports
2022	115
2021	144
2020	166
2019	159
2018	125

PLANNING COMMISSION:

The Planning Commission meets the second and fourth Wednesdays of each month and is responsible for reviewing development applications, preparing plans, and making recommendations to the Township Board on development applications and zoning amendments. This meeting schedule allows for the Planning Commission to hear, review, and decide on projects during the first meeting and to advance the interests of the community by holding a work session during the second meeting of the month. This schedule will continue throughout 2023.

STRATEGIC PLAN:

In February 2022, Planning Department staff provided a year-end report to the Township Board regarding its activity that supported the Strategic Plan in 2021. No changes were made to any of the Strategic Plan goals in 2022.

MASTER PLAN:

No changes were made to the Master Plan in 2022. The most recent change to the Master Plan occurred in June 2020 when the Barlow Garfield Neighborhood Plan was incorporated into the Master Plan and adopted by the Township Board. The Master Plan continues to provide policy guidance for the Planning Department and Planning Commission.

The Master Plan is anticipated to be reviewed and updated in 2023. Staff and Planning Commission began several tasks in 2022 to prepare for the Master Plan update, including the following:

- **Joint Meeting of Township Board and Planning Commission** – A joint meeting of the Township Board and Planning Commission was held on February 23. The Planning Commission discussed potential topics for the joint meeting at their January 26 study session. The joint meeting provided for an opportunity to focus on three questions:
 - *Where are we now?* – Topics covered existing conditions and trends in population, housing, parks, and commercial developments, and anticipated residential development (build-out analysis).
 - *Where do we want to go?* – Discussion topics included infrastructure, housing types such as starter homes, blighted properties, transportation, and desired development.
 - *How do we get there?* – An overview of the anticipated Master Plan update process was provided, with pre-planning activities in 2022 to include data gathering and initial public engagement including an updated community survey.
- **Proposed Master Plan Timeline** – The Planning Commission reviewed a proposed Master Plan update timeline at their March 23 study session, anticipating a process of at least two years with all pre-planning activities. The Planning Commission also motioned to direct Staff to issue a Notice of Intent to Plan in accordance with the Michigan Planning Enabling Act.
- **Community Survey** – An update to the 2015 Community Survey was conducted as part of public engagement and input for the Master Plan process. The Planning Commission reviewed questions for the survey at their April 27, May 25, and June 8 meetings. Using a random sample process to ensure accuracy, a total of 875 Township residents responded to the survey.

The results of the survey were shared with the Planning Commission at their September 28 meeting and shared on the Township website. There was strong support for incentivizing redevelopment of outdated commercial and industrial areas, protecting agricultural and rural areas, more pathways, improvement of commercial corridors, more parkland, and accessory dwelling units. Respondents also indicated strong opposition to marijuana dispensaries, short-term rentals, and tall buildings.

- **Preliminary Demographic Analysis** – As part of reviewing existing conditions of the Township, the Planning Commission reviewed a Preliminary Demographic Analysis at their study session on May 25. Key findings include that the population of Garfield is expected to continue to increase, Garfield has a relatively low average household size, poverty affects a significant portion of the population including one-third of all children in Garfield, and 44% of all rental housing units in the County are in Garfield.

- **Existing Land Use Analysis** – The Planning Commission looked at a preliminary Existing Land Use Analysis at their June 22 study session. According to this analysis, major land use categories included single-family residential (25%), agricultural (19%), vacant / unbuilt (17%), recreational (8%), industrial (7%), commercial (5%), right-of-way (5%), institutional (4%), and multi-family residential (3%). This analysis will be refined and included in the Master Plan existing conditions.
- **Potential Focus Areas / Corridors** – At their June 22 study session, the Planning Commission reviewed potential focus areas for the Master Plan including neighborhoods, nodes, and corridors. This discussion is intended to highlight areas of Garfield which may warrant specific attention or analysis as part of the Master Plan process.
- **Future Land Use and Infrastructure** – The Township Engineer, Jennifer Graham from Gourdie Fraser, presented at the July 27 Planning Commission study session on the relationship between infrastructure and land use and how the Master Plan process can be used to guide future Township policy in these areas. She gave some examples demonstrating how planning for the infrastructure improvements ahead of time has benefited multiple developments, and how such an approach can be used in coordinating between future projects.
- **East Bay Township Master Plan Review and Discussion** – The Planning Commission reviewed the updated East Bay Township Master Plan at their July 27 study session and commented on some items of interest to Garfield, including the Mitchell Creek Watershed and the Future Land Use and traffic along the South Airport Road and Hammond Road corridors.
- **Transportation and Recent Development Activity** – The Planning Commission discussed two items at their August 24 study session. First, Commissioners looked at recent development activity since 2018 which was found to be heavily concentrated along the LaFranier Road, South Airport Road, and US 31 corridors.

Commissioners also held a discussion on transportation. Staff gave an overview of the East-West Corridor Study of the Grand Traverse County Road Commission, as well as some potential items of interest to Garfield including access management, intersection improvements, and a future river crossing. Commissioners also discussed key corridors that may warrant more specific focus in the Master Plan.

ANNUAL WORK PLAN:

At the beginning of each year, the Planning Commission updates its annual work priorities. The Planning Commission reviewed their annual work plan at their January 26 study session, including the Master Plan implementation matrix, and identified several priority projects for 2022. Accomplishments among the 2022 priority projects included the following:

- **Community Survey** – Conducted an updated community survey as part of the Master Plan public input and engagement process (described above).
- **Community Trend Analysis** – Compiled a trend analysis of the Township including a build-out analysis, population estimates and projections, infrastructure evaluation, definition of focus areas and corridors, and other pre-planning activities.
- **Zoning Ordinance Amendments Package** – Recommended a package of minor amendments to the Zoning Ordinance, including clarifying wetland regulations and allowing for changeable copy signs in the industrial zoning districts.

REDEVELOPMENT READY COMMUNITIES:

Redevelopment Ready Communities (RRC) is a technical assistance and statewide certification program offered by the Michigan Economic Development Corporation (MEDC) to evaluate and certify communities which integrate transparency, predictability, and efficiency into their daily development practices through a set of best practices. The Township started in the RRC program in 2020. Although RRC tasks were not the highest priority in 2022, some items will ultimately help the Township advance towards certification in the future. For example, Staff expanded their use of the BS&A Planning, Zoning, and Engineering (PZE) module in 2022 to enable better electronic tracking of projects and developments.

CONCEPTUAL REVIEWS:

Conceptual reviews allow for applicants to appear before the Planning Commission with little more than a concept for development. This process is intended to provide an applicant with valuable feedback to gauge the Planning Commission's interest in a potential project before a full application is submitted. This process has been utilized by several applicants as they are able to discuss a potential project without having to first enlist surveying, planning, and/or engineering services to complete an application. The following projects were conceptually reviewed by the Planning Commission in 2022:

- **Zoning Ordinance Amendment** – proposed text amendment for electronic changeable copy signs
- **3525 West Front Street** – proposed consideration of multi-family residential on a parcel currently zoned as C-O Office Commercial
- **2537 N US 31 South** – proposed drive-through coffee shop at former bank property
- **Brewery Terra Firma** – proposed addition of kitchen and food service at existing brewery

ADMINISTRATIVE REVIEWS:

In some specific cases, the Planning Director can administratively approve projects provided they meet all requirements of the Zoning Ordinance. This procedure significantly improves efficiency in the review of minor requests. The Planning Department requires any Administrative Amendment to be justified through written findings. The following applications were administratively reviewed and approved in 2022:

- **PUD 2020-01-C – Oakleaf Village of Garfield Township Administrative Amendment**
The Oakleaf Village of Garfield Township (PUD) is located at 5143 North Long Lake Road, west of Zimmerman Road. The subject amendment is for a revised lighting plan, including a reduction in the number of poles, pole heights, and revisions to the fixtures.
- **SPR 2000-09-L – Chelsea Park West Administrative Amendment**
Located north on Hartman Road east of US 31, the original Chelsea Park PUD was approved in 2000 with a total of 326 residential units. After amendments in 2019, 2020, and 2021, the Chelsea Park West portion consists of 192 total apartments. The subject amendment is for the addition of a swimming pool and fire pit in the clubhouse area.
- **SUP 2021-02-A – South 22 Multi-Family Housing Administrative Amendment**
The subject parcel is located at 1532 W Hammond Road, west of LaFranier Road and zoned R-3 General Commercial. The subject amendment is for several changes including small shifts in the location of some buildings, amenities, and sidewalks; removing the reconstruction of Lloyd Lane; adjusting parking spaces; and small increases in the building footprints.
- **SUP 2005-06-D – Culver Meadows Administrative Amendment**
The subject parcel is located on the north side of West Silver Lake Road, just south of Secor Road. The parcel address is 1661 N. West Silver Lake Road and is zoned as R-1 One-Family Residential. The subject amendment is for the addition of a 192-square foot pavilion.
- **PUD 2020-02-A – BATA TCHC Administrative Amendment**
The BATA TCHC Transit-Oriented Mixed-Use PUD was approved in March of 2022. The subject application is for a portion of the PUD located north of Hammond Road, east of LaFranier Road,

and containing The Flats at Carriage Commons. The subject amendment is for the shifting of one of the apartment buildings out of a gas pipeline easement area and involving minor adjustments to the location of utilities, parking, walkways, and landscaping.

- **SUP 2020-02-A – Prince of Peace Lutheran Church Administrative Amendment (Approved January 2023)**

The subject parcel is located on the east side of LaFranier Road, north of Hammond Road, between the Village at LaFranier Woods PUD to the north and BATA/TCHC PUD to the south. The subject amendment is to reduce the size of the building, parking lot, retention pond, snow storage area, and parking lot landscaping islands, and to remove the child care center use.

DEVELOPMENT REVIEWS:

The Planning Commission reviewed numerous projects in 2022 including Site Plan Reviews, Planned Unit Developments, Special Use Permits, and amendments. These are summarized by the following:

- **SUP 2015-01-D – Ridge45 SUP Landscaping Minor Amendment (Approved)**

A Special Use Permit for Phase 4 of the Ridge45 multi-family housing development was approved for the subject location in 2018 including a landscaping plan with a Type “C” buffer. The applicant requested an adjustment to the required landscaping. While credit for some existing landscaping was granted, it was determined that some medium/small trees and evergreen trees still needed to be planted. The Planning Commission approved the request, on the condition that 19 medium or small trees and 7 evergreen trees be planted.

- **PUD 2020-02 – BATA/TCHC Transit-Oriented Mixed-Use Development (Approved)**

This Planned Unit Development application was approved with conditions for a transit-oriented, mixed-use development including multi-family residential apartments; single-family residential; BATA administration building, bus maintenance facility, and bus storage garage; transfer station; café; and childcare center. The project is on 53.2 acres of an existing 77.1-acre site at the northeast corner of LaFranier and Hammond Roads.

- **SPR 2022-01 – Sportsman’s Warehouse Display Area (Approved)**

A site plan was approved for an outdoor display area at Sportsman’s Warehouse, located at 3500 Marketplace Circle.

- **SPR 2022-03 – Fox Motors Commercial Vehicle Service Center (Approved)**

A site plan was approved for a commercial vehicle service center on a site located at 3536 N US 31 South, south of the intersection with Franke Road.

- **SPR 2022-04 – Wendy’s Sign Application for Cherryland Center (Denied)**

Wendy’s, located at 1686 South Garfield Avenue in Cherryland Center, applied for a freestanding sign, and this application was referred to the Planning Commission by the Zoning Administrator. This application was denied upon finding that freestanding signs for individual businesses in the Cherryland Center are not permitted, a finding which was supported by the Township Attorney.

- **SPR 2022-02 – Traverse City Curling Center (Approved)**

A site plan was approved for an indoor recreational facility, the Traverse City Curling Center, at 1712 South Garfield Avenue in the former Kmart at Cherryland Center.

- **SPR 2022-05 – 3566 North US 31 (Approved)**

A site plan was approved for a multi-tenant commercial building including a restaurant with drive-through, retail, and restaurant located at 3566 North US 31, near the intersection with Franke Road.

- **PUD 1997-01-F – Meijer PUD Minor Amendment (Approved)**

A minor amendment to the Meijer PUD was approved for a project to completely remodel the store interior, update building façades, reconfigure and expand the pharmacy drive-through, and install new stormwater management improvements. The Planning Commission asked that the applicant work with MDOT to study if any improvements are needed to the main intersection with US 31; it was later determined upon completion of the study that no improvements were needed.

- **SPR 2022-07 – Fairfield Inn Amendment (Approved)**
An amendment to a site plan was approved for a hotel on US 31 near the intersection with Franke Road, proposed as Fairfield Inn. The amendment covered additions to the patio and the relocation of some parking spaces to the front of the building.
- **SPR 2022-06 – 7Brew at Cherryland Center (Approved)**
A site plan was approved for a drive-through coffee shop at Cherryland Center along West South Airport Road, at the former Hometown Pharmacy site.
- **SUP 2022-01 – 7Brew at 2537 North US 31 (Approved)**
A special use permit was approved for a drive-through coffee shop at 2537 North US 31, site of the former PNC Bank. The application was initially tabled because of concerns about the proximity of the drive-through to the US 31 and South Airport Road intersection and potential conflicts with left turns both into and out of the site. A traffic impact report was prepared by the applicant and reviewed by OHM Advisors, on behalf of the Township, and by MDOT. The final approval of the application included safety improvements to the shared drive between this site and the neighboring site to the north, Mutual Gas, and recommended monitoring of the operation on traffic patterns by MDOT to ensure safe traffic movement.
- **SUP 2022-06-E – Kensington Park PURD Major Amendment (Approved)**
A major amendment was approved for the Kensington Park Planned Unit Residential Development (PURD) located west of the Cherryland Center site and roughly bounded by Carson Street, Linden Avenue, Floresta Street, and Woodward Avenue. The amendment was to accommodate expanded building footprints for several duplex units and to build them as single-story instead of two-story units. The requirement to construct sidewalks on Carson Street, Linden Avenue, Floresta Street, and Woodward Avenue, forming a loop around this phase of the development, remains in place, and a condition of the approval addressed the phasing of the sidewalk installation.
- **SPR 2022-16 – Birmley Hills Site Condominium (Approved January 2023)**
A site condominium subdivision was approved by the Township Board for a property at the end of Farmington Drive and Birmley Estates Drive, which both provide access from Birmley Road. The site condominium development will consist of 35 single-family residential lots between 15,000 and 38,000 square feet in area.
- **SUP 2021-03-A – Loving Neighbors Preschool (Under Review)**
A special use permit is currently under review for a proposed child care center as an additional use at the existing Northern Lakes Community Church, located at 5444 Herkner Road.
- **SPR 2022-021 – K1 Speed Indoor Kart Racing (Approved)**
A site plan was approved for an indoor recreation facility, intended for indoor kart racing, at 1212 West South Airport Road in the former Sears at Cherryland Center.
- **SUP 2022-03 – Traverse City Christian School Early Learning Center (Under Review)**
A special use permit is currently under review for a proposed child care center as an additional use at the existing Church of the Living God, located at 1514 Birmley Road.

ZONING ORDINANCE MAP AMENDMENTS (REZONING):

Two applications for zoning ordinance map amendments (rezoning) were considered in 2022:

- **Amendment 31 – Z-2021-02 Gauthier Property R-3 Rezoning (Approved)**
This application requested the rezoning of one parcel located at 2105 North US 31 South, totaling approximately 18 acres, from its split zoning of Agricultural (A) and Highway Commercial (C-H) to the Multi-Family Residential (R-3) zoning district.
- **Amendment 34 – Z-2022-02 Hammond Road Apartments R-3 Rezoning (Approved)**
This application requested the rezoning of land north and west of the intersection of Garfield and Hammond Road, totaling 23.86 acres, from the Agricultural (A) to the Multi-Family Residential (R-3) zoning district.

ZONING ORDINANCE CONDITIONAL REZONING AMENDMENTS:

One application for conditional rezoning amendment was considered in 2022:

- **Amendment 32 – Z-2022-01 Life Story I-G Conditional Rezoning (Approved)**

This application requested the conditional rezoning of a parcel at 400 West Hammond Road, with a total size of approximately 5.5 acres, from its current zoning of the C-G General Commercial zoning district with restrictions to the I-G General Mixed-Use Industrial Business zoning district with new restrictions. The conditional rezoning restricts the site to being used for a crematorium and mortuary / funeral home.

ZONING ORDINANCE TEXT AMENDMENTS:

The following proposed zoning ordinance text amendments were considered in 2022:

- **Z-2021-01 – Serra Automotive Zoning Text Amendment (Withdrawn January 2022)**

This application submitted by Serra Traverse City, LLC was for a proposed Zoning Ordinance text amendment to allow for additional freestanding signs along major thoroughfares and for individual tenants in a multi-tenant parcel. Concerns were identified regarding how the proposed amendment would impact other sites in the same zoning district, and it was found that the proposed amendment would not allow the applicant to install the signage they were intending to install. The application was withdrawn by the applicant with no action taken by the Planning Commission.

- **Amendment 33 – Zoning Ordinance Amendment Package (Adopted)**

Planning Commissioners reviewed several proposed changes to the Zoning Ordinance at the study sessions on March 23, April 27, May 25, and June 22, and prepared a package of amendments to the Zoning Ordinance which was approved in September 2022. This amendment covered several sections of the Zoning Ordinance, including the following:

- Prohibit chain link gates from being used for dumpster enclosure gates
- Clarify applicability of wetland regulations, require wetland delineations, and apply the 25-foot setback wetland setback to snow storage areas
- Require snow storage areas to be outside of any required riparian vegetative buffer
- Lower the required separation between an accessory structure and any other structure on the lot from 10 feet to 3 feet and clarify that this measurement is from the furthest projection of the building (e.g., roof / eaves), not the walls
- Allow the Zoning Administrator to review areas for outdoor display on administrative site plan reviews and have the discretion to refer such a review to the Planning Commission, and require outdoor display areas to be located to avoid any interference with landscaping areas, parking lots, vehicular maneuvering lanes, sidewalks, and pathways
- Adopt luminance standards for sign lighting for changeable copy signs
- Allow changeable copy signs in the I-G and I-L zoning districts

PLANNING COMMISSION DISCUSSIONS:

The Planning Commission discussed several other topics in 2022, including the following:

- **Proposed Service Drive – Chick-fil-A to Lowe's**

The Planning Commission discussed this potential service drive at their March 23 study session. Staff have been looking at the feasibility of a shared drive from Lowe's at 3150 N US 31 South to the Grand Traverse Mall and have talked with the owners of these and several adjacent properties. Other than the mall, these property owners are interested in developing this service drive, and the Township Engineer has developed two concept drawings. Part of the drive would be constructed by Lowe's per a condition of their approval from 2003.

- **MSU Urban Planning Students Presentation: Non-Motorized Opportunities and Analysis**
Planning Commissioners heard a presentation from Michigan State University (MSU) students at their April 27 study session. Their project focused on sidewalks and trails in Garfield Township, including analyzing neighborhoods of the Township to target sidewalk and trail investments and developing a methodology for determining future priorities.
- **Chick-Fil-A SUP Update**
Chick-fil-A was originally approved in May 2021 and opened in March 2022. Upon opening, there were several long queues onto the site which backed up into US 31, and overflow parking was seen on a gravel lot adjacent to the site. The Planning Commission discussed the Chick-fil-A site over several meetings, and Staff continued to monitor the site throughout the year. Queueing issues had mostly subsided after a few months, and the parking on the gravel lot may be resolved through the development of a hotel on this site, which is currently undergoing an administrative review.
- **Brookside Commons PUD – Use Discussion**
Staff asked the Planning Commission to discuss possible new commercial uses for undeveloped portions of the Brookside Commons PUD at their June 8 study session, including residential above commercial as a potential use.
- **Zoning Ordinance – Drive-Through Standards Discussion**
The Planning Commission reviewed and discussed the drive-through standards in Section 730 of the Zoning Ordinance at their August 24 study session, including clarifying setbacks from the road and utilizing traffic engineers or other professionals with relevant expertise to help review drive-through designs. These standards will continue to be reviewed and any potential changes may be proposed for a future Zoning Ordinance amendment.

JOINT TRAVERSE CITY AND GARFIELD TOWNSHIP PLANNING COMMISSION:


The six-member Joint Planning Commission is comprised of two Traverse City Planning Commissioners and one Traverse City resident appointed by the Traverse City Commission, and two Garfield Township Planning Commissioners and one Garfield Township resident appointed by the Garfield Township Board.

The Commission meets at least four times per year roughly once every three months, typically at 5:15 PM on the third Wednesday of the month. Recent meetings in 2022 have covered the Commons Natural Area design planning process, modifying membership criteria for the Grand Traverse Commons Zoning Board of Appeals, and an infrastructure assessment focused on the Brownfield Plan area.

RECOMMENDATION / ACTION REQUESTED:

Following review, if the Planning Commission is prepared to accept the 2022 Annual Report in accordance with the Michigan Planning Enabling Act, the following motion is suggested:

THAT the 2022 Planning Commission Annual Report, as provided in Planning Department Report 2023-13, BE APPROVED and FORWARDED to the Township Board.

 Charter Township of Garfield Planning Department Report No. 2023-14			
Prepared:	January 18, 2023	Pages:	1
Meeting:	January 25, 2023 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	2023 Priorities and Master Plan Implementation Matrix		

The first study session of 2023 offers the Planning Commission the opportunity to create priority projects for the year. The priorities for discussion are gathered from reviewing the 2022 Priorities and Master Plan Implementation Matrix, Township planning documents, notes from Planning Commission study sessions in 2022, and other materials. The Master Plan Implementation Matrix is used by the Planning Commission to assist in implementing the Master Plan by identifying planned actions, when those actions will occur, and the responsible parties for those actions.

Key priorities accomplished in 2022 include the following:

- A community survey was conducted as part of community engagement for the Master Plan update process and was an update to the previous mail survey from 2015. The survey was mailed out to a random sample of 4,200 qualified voters, evenly distributed among the seven voting precincts of Garfield, and received 875 responses.
- Several pre-planning activities were completed as part of the Master Plan update process including a community trend analysis, build-out analysis, population estimates and projections, infrastructure evaluation, definition of focus areas and corridors, and other activities.
- A package of Zoning Ordinance amendments was adopted including clarifying wetland regulations and providing for changeable copy signs in the I-G and I-L industrial zoning districts.

Attached is a draft 2023 Priorities and Master Plan Implementation Matrix.

ACTION REQUESTED:

This 2023 Priorities and Master Plan Implementation Matrix is for information only. No formal action is requested.

Attachments:

1. 2023 Priorities and Master Plan Implementation Matrix

Garfield Township Planning Commission

2023 – 2025 Priorities

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

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

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

Garfield Township Planning Commission

Master Plan Implementation Matrix

About the Implementation Matrix:

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

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

Priority Levels:

Priority for 2023	Priority for 2024	Priority for 2025	Ongoing	Complete
-------------------	-------------------	-------------------	---------	----------

Abbreviations:

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

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


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

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

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

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

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

 Charter Township of Garfield Planning Department Report No. 2023-15		
Prepared:	January 18, 2023	Pages: 1
Meeting:	January 25, 2023	Attachments: <input checked="" type="checkbox"/>
Subject:	2023 Master Plan Update – Next Steps	

BACKGROUND:

As we resume efforts to update the Township Master Plan, the following draft documents are being provided for your review:

1. Existing Conditions Report – Draft dated January 18, 2023. The Existing Conditions Report captures a “snapshot” in time and reviews emerging issues and opportunities. The elements of this report include population growth, key demographics, housing stock, employment and job information, natural systems and environmental conditions, and information about current land use, community facilities, and the built environment. Note this draft will be updated with additional information and data.
2. Community Engagement Report – Draft dated January 18, 2023. The Community Engagement Report documents the public outreach efforts made by the Township to support development of the Master Plan. Note this draft will be updated with additional information and data.
3. Master Plan – Draft dated January 18, 2023. This draft outline is intended to illustrate the structure for the final Plan document. As the process continues this year, we will start to fill in various portions of the Plan.

We will review and discuss the above reports along with preparation for the anticipated Joint Meeting of the Township Board and Planning Commission tentatively scheduled for Tuesday, February 28.

NEXT STEPS:

Staff has prepared an update to the Garfield Township Master Plan Update Timeline. See attachment.

ACTION:

No action is required. The update report is for review and discussion only.

Attachments:

1. Existing Conditions Report – Draft dated January 18, 2023
2. Community Engagement Report – Draft dated January 18, 2023
3. Master Plan – Draft dated January 18, 2023
4. Garfield Township Master Plan Update Timeline – Updated January 18, 2023

CHARTER TOWNSHIP OF GARFIELD MASTER PLAN

EXISTING CONDITIONS REPORT

DRAFT

January 18, 2023

Charter Township of Garfield
3848 Veterans Drive | Traverse City, MI 49684 | 231-941-1620
www.garfield-twp.com

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
LOCATION AND SETTING	3
POPULATION, DEMOGRAPHICS, HOUSING, AND ECONOMY	5
NATURAL SYSTEMS AND ENVIRONMENTAL CONDITIONS	11
LAND USE.....	17
COMMUNITY INFRASTRUCTURE.....	27
TRANSPORTATION	35

EXECUTIVE SUMMARY

The Existing Conditions Report captures a “snapshot” in time and reviews emerging issues and opportunities. The elements of this report include population growth, key demographics, housing stock, employment and job information, natural systems and environmental conditions, and information about current land use, community facilities, and the built environment.

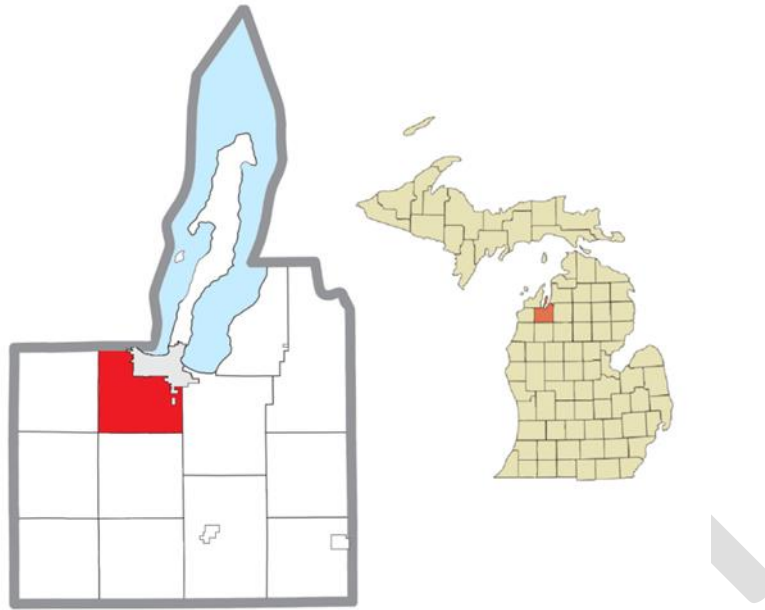
Organized in January 1882, the Charter Township of Garfield Township (Garfield) is in the northwest region of the Lower Peninsula of Michigan. Garfield covers 28 square miles in land and is part of the Traverse City-Garfield Urban Area. Highlights of Garfield are as follows:

- Garfield is the fastest growing municipality in the second fastest growing county in the state, Grand Traverse County, and is the most populous municipality in Northern Michigan. Garfield grew from 16,256 in 2010 to 19,499 in 2020.
- In 2022, Garfield had an estimated population of 20,542 and comprises over 20% of the population of Grand Traverse County.
- Garfield’s population growth is expected to continue with a projected population of 25,795 in 2030.
- Garfield in 2020 had an estimated 8,062 total households, which has grown by about 9.4% since 2010 and is expected to continue increasing. Average household size has decreased slightly from 2.16 in 2010 to 2.09 in 2020.
- 43% of all rental housing units in Grand Traverse County are in Garfield - more than any other community in the county.
- Garfield has approved 15 PILOT housing tax credit projects comprising nearly 1,300 housing units. Over 15% of all Township housing units are in a PILOT project.
- From 2020 to 2022, 740 building permits have been issued for a construction value of \$201,840,620.
- There are 7,726 workers in Garfield. 6,291 workers travel outside Garfield for employment while 1,435 work in Garfield.
- There are 13,484 jobs in Garfield. 12,049 workers living outside of Garfield travel into Garfield for employment.
- Two of the most significant natural features of Garfield include the Boardman-Ottaway River and Silver Lake. The river flows from south to north, entering Garfield in the south-central part of the Township and flows further north and empties into Grand Traverse Bay. The river divides Garfield from east to west. About one-quarter of Garfield’s geographic area is east of the river.
- Once a rural farming community, Garfield experienced significant growth from the 1970s through the present as development expanded outward from Traverse City. Garfield now includes a wide variety of land uses, including commercial development, industrial corridors and centers, some remaining agriculture, and residential housing ranging from low to moderately high density. Garfield is experiencing steady growth, investment, and reinvestment in all aspects of commercial, industrial, and residential development.
- Garfield has its own municipal water and sanitary sewer systems. Currently there are 2,950 municipal water customers and 3,300 sanitary sewer customers.

- Garfield owns and maintains its own park system providing nearly 600 acres of parkland for active and passive recreation.
- The Township is served by a network of public and private streets. Apart from the US-31/M-37 highway, all public roads Garfield are administered by the Grand Traverse County Road Commission.

DRAFT

LOCATION AND SETTING



STATE

Charter Township of Garfield (Garfield), Grand Traverse County, is in the northwest region of the Lower Peninsula of Michigan. This area of Michigan is known as a four-season tourism destination, drawing visitors to enjoy beaches, vineyards, outdoor recreation, natural resources, and culinary destinations. Garfield is located near Grand Traverse Bay, a long, natural harbor made distinct from Lake Michigan by the Leelanau Peninsula. The terrain of Garfield is relatively hilly for the Great Lakes region.

COUNTY

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

ESTABLISHMENT

Garfield was organized in January 1882 as Traverse Township. Following further divisions of Grand Traverse County, Garfield was established. The Township is named after James A. Garfield, the 20th President of the United States. It is one of six townships named after Garfield in Michigan of which it is the only charter township. The Township covers 28 square miles and is considered part of the Traverse City Micropolitan Statistical Area, as defined by the United States Census Bureau.

POPULATION, DEMOGRAPHICS, HOUSING, AND ECONOMY

The following description provides information on Garfield's population, their homes, and the local economy. Data is from the 2020 American Community Survey 5-Year Estimates (U.S. Census Bureau) with population estimates and projections from the Charter Township of Garfield.

POPULATION

POPULATION COUNTS

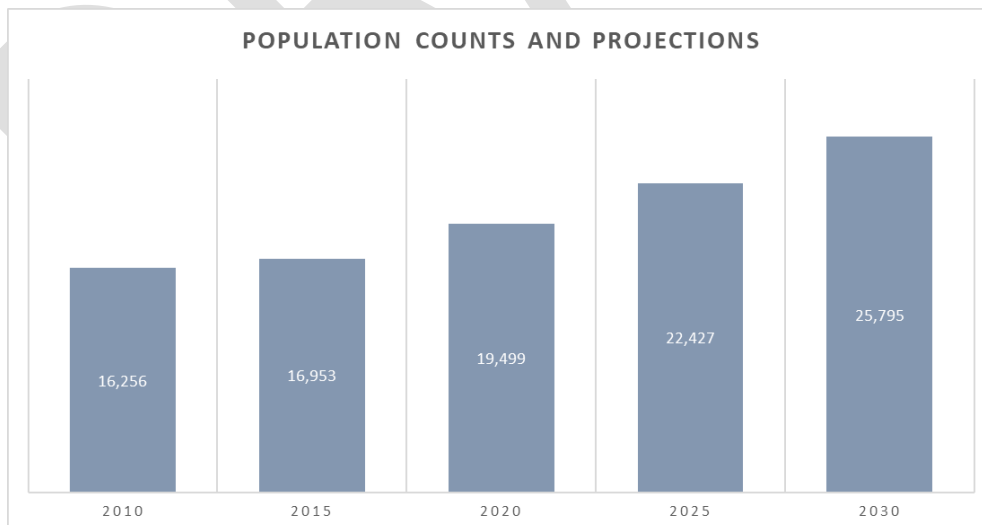
Garfield is the fastest growing municipality in the second fastest growing county in the state, Grand Traverse County. Between 2000 to 2010, Garfield grew from 13,840 to 16,256, a 17.5% increase. More recently, Garfield grew at a faster rate. Garfield's growth from 16,256 in 2010 to 19,499 in 2020 was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

ESTIMATED AND PROJECTED POPULATION

In 2021, Garfield has an estimated population of 20,542 and comprises over 20% of the population of Grand Traverse County. Garfield's population growth is expected to continue with a projected population of 25,795 in 2030.

DENSITY

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



DEMOGRAPHICS

HOUSEHOLDS

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

AGE

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

RACE AND ETHNICITY

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

EDUCATION

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

INCOME

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

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

POVERTY

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

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

Children (Under 18). Over one-third (34.6%) of the children are in poverty in Garfield which is more than double the rate in Grand Traverse County (14.4%) and nearly double the rate in Michigan (18.8%).

Seniors (65 and over). 15% of seniors are in poverty in Garfield. In comparison, this is double the rate in Grand Traverse County (7.6%) and nearly double the rate in Michigan (8.5%).

HOUSING

HOUSING UNITS

Occupancy. There are 8,544 housing units in Garfield. 94% of the housing units are occupied which is about 10 percent higher than the rate in Grand Traverse County (85%) and Michigan (86%).

Tenure. 59% of the housing units are owner occupied which is about three-quarters the rate in Grand Traverse County (76%) and 80 percent the rate in Michigan (72%). 41% of the housing units are renter occupied.

Types. Types of residential structures in Garfield include single unit (51.9%), multi-unit (35.2%), and mobile home (12.8%).

VALUE

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

MOBILITY

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

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

TRAVEL TO WORK

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

ECONOMY

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

WORKERS AND JOBS

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

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

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

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

NATURAL SYSTEMS AND ENVIRONMENTAL CONDITIONS

Natural systems are critical to the community's vision and lifestyle, providing a key framework for land use plan development, and leveraging existing assets.

WATER FEATURES

Two of the most significant natural features of Garfield include the Boardman-Ottaway River and Silver Lake:

- The Boardman-Ottaway River flows from south to north, entering Garfield in the south-central part of the Township before flowing into Boardman Lake near South Airport Road. The river flows further north and empties into Grand Traverse Bay. Boardman Lake is split with Traverse City, with the southern portion in Garfield and the northern part in Traverse City. The river and lake divide Garfield from east to west. About one-quarter of Garfield's geographic area is east of the river and lake. Areas on either side of these two natural features have different characteristics and represent distinct places within Garfield.
- Silver Lake is the most prominent lake in Garfield and is located in the southwest part of the Township.

Topographic elevations fall from a high point of roughly 1,100 feet above sea level in the western portion of Garfield, to roughly 600 feet within the Boardman River valley, before rising once again to over 900 feet above sea level in the southeastern corner.

Portions of Garfield are in four different watersheds. Most of Garfield is in the Boardman-Ottaway River watershed, with smaller areas in the watersheds of Mitchell Creek and the Platte River and some portions which drain directly into Lake Michigan.

Watershed	Area in Garfield (square miles)	Percentage
Boardman-Ottaway River	21.0	75.6%
Mitchell Creek	4.8	17.2%
Lake Michigan (direct drainage)	1.2	4.3%
Platte River	0.8	2.9%
Total	27.8	100.0%

Several tributaries to the Boardman-Ottaway River are also located within Garfield, including Miller Creek, Kids Creek, and Jack's Creek. Mitchell Creek, partially located on the east side of the Township, drains to the East Arm of Grand Traverse Bay. It has been a priority for Garfield to protect and enhance these surface water resources, as well as associated wetland areas, through land use planning and zoning.

BOARDMAN-OTTAWAY RIVER

The Boardman-Ottaway River runs for approximately 50 miles in Kalkaska and Grand Traverse counties, encompassing a watershed area of 287 square miles of land which drains into the West Arm of Grand Traverse Bay. Most of Garfield is within this watershed. Tributaries of the

river in Garfield include Miller Creek, Jack's Creek, and Kids Creek. The portion of the river south of Hammond Road is also one of 16 Natural River systems in Michigan designated by the Michigan Department of Natural Resources (MDNR). This program helps protect the rivers by regulating construction within 400 feet of the river.

<<INSERT MAP OF CREEK WATERSHEDS WITHIN GARFIELD>>

DRAFT

The river is surrounded by parkland for most of its length in Garfield, including the Township's Boardman Valley Nature Preserve and River East Recreation Area, and Grand Traverse County's Natural Education Reserve and Medalie Park. There are some privately owned parcels abutting the river near Keystone Road and at Logan's Landing and Logan Place near South Airport Road. The former City dump site and current County brush drop-off site also abut the river.

From 2012 to 2018, three dams along the river dating back to the late 1800s were removed in the largest dam removal project in Michigan history. These dams were Brown Bridge Dam in East Bay Township (owned by the City of Traverse City, removed in 2012) and Boardman Dam and Sabin Dam in Garfield (owned by Grand Traverse County, removed in 2017 and 2018 respectively). Modifications are also planned at Union Street Dam in Traverse City to allow for selective passage of Great Lakes fish.

These dam removal projects have helped to restore the natural habitat and free-flowing original course of the river and provided additional recreational opportunities. The bottomlands of the dams are currently being restored as natural habitat. Management and restoration of these areas is ongoing and will help to enhance the health of the river system. Garfield will continue to work with partner organizations and property owners on issues related to the river and water quality, including initiatives that support the Township's Strategic Plan goal to "support environmental conservation efforts to protect water quality."

BOARDMAN LAKE

Boardman Lake encompasses 314 acres and is shared between Garfield and Traverse City. The lake offers recreational opportunities including fishing, sailing, canoeing, and kayaking. In 2022, the Boardman Lake Loop Trail was completed to provide a pathway all the way around the lake. This 4-mile loop provides connections to commercial and civic resources for the community and links to the regional trail system. Boardman Lake is included as part of the river watershed and any activities impacting the river upstream will also impact the lake.

SILVER LAKE

Silver Lake is over 600 acres and is shared between Garfield and Blair Townships, with roughly the northern two-thirds within Garfield and the remainder in Blair. There are several residential neighborhoods along the shoreline. The lake is primarily used for boating for lakefront residents and the public. The lake's water level is regulated by a drainage control device under the jurisdiction of the Grand Traverse County Drain Commissioner. Silver Lake is part of the Boardman-Ottaway River watershed.

Silver Lake Recreation Area is the only public park on the lake, although the park only has about 100 feet of shoreline frontage on the lake. The MDNR maintains a boat launch on East Silver Lake Road, though swimming is not permitted there.

Two other lakes are located just north of Silver Lake: Hidden Lake, located completely within the park, and Dryer Lake or Mud Lake which comprises the park's western border. Both smaller lakes are shallow and have no recreational amenities. If any amenities were to be

considered for these lakes, Garfield should determine if dredging is needed, or if any contamination must be mitigated or sensitive natural features maintained.

KIDS CREEK

Located on the west side of Garfield, Kids Creek drains almost 11 square miles and enters the Boardman River near its mouth at Grand Traverse Bay. Kids Creek is spring fed by three major tributaries originating in Garfield that flow downstream into Traverse City. More than half of the area is urbanized and includes the US-31 commercial corridor. The creek is on the State of Michigan's list of impaired waters due to being overloaded with sediments and high-water flows. Where the opportunity arises, the Township works with public and private interests to implement Stormwater Best Management Practices to improve the water quality of this creek and all water resources.

WATER QUALITY

Water quality remains a top priority for Garfield and its residents. Garfield maintains development standards for groundwater protection, installation of riparian vegetative buffers, and requiring setbacks from wetlands, lakes, rivers, and streams. Onsite management of stormwater is required to minimize the possibility of adverse impacts on both water quantity and water quality.

CLIMATE

Lake Michigan and Grand Traverse Bay strongly temper and moderate the climate of Garfield. As a result, the area typically experiences cooler temperatures during the late spring and early summer, and warmer temperatures during the late fall and early winter. The lake effect increases cloudiness and snowfall during the fall and winter. Sudden, severe periods of lake-effect precipitation during this time are relatively common.

Garfield receives 33 inches of rain, on average, per year. The US average is 38 inches of rain per year. Garfield averages 118 inches of snow per year. The US average is 28 inches of snow per year. On average, there are 163 sunny days per year in Traverse City. The US average is 205 sunny days. Located near the 45th Parallel (midway between the North Pole and the equator) makes for long summer days, with daylight lingering until after 10 p.m.

The warmest month of the year is July, with an average temperature of 70.3 °F. February has the lowest average temperature of the year at 20.6 °F.

SOILS AND GROUNDWATER

Grand Traverse County, including Garfield, is underlain by sedimentary rocks that consist mostly of shale, limestone, and sandstone. Glacial deposits, the result of continental glaciation ending about 10,000 years ago, consist of gravel, sand, silt, and clay. These deposits completely cover the bedrock surface and are hundreds of feet thick at places.

Most groundwater is contained and flows in the glacial deposits that overlie the bedrock. Groundwater generally flows toward Grand Traverse Bay or to streams that are tributary to the Bay. Groundwater provides many Garfield residents with an important source for domestic water supplies. Remaining residents are supplied by the Traverse City municipal water system which pumps water from the East Arm of Grand Traverse Bay.

- Identification of prime farmland soils, prime farmland if drained, and farmland of local importance
- Identification of hydric soils

NATURAL HAZARDS

A hazard is an event or physical condition that has potential to cause fatalities, injuries, property damage, infrastructure damage, and agricultural loss, damage to the environment, interruption of business, or other types of harm or loss. Prepared by Grand Traverse County on behalf of Garfield and other local communities, the purpose of the Grand Traverse County Natural Hazard Mitigation Plan is to permanently eliminate or reduce long-term risks to people and property from natural hazards so that county assets such as transportation, infrastructure, commerce, and tourism can be sustained and strengthened.

The Plan focuses on natural hazards such as drought, wildfires, flooding, shoreline erosion, thunderstorms and high winds, hail, and extreme winter weather, and was created to protect the health, safety, and economic interests of the residents and businesses by reducing the impacts of natural hazards through planning, awareness, and implementation.

LAND USE

The following section provides an overview of current development in Garfield including existing and emergent land use patterns. This information offers a foundation for projecting future development and land use needs.

EXISTING LAND USE

Once a rural farming community, Garfield experienced significant growth from the 1970s through the present as development expanded outward from Traverse City. Garfield now includes a wide variety of land uses, including commercial development, industrial corridors and centers, some remaining agriculture, and residential housing ranging from low to moderately high density. Garfield is experiencing steady growth, investment, and reinvestment in all aspects of commercial, industrial, and residential development.

Arterial roadways include US-31/M-37 highway, South Airport Road, and Garfield Road, each of which are also among the most developed commercial corridors. Other primary roads include Cass Road, which is heavily industrial, and Silver Lake and North Long Lake Roads, each of which are primarily residential in nature.

Two rail lines cross Garfield from north to south on each side of the Boardman-Ottaway River valley and access the Township's industrial corridors. Garfield is also served by the Cherry Capital Regional Airport.

Much of Garfield developed for commercial uses includes planned developments such as the Grand Traverse Crossings, Grand Traverse Mall, Cherryland Center, and the Buffalo Ridge Center. Garfield has one of the highest commercial tax bases in northern Michigan. Significant opportunities to redevelop aging commercial corridors exist as recent commercial development has generally focused on infill redevelopment along US-31. Further opportunity to redevelop aged commercial properties also exists along South Airport Road. Garfield has approved brownfield redevelopment plans for Copper Ridge and the former Kmart store at Cherryland Center to assist with redevelopment efforts.

Garfield has likely the highest concentration of industrial activity in northern Michigan. These land uses are dispersed across the east and south areas of the Township, including the corridors of Cass Road, as referenced above, Barlow Street, and Park Drive. Other industrial areas include the Hammond Commerce and Industrial Centre, Garfield-Heidbreder Industrial Park, and Blue Star Estates. The Township has granted Industrial Facilities Tax (IFT) abatements to help these businesses grow.

Residential land uses are widely distributed across Garfield. Traditional single-family platted developments are generally located on the west side of town, which is also where a public middle school and high school are located. Various developments including residential uses were approved as a planned unit development (PUD). Following the economic downturn of the late 2000s, many of these developments stalled. In recent years, building activity has returned to some of these projects, primarily within the residential portions of those developments.

Garfield has several mobile home parks, including King's Court, Town and Country, and Meadow Lane. Large apartment developments include Ridge45 on LaFranier Road, Liv Arbors and Chelsea Park on Hartman Road, Lake Pointe Village on Park Drive and along the shores of Boardman Lake, and Harbour Ridge and Boardman Lake Apartments on Veterans Drive. As the years have passed, Garfield has adapted to recognize and permit a variety of housing types to keep up with the changing requirements of the population.

Large agricultural or otherwise undeveloped parcels still exist, generally within two miles of the south and west Township boundary lines. Many of these properties are being actively farmed, such as the McManus orchards along Garfield Road, Gallagher farm on North Long Lake Road, the Edgecomb farm and market on Hammond Road, and the Robbins farm on Cass Road. Additionally, Garfield is home to the Oleson buffalo herd. Regionally, the Traverse City area is widely farmed with an existing and growing number of value-added agriculturally based businesses.

Office uses are found on Cedar Run Road, Silver Lake Road, South Airport Road, and Veterans Drive. Over the last fifteen years, Garfield has developed a system of public parks concentrated on both the recreational benefits and natural resource protection value of these lands.

An existing land use inventory of Garfield was conducted in 2022 that contains the following land use categories:

- Agricultural
- Commercial
- Industrial
- Institutional
- Office
- Recreational
- Recreational – Private
- Residential – Mobile Home
- Residential – Multi-Family
- Residential – Single-Family
- Residential – Two-Family
- Right-of-Way
- Utility
- Vacant – Unbuilt

<<INSERT EXISTING LAND USE MAP>>

DRAFT

<<INSERT EXISTING LAND USE CHART>>

DRAFT

SURROUNDING ZONING & PLANNED LAND USE

Garfield is abutted by the City of Traverse City and the Townships of Blair, East Bay, Elmwood, and Long Lake. The following is a brief discussion of how neighboring planned land use and existing zoning relate to planned land uses and existing zoning in Garfield.

THE CITY OF TRAVERSE CITY

City zoning is generally consistent with zoning in Garfield with a significant area of land along the boundary being zoned for residential uses. Corridors between the City and Garfield also provide a stronger connection of uses between the two entities, including the following specific locations:

- Cedar Run Road/West Front Street. Due to proximity to the Munson Medical Center, the corridors of West Front Street and Cedar Run Road have developed as an area mainly comprised of medical clinics and offices. One exception to this area is the Concrete Service, an existing industrial use covering roughly 10 acres of land in Garfield. With the medical-related uses and the Oleson planned unit development, there is opportunity to improve this area as a neighborhood hub by providing walkable infrastructure and moderate to high-density residential uses.
- North US-31 South. This long-time highway corridor provides some of the larger commercial uses in the urbanizing area. Development and redevelopment of this corridor impacts Kids Creek which flows through this area. Opportunities for this corridor include improving and expanding pedestrian infrastructure while continuing efforts to buffer Kids Creek from the built environment.
- Veterans Drive. With land uses limited to residential and office, this corridor has less intense activity and traffic than some of the more developed commercial corridors. Extending walkways into Garfield from the City would provide safe connections for pedestrians.
- Woodmere Avenue/Barlow Street. Residential, commercial, and industrial create a varied mix of uses for the Woodmere/Barlow area. Building on this eclectic array of uses provides opportunity for creative development while being in close proximity to destinations like the Cherry Capital Airport, downtown Traverse City, and the Boardman Lake Loop Trail.

Finally, a portion of Garfield is part of the Grand Traverse Commons, which includes the historic site of the former Traverse City State Hospital (See below). This area jointly planned and zoned under the authority of the City of Traverse City and Charter Township of Garfield Joint Planning Commission with its own master plan and development regulations.

CHARTER TOWNSHIP OF EAST BAY

Future land use plans and zoning are generally consistent between Garfield and East Bay Township. Garfield and East Bay Township have collaborated on corridor discussions and plans for Hammond Road as major east-west road. As traffic on South Airport Road is expected to increase, continued coordination is recommended as multi-family residential housing

develops in the East Bay Township portion, multi-family residential and industrial uses are planned in Garfield, and the Airport has plans for additional commercial development on the north side of South Airport Road.

BLAIR TOWNSHIP

Future land use types planned along the northern edge of Blair Township are similar to land uses planned at the southern edge of Garfield, including the commercial uses along US-31 in the area near Chums Corners. However, residential land uses planned in Blair Township are at a higher density than the more rural low density residential and agricultural land uses planned along the southern border of Garfield.

CHARTER TOWNSHIP OF LONG LAKE

Planning is consistent between Long Lake Township and Garfield in identifying low-density residential development along the south three-fourths of the shared boundary. In Long Lake Township, moderate density residential is planned along the northern quarter of the boundary with Garfield. In the same area, Garfield is currently planning for agricultural/rural land uses.

CHARTER TOWNSHIP OF ELMWOOD

The future land uses and zoning in Elmwood are relatively consistent along the M-72 corridor which forms the north edge of Garfield. Adjacent future land uses between the two townships are generally low-density residential.

RECENT DEVELOPMENT ACTIVITY 2018 - 2022

Land use development activity has been identified for the last five years in Garfield. The activity is comprised of development approvals granted by the Planning Commission, Township Board, or through administrative review. Large developments are Meadow Valley, Fairfield Inn/Tru Hotel, Marengo 31 apartments, Chelsea Park West apartments, French Manor senior living complex, Village at LaFranier Woods senior living complex, South 22 apartments, BATA/TCHC mixed use development, Fox Run apartments, and Ashland Park residential development.

<<INSERT RECENT DEVELOPMENT ACTIVITY 2018-2022 MAP>>

DRAFT

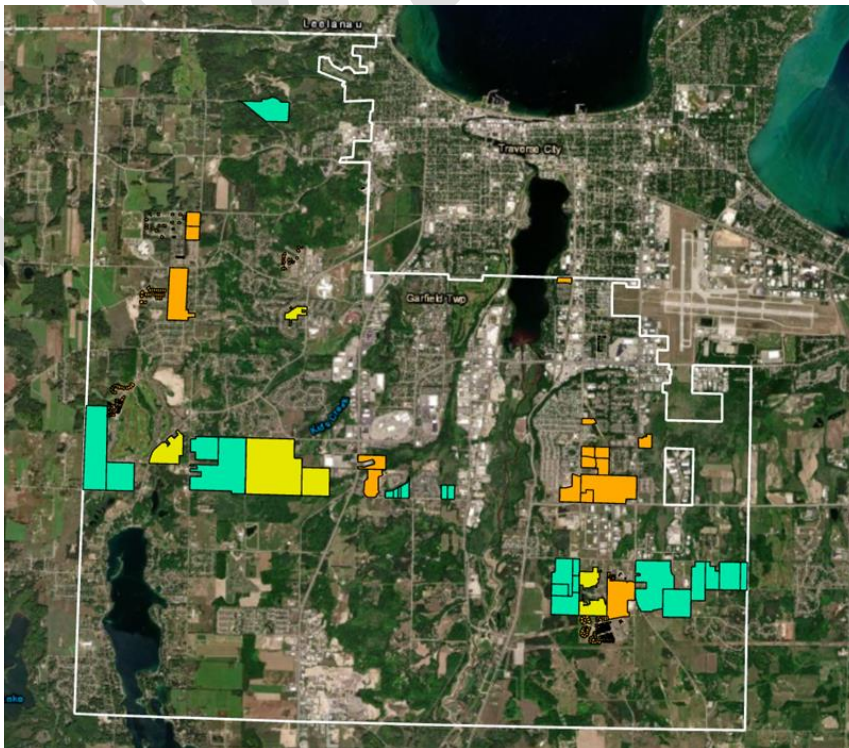
ANTICIPATED RESIDENTIAL DEVELOPMENT

What residential developments are currently anticipated by the Township through recently approved projects, zoning standards, and master plan policies? The following assumptions were made:

- Current population: ~20,000
- Average household size: ~2.26 (2019 ACS)
- Percent occupied units: ~93.5% (2019 ACS)
- Assume ~80% of land available for development (~20% needed for roads, natural features)
- Assume ~0.35-0.5 acres approximate lot size based on current Future Land Use designation
- Assume ~10 units per acre for multiple family

Projections are as follows:

- Orange: Housing units approved but not yet built (e.g., Village at LaFranier Woods, Oakleaf Village, etc.). Potential additional population: 4,000+
- Yellow: No current development, but areas zoned for residential development. Potential additional population: 1,000+
- Green: No current development, but areas planned for residential development. Potential additional population: 3,000+
- Total: Without changing any current policies, the potential future population for the Township population is 28,000+



GRAND TRAVERSE COMMONS

The Grand Traverse Commons is an area of land on which the Northern Michigan Asylum was built between 1883 and 1885. The land purchased in 1881 encompassed about 400 acres consisting of mostly forest land and expanded over decades to over 700 acres. In the two years that it took to build the main hospital (later called the Traverse City State Hospital) and the many years since, this location has played an important role in the development of the Traverse City urbanizing area. The presence of the hospital influenced what was a small community in northern Michigan at the turn of the twentieth century by developing local industries, employing hundreds of workers, and admitting new “patient-residents.”

The main hospital building, known as Building 50, was built as a Kirkbride Plan structure. The Kirkbride Plan, adopted with architectural variations by asylums across the country, set out more than a blueprint for buildings. The Plan also outlined a philosophy of patient care, including activities for patients, stressing the value of nature and outdoor experiences for patients. The emphasis was on healthy environments of fresh air and extensive grounds with natural light where patients could be active in their treatments. Building 50, a beautiful Victorian-Italianate style hospital sitting in parklike acreage, embodied this philosophy and the driving philosophy of its first superintendent, James Decker Munson that “Beauty is Therapy.” In the years following the main hospital’s opening, multiple subsidiary cottages for housing patients were also built.

The State Hospital formally closed in 1989. A massive community undertaking that began in 1991, successfully halted the destruction of the remaining wings of the Kirkbride structure (Building 50) and many other surrounding buildings. From that time, community engagement has sought reuses for the acres of woodlands, multiple structures and spaces that once formed the campus of the State Hospital. A contract among the Minervini Group, Traverse City, and Garfield Township began a redevelopment of the Hospital buildings for residences and business. The working farmstead, an integral part of the State Hospital, is now the site of the Historic Barns Park and Community Garden under the aegis of the Charter Township of Garfield and City of Traverse City Recreational Authority.

Today, the Commons consists of the Village at Grand Traverse Commons, the Grand Traverse Pavilions, the Commons Natural Area, and Northwest Education Services (formerly Traverse Bay Area Intermediate School District). The revival of buildings, the arboretum, former farmland, and wooded trails that comprise the Historic Commons provide opportunities for individuals and groups to study the history and to identify the economic, cultural, educational, and scientific values of this site to the greater Traverse City region. The Commons is jointly planned and zoned under the authority of the City of Traverse City and Charter Township of Garfield Joint Planning Commission with its own master plan and development regulations.

<<INSERT COMMONS AREA MAP>>



Grand Traverse Commons Area

Legend

- Roads
- ▬ Grand Traverse Commons Boundary
- - - Garfield Township - City of Traverse City Border
- ▭ Parcels within Grand Traverse Commons
- - - Grand Traverse Commons Natural Area - Township Parkland

This map is based on digital databases prepared by Garfield Township. The Township does not warrant, expressly or implicitly, that the information on this map is current or positionally accurate. Always consult a surveyor to be sure of where your property lines are located.

Garfield Charter Township
3848 Veterans Drive
Traverse City, MI 49684
Phone: 231.941.1620
Fax: 231.941.1688
www.garfield-twp.com



NOT A LEGAL SURVEY



COMMUNITY INFRASTRUCTURE

Community facilities and infrastructure provide essential services and amenities that support quality of life in Garfield.

MUNICIPAL WATER SYSTEM

Garfield has its own municipal water system. The system is separated into four service districts consisting of three water storage tanks, eight booster stations, twelve pressure reducing valve stations and a network of water distribution lines. Currently there are 2,950 customers (9,800 residential equivalent units or REUs) that are connected to the system. This infrastructure provides the domestic and fire water supply and pressures to the entire service area. The system is administered by the Township Engineer and the Grand Traverse County Department of Public Works.

SUPPLY

The sole water source is supplied by the City of Traverse City through a bulk water agreement regulated by the two governmental entities allotting for a maximum day use of five million gallons daily (MGD) to Garfield. Supply is treated surface water with chlorine and fluoride addition.

STORAGE

Storage includes a total of three storage tanks: One below ground tank with 2.25 M gallon storage; one elevated tank with 300,000 gallons of storage; and, one above ground storage tank with 1.1 M gallon storage.

DISTRIBUTION

Most of the system piping is composed of ductile iron, PVC, or polyethylene typically ranging in size from 6-inch to 20-inch. The distributions system is comprised of roughly 73 miles of distribution pipe.

<<INSERT EXISTING LAND USE MAP WITH WATER>>

DRAFT

SANITARY SEWER SYSTEM

Garfield has its own sanitary sewer system. The system is separated into eight service districts consisting of twelve pump stations and a network of collection and transmission lines. Currently there are 3,300 customers (9,800 REUs) that are connected to the system.

COLLECTION

The sanitary sewer collection system is comprised of roughly 72 miles of gravity collection piping ranging from 6-inch to 24-inch diameter. The collection system empties into a total of twelve pumping stations and roughly 5.5 miles of dedicated pressurized force main to transport waste to the wastewater treatment facility in the City of Traverse City.

TREATMENT

Sole treatment source is provided by the City of Traverse City through a bulk sewer agreement regulated by the two governmental entities as monitored through four master meters.

<<INSERT EXISTING LAND USE MAP WITH SEWER>>

DRAFT

STORMWATER SYSTEMS

Garfield does not have an extensive storm drain system, though some infrastructure does exist on heavy arterial roads such as US-31 and Garfield Avenue. Generally, stormwater management occurs through on-site infiltration basins. The Township has in recent years encouraged, and in some cases required, the implementation of Best Management Practices to improve filtration of accumulated debris and chemicals that could adversely affect water quality. The Township enforces its own Stormwater Control Ordinance.

GAS AND ELECTRIC

Much of Garfield is served by natural gas from DTE Energy but many of the outlying areas rely on propane for a heating source. Electricity is provided by either Traverse City Light & Power, Cherryland Electric, or Consumers Energy, depending upon location.

BROADBAND

Broadband commonly refers to high-speed Internet access that is always on and faster than the traditional dial-up access, including digital subscriber line (DSL), cable, fiber-optic, wireless, satellite, and broadband over powerlines. Cable is broadband internet provided by a cable television company over a mixed coaxial and fiber-optic network. Alternatively, fiber-optic broadband service uses transparent glass fibers to carry data across distances. In partnership and at the direction of the Michigan Public Service Commission (MPSC), Connected Nation Michigan conducts assessments of the broadband landscape in the state of Michigan. Based on the most recent assessment in September 2021, all of Garfield is served by cable internet service. The closest fiber-optic service in the Grand Traverse County is located in downtown Traverse City.

PARKS AND RECREATION

Garfield owns and maintains its own park system, including the Boardman Valley Nature Preserve, Grand Traverse Commons Natural Area, Hughes Drive Nature Reserve, Kids Creek Park, Miller Creek Nature Reserve, River East Recreation Area, and Silver Lake Recreation Area. Together, these areas provide nearly 600 acres of parkland for active and passive recreation. Prior to 1993, when Grand Traverse Commons Natural Area was acquired, the Township owned no parkland.

The elected Township Board is ultimately responsible for the Township parks and recreation system with assistance from the Parks and Recreation Commission and Township Staff. The Parks and Recreation Commission, a body appointed by the Township Board, studies park-related issues and makes recommendations to the Township Board for their consideration. Two Township Park Stewards on staff working under the Township Supervisor are responsible for the day-to-day management and maintenance of Township parks and infrastructure such as restrooms, tennis courts, and pavilions. The Planning Department also provides staff support for parks. Garfield maintains a Parks and Recreation Master Plan which describes physical features, existing recreational facilities, and the desired actions to be taken to improve and maintain park facilities.

Multiple outside organizations also maintain parkland within the Township, including the State of Michigan, Grand Traverse County, the City of Traverse City, the Grand Traverse Regional Land Conservancy, and the Charter Township of Garfield and City of Traverse City Recreational Authority. Although not owned by the Township, these resources provide an important source of recreation. Altogether, over 1,500 acres of public land is available for enjoyment, with many of these parks also serving a key function in the existing and planned non-motorized network. A highlight of park facilities in Garfield owned by outside organizations are listed below.

JOINT RECREATIONAL AUTHORITY

The Charter Township of Garfield and City of Traverse City Recreational Authority is a partnership between the citizens of the Township and Traverse City, creating an entity to allow for the management of park properties. Creation of the Authority was provided for under the provisions of Michigan's Recreational Authorities Act (Public Act No. 321 of 2000). In 2004, voters in both jurisdictions approved ballot measures for the Authority to purchase and operate three properties as public parks, including two located in Garfield: Historic Barns Park and Hickory Meadows.

GRAND TRAVERSE COUNTY

Grand Traverse County owns several parks which serve the region including three in Garfield: Keystone Soccer Complex, Medalie Park, and the Natural Education Reserve.

CITY OF TRAVERSE CITY

Owned and operated by the City of Traverse City, the 122-acre Hickory Hills Ski Area is located at the west end of Randolph Road in Garfield, just west of Hickory Meadows. Hickory Hills is mainly known for skiing, but also offers disc golf and other recreational amenities. Recent improvements include a lodge offering rentals for events.

SCHOOLS

The Grand Traverse region is home to Northwestern Michigan College, a publicly funded community college which offers associate degrees and professional certificates, bachelor's degrees through the Great Lakes Maritime Academy, and eight partner universities grant baccalaureate, graduate, and doctoral degrees. Additionally, the Northwest Education Services is an Intermediate School District (ISD) located in Garfield Township which operates a Career Tech Center on Parsons Drive in the City of Traverse City as a secondary career and technical education center and the North Ed Creekside School on Red Drive in the Township as a K-12 center-based program for students with emotional impairment or severe behavioral concern.

Traverse City Area Public Schools (TCAPS) is the primary K-12 public education provider in the Township. Traverse City West Senior High School, Traverse City West Middle High School, Silver Lake Elementary School and TCAPS Montessori School are all located within the Township. Additionally, many homes are within the Traverse City East district, which operates

K-12 schools in East Bay Township and the City of Traverse City. The approximate TCAPS enrollment is 8,900 students.

Additional schools in the Township include The Greenspire School, a publicly funded Montessori school, The Children's House, a privately funded Montessori school, and Traverse City Christian school, a private parochial school.

EMERGENCY SERVICES AND FACILITIES

The Grand Traverse Metro Emergency Services Authority (Metro Fire) provides services to Garfield, the Charter Township of East Bay, and Acme Township. Metro Fire consists of the three former Township fire departments which were consolidated in 1980. The Authority operates two of its five stations within Garfield Township, including Station 11 on Veterans Drive and Station 12 on East Silver Lake Road, adjacent to the Silver Lake Recreation Area Park.

Police protection is provided by the Grand Traverse Sheriff's Department. The Sheriff Department's home office is on Woodmere Avenue within Traverse City, but the Department also maintains a satellite office within the Garfield Township Hall on Veterans Drive. Ambulatory services are provided via Mobile Medical Response (MMR), which provides ground transport for critically ill and injured patients.

With a high proportion of the County's population, Garfield consistently experiences the highest call volumes for emergency assistance.

TOWNSHIP FACILITY

The Township Hall at 3848 Veterans Drive was built in 2004 on a 2.37-acre parcel. The 16,852 square-foot building provides offices and meeting rooms for Township operations.

TRANSPORTATION

Transportation affects the movement of people, shapes community character, and influences development patterns. The transportation system includes roadways, pedestrian and bike infrastructure, public transit, rail, and air.

STREETS AND HIGHWAYS

The Township is served by a network of public and private streets. Apart from the US-31/M-37 highway, which is administered by the Michigan Department of Transportation (MDOT), all public roads within Garfield are administered by the Grand Traverse County Road Commission. Many private streets serving residential neighborhoods are owned and maintained by condominium owner associations. The major public roads create corridors with associated commercial and industrial development.

Roads in Garfield by National Functional Classification (NFC)				
Other Principal Arterial	Minor Arterial	Major Collector	Minor Collector	Local
US-31/M-37	South Airport Road	Barlow Street	LaFranier Road	Barney Road
	Barnes Road	Cass Road (portion)	Zimmerman Road	Boone Road
	Birmley Road	Cedar Run Road		Broad Road
	Cass Road (portion)	Garfield Road (portion)		Dracka Road
	West Front Street	Gray Road		Emerson Road
	Garfield Road (portion)	Keystone Road (portion)		Franke Road
	Keystone Road (portion)	Park Drive		Harris Road
	North Long Lake Road	Premier Street		Herkner Road
	Silver Lake Road	Secor Road		Hoch Road
	West Silver Lake Road	East Silver Lake Road		Rennie School Road
		Veterans Drive		Silver Pines Road
		Woodmere Avenue		Spring Hill Road
				Townline Road

EAST-WEST CORRIDOR STUDY

The Grand Traverse County Road Commission completed the East-West Corridor Study in 2019. The following excerpts are from the “Recommended Solutions” in the Report.

SHORT TERM SOLUTIONS (1 - 5 YEARS)

Access Management Plan. An access management program for County roadways should be developed in partnership with the local communities. First, an access management plan for S. Airport Road should be developed. This would include the

establishment of a corridor-wide framework for access management improvements as part of any redesign or reconstruction efforts. The Access Management Plan should provide a strategy to implement access management through a combination of traffic engineering measures, local land use regulations, and close coordination among transportation and land use decision makers.

Traffic Signal Optimization. As a way to improve efficiency on the most congested corridors in the Study Area, the existing traffic signals should be optimized. The most congested section of roadway under GTCRC jurisdiction is along S. Airport Road between Logan's Landing and Garfield Road. The signals here should be retimed and the signal lengths, offsets, and green splits should be optimized for the current level of traffic volume and current patterns.

Intersection Improvements. These improvements could include additional turn lanes, improved signal timing, pedestrian crossing infrastructure, or the construction of roundabouts. The major crash and operational issues exist on the S. Airport, Beitner, Keystone, and Hammond Road Corridors and the following intersections should be targeted:

- S. Airport Road at Garfield Road
- S. Airport Road at Barlow Street/LaFranier Road
- Garfield Road at Hammond Road
- Hammond Road at 3 Mile Road
- S. Airport Road at Park Drive
- Cass Road at Keystone Road
- Beitner Road at Keystone Road/W. River Drive

LONG TERM SOLUTIONS (5 - 10 YEARS)

Roadway Widening/Redesign

- S. Airport Road between Barlow Street/ LaFranier Road and Garfield Road: Redesign to a 4-lane narrow median boulevard and include a roundabout at Barlow Street/LaFranier Road
- S. Airport Road between Logan's Landing and Barlow Road/LaFrainier Road: Redesign to a 4-lane narrow median boulevard and include a roundabout at Park Drive
- Keystone between Hammond Road and Cass Road: Widen to 5 lanes

FUTURE POTENTIAL SOLUTIONS (10 - 25 YEARS)

Hammond Road Crossing

- Including improvements to Hammond Road and 3 Mile Road

Cass Road Crossing

- Including improvements to Hammond Road and 3 Mile Road, and tying into the widened Keystone Road (from the Long-Term Solutions)

OTHER CONSIDERATIONS

As the Traverse City Region continues to grow, there are management strategies that can help maximize the return on investments in the transportation system. These approaches, described below, include considerations of the full transportation impact with land use changes, site design, access management, and assertive promotion of alternatives to driving such as walking, bicycling and transit. In addition, over the next 30 years, there will be changes in travel demands related to the emergence of technology, ride hailing and more vehicle automation. Those factors emphasize the need for the solutions to be phased and flexible to adjust to actual changes in the conditions.

Land Use. There is a direct relationship between land use and how well the transportation system operates. The linear development pattern and separation of uses, similar to those along S. Airport Road, intensifies the potential for peak hour congestion. To avoid a repeat, the county and townships should apply ways to reduce the traffic levels associated with new development. This includes more of a mixture or clustering of land use types, such as residential near commercial so some trips do not need a vehicle, requirements for internal connections between developments (instead of isolated access), and convenient options to walk or bicycle.

Coordination with BATA to consider options for park and ride, and easy access to transit service should be built into any development scenario. Developers should be required to assess their full long term traffic impact and demonstrate how they can reduce that impact by applying some of these tactics.

Some of these considerations can be incorporated into an Access Management plan and access standards for commercial corridors applied in unison by the Township (through zoning) and the county/MDOT (through access permitting). The Road Commission and local communities should work together in the coming years to coordinate improvements and find efficiencies in areas outside of the physical road network.

This will also require continuous education of officials, the development community, and especially the developer's design professionals, to understand the benefits of access management and the safety and congestion consequences of not applying it.

Multi-Modal Transportation. To optimize the return on investments to the roadways, the East-West Corridor Study promotes system-wide improvements to encourage nonmotorized and transit travel as well. The Study assumed that bicycle, pedestrian, and transit improvements would be a part of each of the Practical Solutions. Some concepts are included in the Study, such as shared pathways along the roadways and convenient pedestrian crossings. Traffic design speeds, intersections and signals or roundabouts, should support safe non-motorized travel, especially in areas that are, or are expected to be, developed.

These facilities should be prioritized in areas where there already is a demand for multi-modal transportation, i.e. where residents are currently walking, biking, and riding transit. Areas of new development that are expected to produce a high number of walking, bike, and transit trips should be prioritized as well. In some cases, the Road Commission does not have authority to construct these facilities but should coordinate with staff from the local communities and agencies responsible for implementation. The most efficient way to improve conditions for vehicles and multi-modal users is to construct improvements in conjunction with each other.

Improving conditions for bicyclists, pedestrians, and transit users encourages people to use alternate modes of transportation and takes some of the vehicular load off of the existing roadway network. These improvements will be most successful if they are implemented in concert with land use changes that encourage walking and biking as a viable form of transportation. The following actions should be considered alongside the solutions presented in this Study:

- Design sites so there are sidewalk connections from building entrances to the public system along the roads. If through a parking lot, make sure there are islands and crosswalks to prioritize safety and visibility for pedestrians
- Require bike parking to be placed near building entrances or at another convenient spot, preferably with accommodation for bike parking indoors
- Coordinate with BATA and major developments to provide convenient transit stops with good pedestrian connections and amenities to encourage transit use
- Look for park-and-ride lot opportunities within the road right-of-way
- Add interesting design elements, amenities, or destinations to encourage walking and bicycling trips, such as street trees, wayfinding signs, health

information such as the numbers of steps on a route, mini-parks, and links to restaurants or shopping

BOARDMAN RIVER CROSSING FOCUSED PEL STUDY

The Grand Traverse County Road Commission (GTCRC) completed a focused Planning and Environmental Linkages (PEL) study of a potential Boardman River roadway crossing. The purpose of the Focused PEL was to assess technical aspects and environmental constraints, listen to people in the Traverse City region, and determine the feasibility of adding a road crossing over the Boardman River.

The overall goal of the Focused PEL is to evaluate in greater detail if additional roadway capacity is needed to serve the east-west travel demands of Grand Traverse County and, if so, in which of the five alternative corridors identified in the East-West Corridor Transportation Study makes the most sense to implement.

Locations considered included using the existing Cass Road bridge, the location of the former Sabin Dam, a connection between Hartman and Hammond Roads along with a no-build option. The Hartman-Hammond crossing alternative was selected for the following reasons:

- Locally accepted alternative with support by Federal Highway Administration (FHWA), Michigan Department of Transportation (MDOT), Environmental Protection Agency (EPA), Department of Natural Resources (DNR), and park areas known as Section 4(f) agencies
- Results in the greatest percentage of reduced traffic volumes on South Airport Road and is the best overall traffic network improvement, including reducing traffic by 37 percent on South Airport Road by 2045 compared to a no-build scenario.
- Contains smallest acreage of wetland impacts and has the lowest number of residential displacements.
- Offers the possibility of a new US 31 route that alleviates traffic pressures on Grandview Parkway and Front Street in the City of Traverse City.

A conceptual design for the estimated 2,000-foot-long bridge was provided as part of the Study. The next step in the process is a National Environmental Policy Act (NEPA) review after which property acquisition and engineering could occur ahead of construction.

CORRIDORS

Garfield can impact the development and redevelopment of road corridors through land use regulation and plan review, but the vision for these corridors may require

changes to the roadway itself. The following descriptions are intended to illustrate desired roadway changes within the key corridors:

US-31 – MCCRAE HILL ROAD TO TOWNSHIP/CITY LINE (SOUTHVIEW PARKWAY)

This roadway is currently five lanes. The considerable width of the right-of-way (200 to 225 feet in some places) provides opportunities for cross-access drives and medians. These features would allow for traffic flow through the area while managing access to businesses along the corridor. The McCrae Hill area could include a median which creates a landscaped thoroughfare or parkway. This corridor would include bike paths.

HARTMAN/HAMMOND ROADS – TOWNLINE ROAD TO US-31

Hammond is currently five lanes while Hartman is currently two lanes. This corridor is expected to be an essential high-volume roadway. As the Hartman-Hammond Bridge is completed, Hartman will most likely be improved and expanded. It has the potential to be developed as a parkway that interfaces with US-31. Areas along the parkway could be preserved as open space and/or parkland. This corridor would include bike paths.

VETERANS DRIVE – SOUTH AIRPORT ROAD TO TOWNSHIP/CITY LINE

This roadway is currently two lanes. Generally, this roadway would remain in its current configuration. However, the addition of formal curb and gutter with sidewalks provide a more appropriate, walkable form for a mixed-use corridor of office, multi-family residential, and single-family residential uses.

NORTH LONG LAKE ROAD – HERKNER ROAD TO HARRIS ROAD

This roadway is now three lanes between Herkner Road and Zimmerman Road and reduced to two lanes between Zimmerman Road and Harris Road. Change to the roadway is not expected in the foreseeable future. However, as this area develops for residential uses, walkable elements, including bike paths and pedestrian crossings, will provide essential connection between homes, schools, and commercial uses planned for Brookside Commons.

CASS ROAD – HARTMAN ROAD TO TOWNSHIP/CITY LINE

This roadway is generally two lanes but does widen at the intersection with South Airport Road. This roadway provides important access to industrial uses. Cass Road, from Cass-Hartman Court north to City Limits, is an all-season road (no seasonal weight restrictions). In the future, it may be beneficial to convert Cass Road, from

Cass-Hartman to Keystone, and Hartman Road to all-season designation to support further development and redevelopment of the corridor for industrial uses.

TRAVERSE TRANSPORTATION COORDINATING INITIATIVE (TTCI)

The Traverse Transportation Coordinating Initiative (TTCI) provides coordinated leadership and direction for the development and conduct of the continuing, cooperative and comprehensive transportation planning process for the Traverse City urbanizing area. Formerly known as TC-TALUS, TTCI led in the development of the Grand Vision, a citizen-driven vision for a six-county area which includes a strong transportation emphasis.

TTCI is expecting the designation of the Traverse City Urbanized Area as a metropolitan planning organization (MPO). An MPO is a federally mandated and federally funded transportation policy-making organization that is made up of representatives from local government and governmental transportation authorities. The MPO is established to ensure regional cooperation in transportation planning.

NON-MOTORIZED TRAILS

With the new Master Plan there will be an opportunity to update the Non-Motorized Plan Map and to update trail development standards and requirements. In the past, the Township has constructed its trails to supplement the bike paths and sidewalks constructed by developers. Potential new non-motorized trail projects may include:

- Lafranier/Barlow Road Corridor (Boon Street to Hammond Road)
- South Airport Road Corridor (Barlow Street to Boardman Lake Loop Trail)
- Mall Trail to Miller Creek Nature Reserve
- Mall Trail to Silver Lake Recreation Area

TRANSIT

The Bay Area Transportation Authority (BATA) provides fixed-route public transit for certain areas of Garfield but does not extend service throughout the Township. BATA is headquartered in Garfield and will be constructing new headquarters at the corner of LaFranier and Hammond Roads.

RAILROAD

Two rail corridors bisect Garfield on a north-south route—one each on the east and west sides of the Boardman-Ottaway River. The rail corridors are owned by the Michigan Department of Transportation and operated by the Great Lakes Central Railroad headquartered in Owosso, Michigan. Trains currently provide for freight service, but not passenger service.

AIRPORT

The Grand Traverse Region is served by the Cherry Capital Regional Airport, a public-use facility adjacent to the northeast corner of the Township. The airport provides both passenger and cargo service and is home to the United States Coast Guard Air Station Traverse City. Airport zoning for the runway approaches in place which manages building heights. The Airport master plan includes a recommendation to develop a consolidated air freight handling area in the southwest quadrant of the airport, to be accessed from Garfield Avenue. This proposed freight area carries with it unknown effects of increased truck traffic on nearby corridors including Garfield Avenue and South Airport Road.

CHARTER TOWNSHIP OF GARFIELD MASTER PLAN

COMMUNITY ENGAGEMENT REPORT

DRAFT

January 18, 2023

Charter Township of Garfield
3848 Veterans Drive | Traverse City, MI 49684 | 231-941-1620
www.garfield-twp.com

TABLE OF CONTENTS

INTRODUCTION	3
COMMUNITY SURVEY	3
COMMUNITY PARTNER INTERVIEWS	17
DEVELOPMENT STAKEHOLDER INTERVIEWS	17
NEIGHBORING LOCAL UNITS OF GOVERNMENT INTERVIEWS	17
OPTIONAL: COMMUNITY POP-UP EVENTS	18
APPENDIX.....	18

INTRODUCTION

In 2022, the Charter Township of Garfield (Garfield) initiated a process to update its Master Plan. As part of the process to update the Plan, Garfield started the first phase by conducting community engagement activities, including a community-wide survey; interviews with community partners, development stakeholders, and neighboring units of government; and a review of previous survey and data resources. This input will help formulate goals, objectives, and implementation actions as part of the new Master Plan.

COMMUNITY SURVEY

The community survey was prepared and conducted by in August 2022 to support development of the master plan. Utilizing the qualified voter file from the Township Clerk, a random sample of survey recipients was created to be evenly distributed among the Township's seven voting precincts. Precinct boundaries are drawn geographically to subdivide the Township's population relatively evenly, so this method was a way to ensure that the surveys were evenly generated across the Township, and not by chance based on the overall voting populace.

To begin, the Township Clerk provided the Planning Department with Microsoft Excel spreadsheets which included the name and address for each Qualified Voter within each of the Township's seven precincts. Using the Random Number generator tool in Microsoft Excel, each voter was assigned a random number. The mailing list was then sorted from lowest to highest based on the random number, and then all voters were assigned a "Recipient Number", starting with "1" for the lowest random number, "2" for the second lowest random number, and so on.

Because numerous registered voters often reside in the same household, the "Remove Duplicates" tool in Excel was then used to ensure that only one survey was sent to each household address. After all duplicates were removed, the mailing list was sorted by the Recipient # column, from lowest to highest, and all records except the highest 600 recipient numbers from each precinct were discarded, resulting in a random sample of 4,200 qualified voters in an even distribution across the Township.

The Township's population was 19,499 in 2020. To generate a margin of error which was low enough to be confident that the entire population would have answered similarly, 4,200 persons were randomly selected to receive survey. With 875 survey responses, there was a return rate of 20.83%.

Margin of error is a statistic expressing the amount of random sampling error in the results of a survey. The larger the margin of error, the less confidence one should have that a survey result would reflect the result of a census of the entire population. An acceptable margin of error used by most survey researchers typically falls between 4% and 8% at the 95% confidence level. This return rate resulted in a margin of error of 3%.

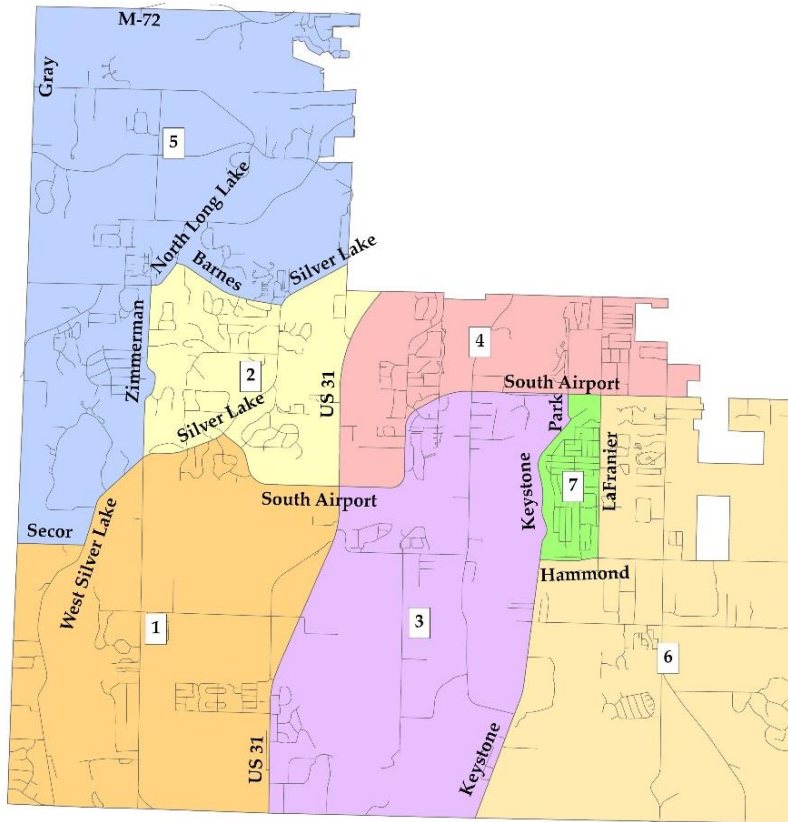
The survey was mailed to all 4,200 recipients utilizing Maple River Direct. A postage-paid return envelope was provided with the questionnaire. Another option for recipients was to respond to the survey online by utilizing SurveyMonkey. Survey responses were tracked by a survey code number to ensure that no recipient responded more than once.

KEY FINDINGS

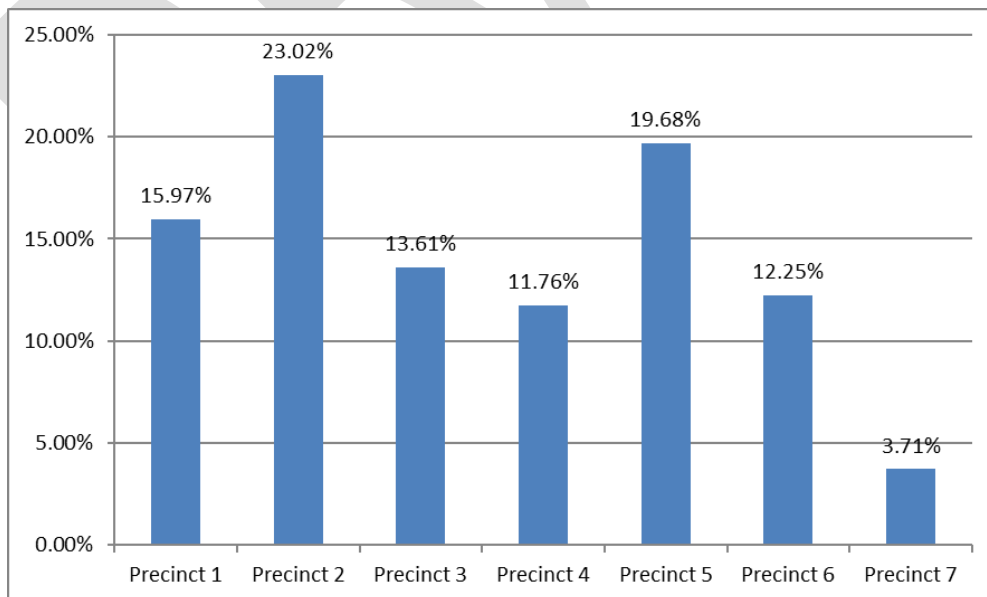
The following key findings were observed in the survey responses:

- A feeling of safety and security and relationship to nature are the top reasons for the quality of life for residents.
- Protect the natural environment, housing choices and affordability, and quality and quantity of parks and open spaces are the areas that Garfield should focus upon.
- A slight majority of responses say Garfield is developing about right, but residents are increasingly feeling that Garfield is developing too quickly.
- Nearly 90% of residents support incentivizing redevelopment of outdated commercial and industrial areas.
- Protecting agriculture and rural areas remains a very high priority.
- Nearly two-thirds of residents support more pathways.
- Over 75% of residents want improvement of commercial corridors.
- While residents don't necessarily desire a park closer to their home, nearly two-thirds of residents support the purchase of more parkland.
- Residents are split on winery tasting rooms, but strongly oppose marijuana dispensaries.
- Opposition to short term rentals is supported by nearly two-thirds of residents.
- There is general support for accessory dwelling units (i.e., granny flats).
- There is strong support against tall buildings and changing the name of Garfield.

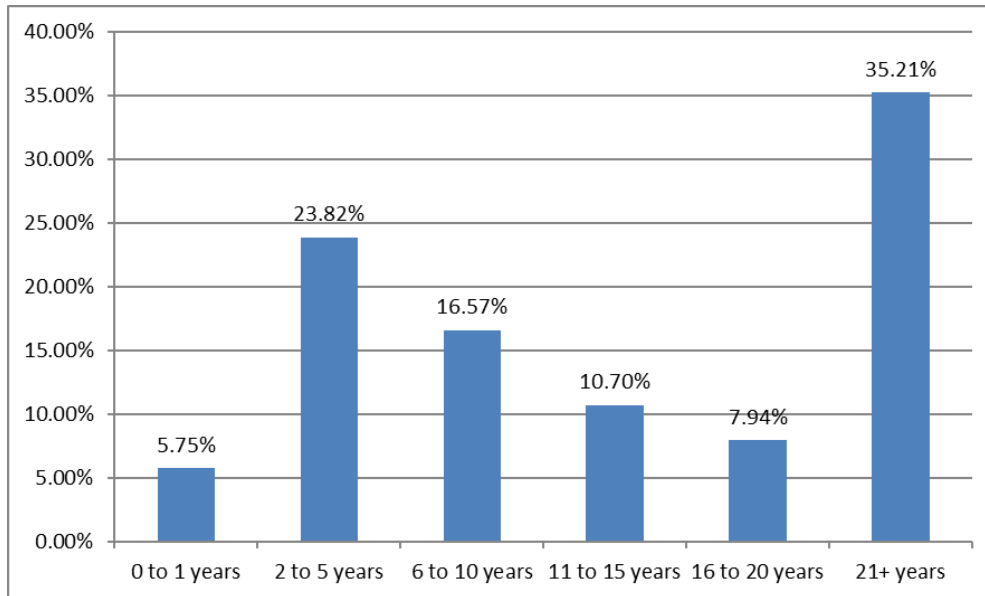
VOTER PRECINCT MAP



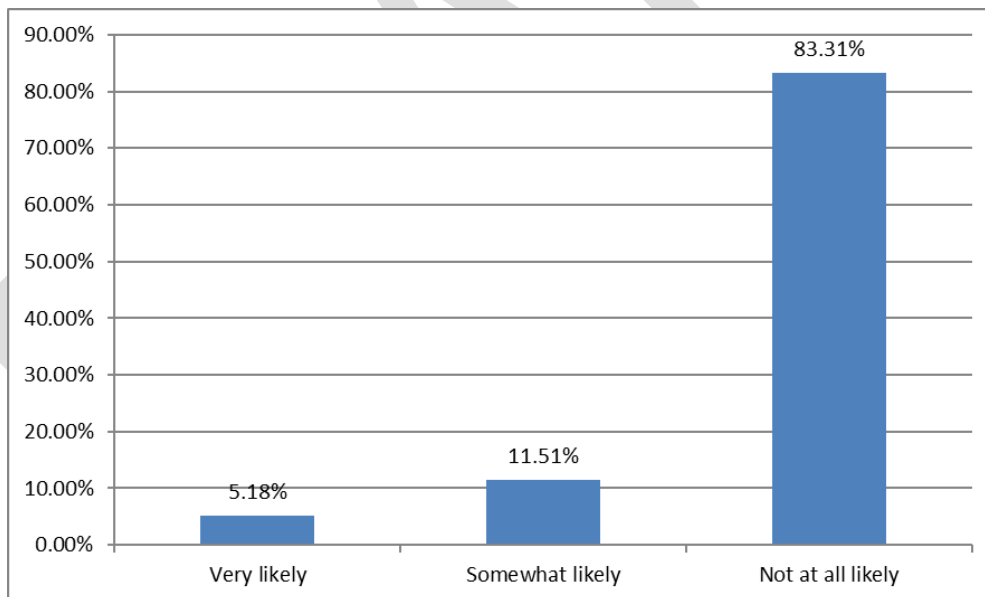
RESPONSES BY VOTER PRECINCT



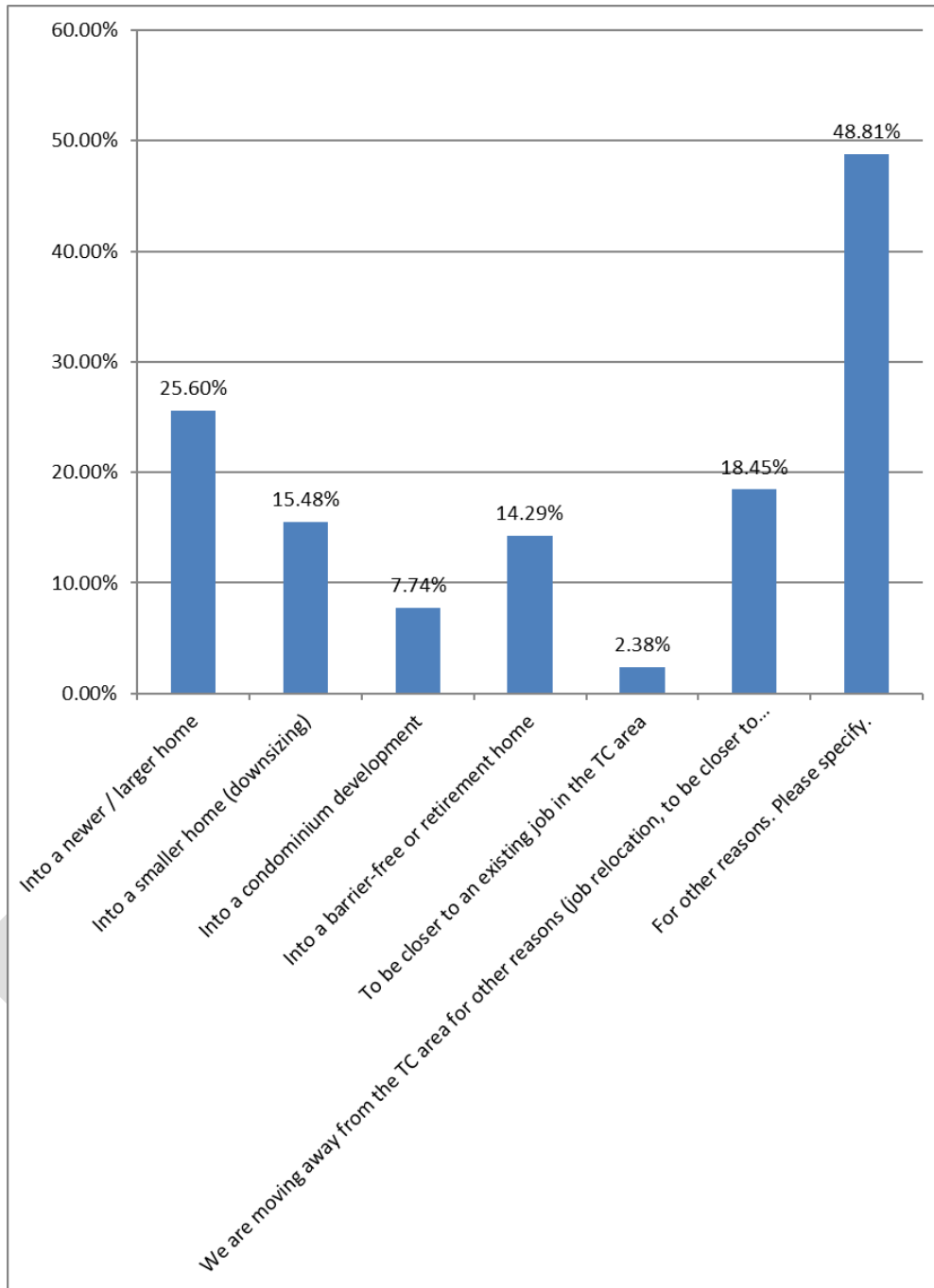
LENGTH OF RESIDENCE



HOW LIKELY TO MOVE WITHIN THE NEXT YEAR



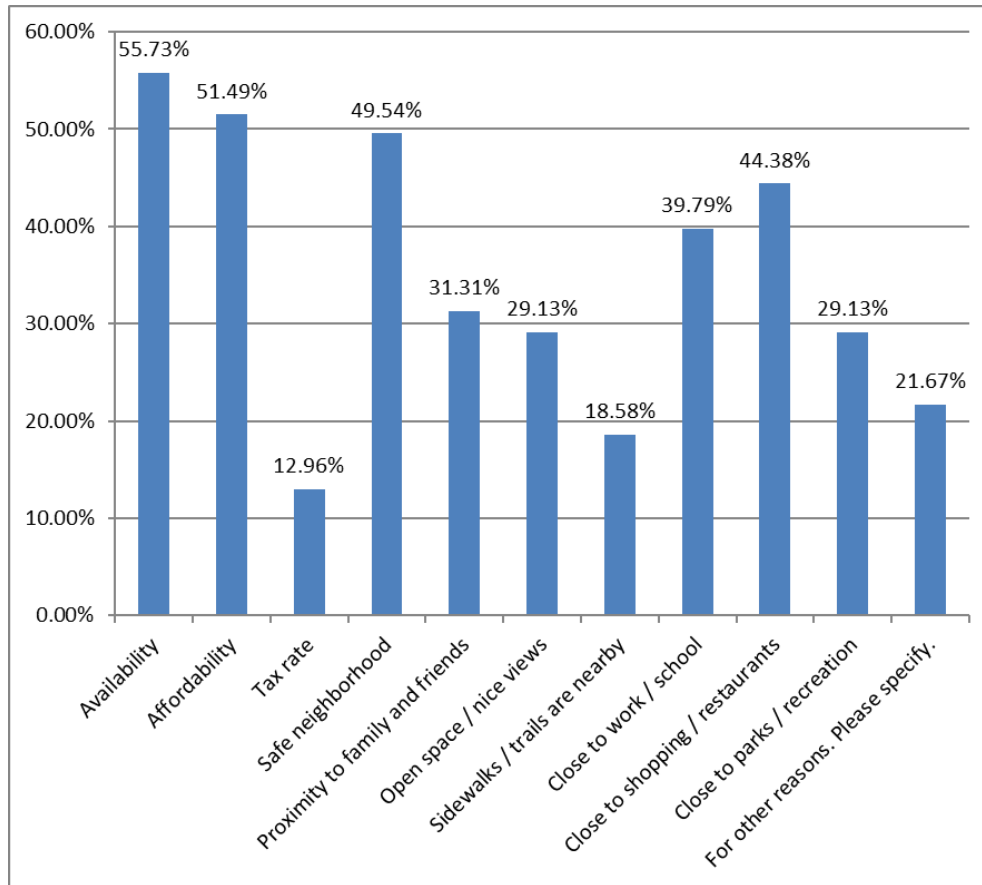
IF LIKELY TO MOVE, WHY ARE YOU MOVING?



"For other reasons. Please specify" - Top three responses:

1. Seeking more affordable housing
2. Downsizing
3. Work related move

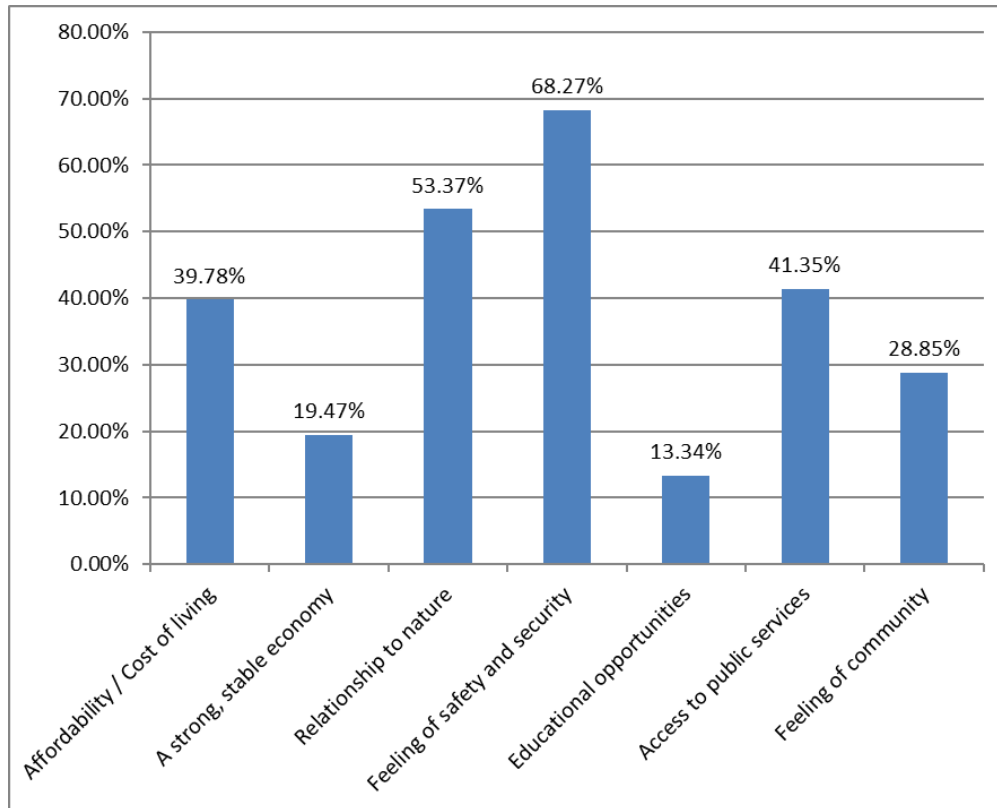
WHY DID YOU CHOOSE WHERE YOU LIVE TODAY?



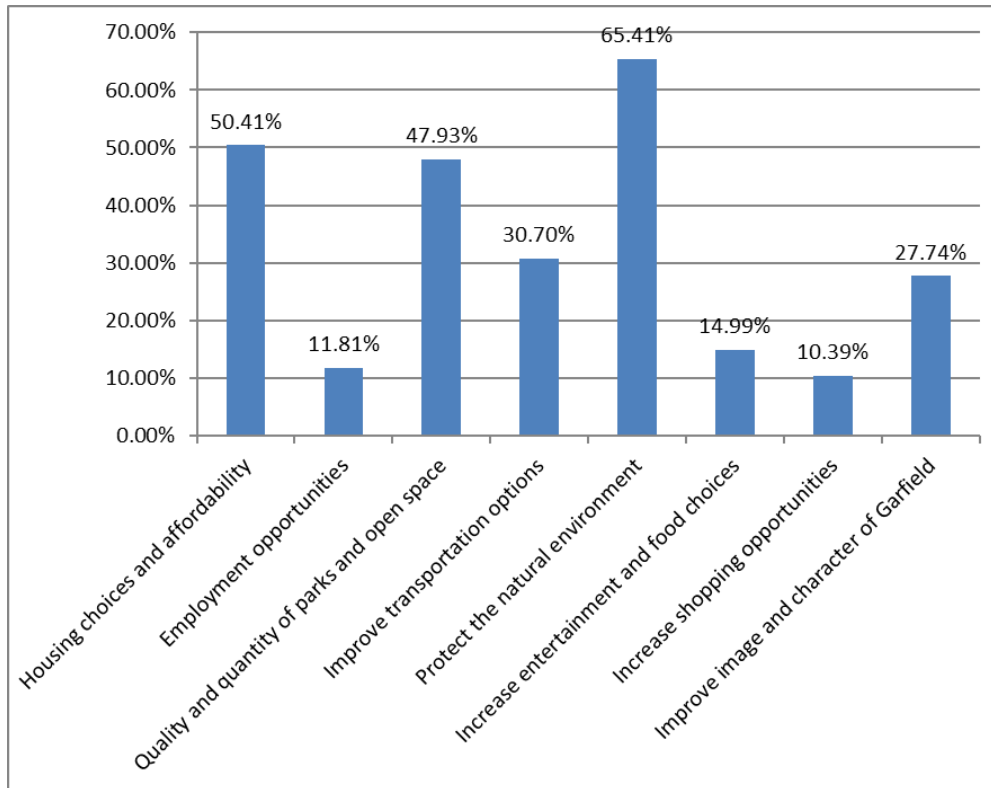
"For other reasons. Please specify" - Top three responses:

1. Proximity to City, urban services, etc.
2. Closer to amenities, lakefront
3. Family reasons (inherited home, etc.)

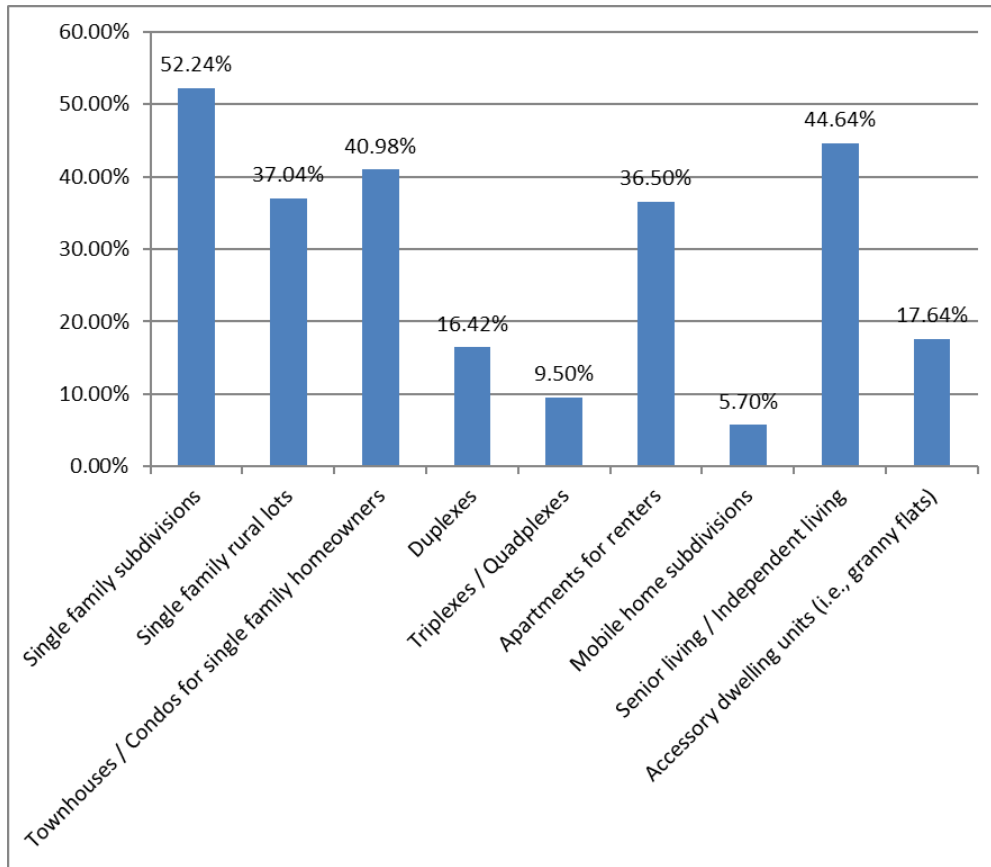
MOST SATISFIED ITEMS RELATED TO QUALITY OF LIFE IN GARFIELD



FOR THE FUTURE, I WOULD LIKE GARFIELD TO FOCUS ON THE FOLLOWING



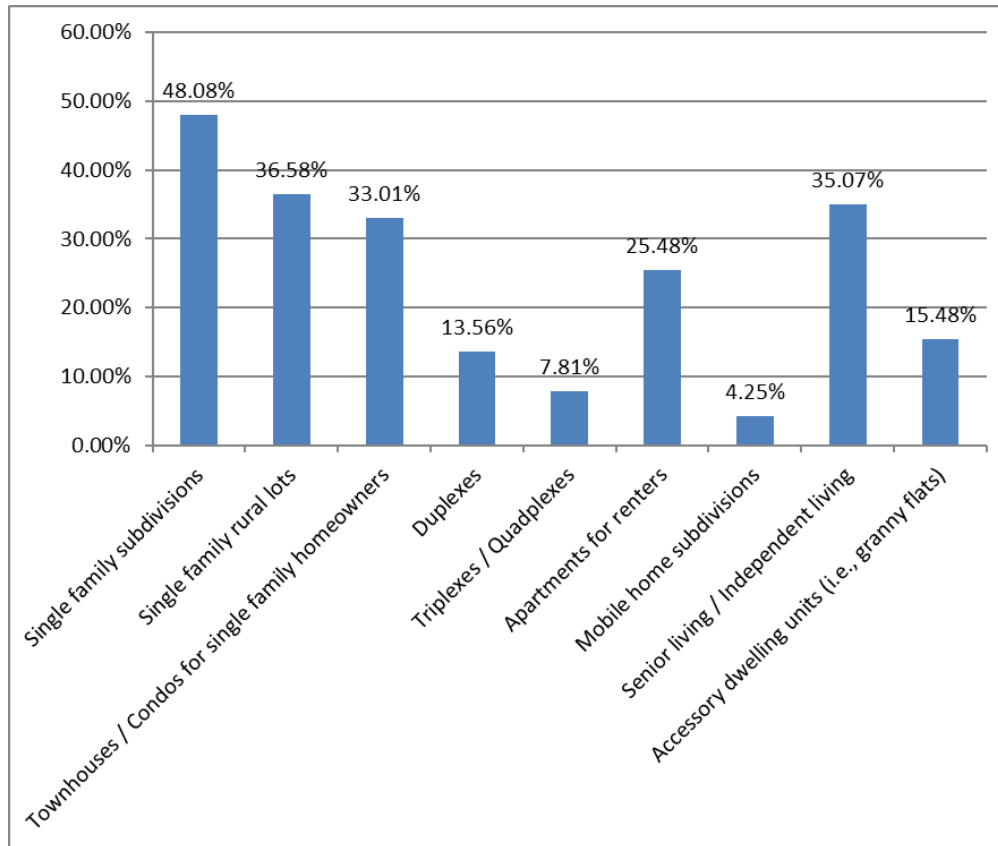
TYPE OF HOUSING GARFIELD SHOULD HAVE MORE OF



TYPE OF HOUSING GARFIELD SHOULD HAVE MORE OF (BY PRECINCT)

Answer Choices	Responses	Pct 1	Pct 2	Pct 3	Pct 4	Pct 5	Pct 6	Pct 7
Single family subdivisions	52.24% 385	51.85%	45.91%	50.56%	40.51%	63.70%	60.47%	44.44%
Single family rural lots	37.04% 273	43.52%	29.56%	33.71%	22.78%	45.93%	46.51%	22.22%
Townhouses / Condos for single family homeowners	40.98% 302	32.41%	40.88%	47.19%	41.77%	42.96%	45.35%	48.15%
Duplexes	16.42% 121	14.81%	11.95%	20.22%	24.05%	14.81%	15.12%	22.22%
Triplexes / Quadplexes	9.50% 70	7.41%	6.29%	8.99%	12.66%	9.63%	13.95%	11.11%
Apartments for renters	36.50% 269	27.78%	33.33%	43.82%	50.63%	28.89%	41.86%	44.44%
Mobile home subdivisions	5.70% 42	12.04%	1.89%	4.49%	8.86%	3.70%	3.49%	11.11%
Senior living / Independent living	44.64% 329	48.15%	47.17%	41.57%	56.96%	33.33%	41.86%	48.15%
Accessory dwelling units (i.e., granny flats)	17.64% 130	21.30%	18.24%	15.73%	22.78%	14.81%	16.28%	22.22%
	Answered 737	108	159	89	79	135	86	27
	Skipped 138							

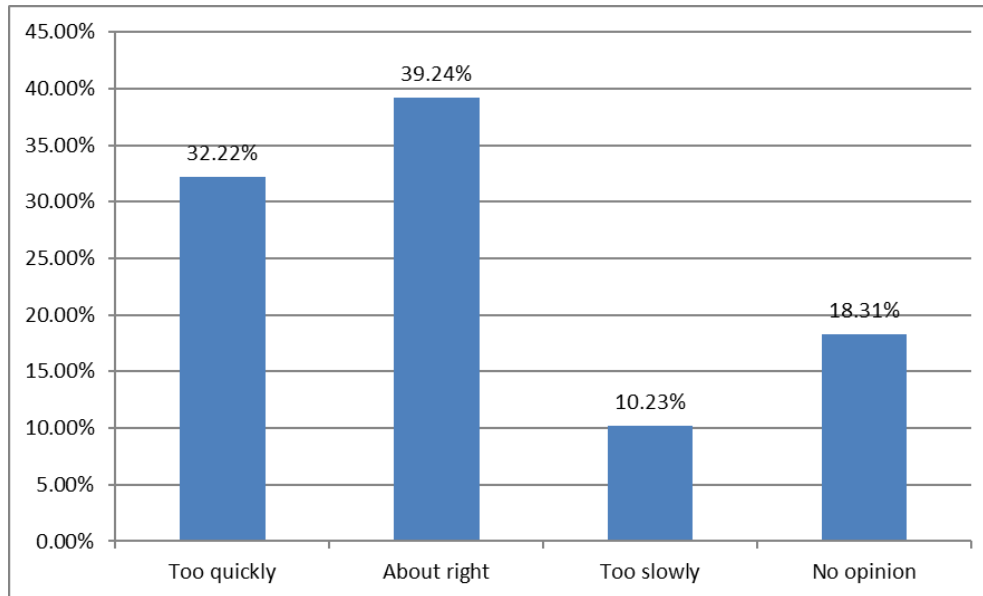
TYPE OF HOUSING SHOULD BE ENCOURAGED WHERE I LIVE



TYPE OF HOUSING SHOULD BE ENCOURAGED WHERE I LIVE (BY PRECINCT)

Answer Choices	Responses	Pct 1	Pct 2	Pct 3	Pct 4	Pct 5	Pct 6	Pct 7
Single family subdivisions	48.08% 351	45.45%	52.53%	35.56%	35.00%	58.02%	54.65%	40.74%
Single family rural lots	36.58% 267	44.55%	30.38%	30.00%	15.00%	51.91%	45.35%	22.22%
Townhouses / Condos for single family homeowners	33.01% 241	23.64%	32.28%	35.56%	40.00%	33.59%	37.21%	40.74%
Duplexes	13.56% 99	12.73%	12.66%	15.56%	18.75%	14.50%	10.47%	11.11%
Triplexes / Quadplexes	7.81% 57	4.55%	6.96%	10.00%	8.75%	9.16%	8.14%	3.70%
Apartments for renters	25.48% 186	22.73%	24.05%	37.78%	35.00%	14.50%	23.26%	48.15%
Mobile home subdivisions	4.25% 31	9.09%	1.90%	2.22%	7.50%	3.05%	1.16%	14.81%
Senior living / Independent living	35.07% 256	36.36%	39.87%	28.89%	42.50%	22.90%	30.23%	51.85%
Accessory dwelling units (i.e., granny flats)	15.48% 113	17.27%	13.29%	13.33%	17.50%	14.50%	17.44%	22.22%
Answered	730	110	159	90	80	131	86	27
Skipped	145							

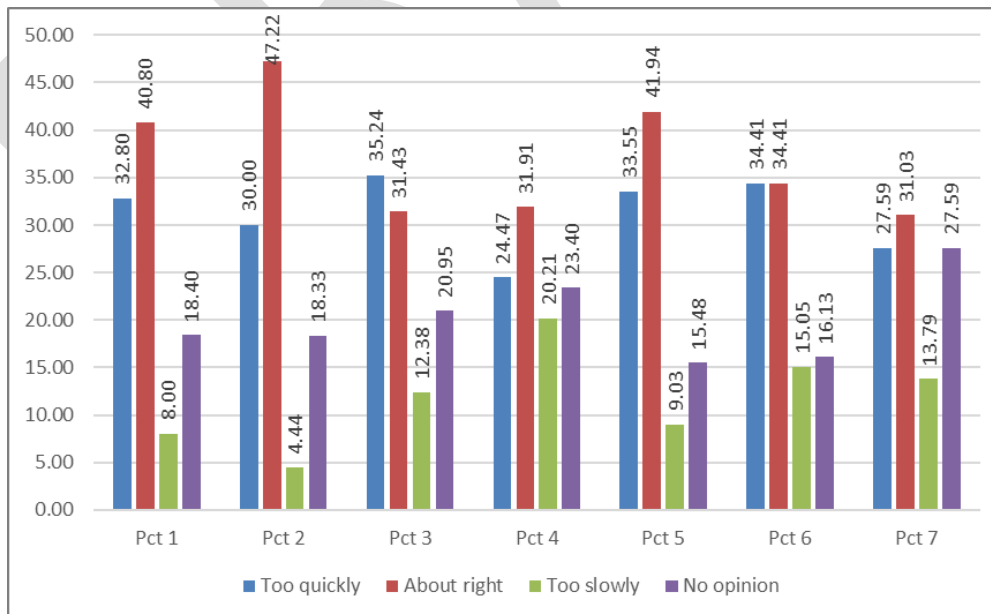
GARFIELD IS DEVELOPING



In 2015, responses were as follows:

- Too quickly 25.47%
- About right 51.58%
- Too slowly 5.55%
- No opinion 14.88%

GARFIELD IS DEVELOPING (BY PRECINCT)



VIEWS ON A VARIETY OF TOPICS

	Strongly agree	Agree	Disagree	Strongly disagree	Total
Garfield should incentivize redevelopment of outdated commercial and industrial areas.	30.81%	56.32%	10.47%	2.41%	831
Outer edges of Garfield should stay mostly residential and agricultural in character.	39.51%	53.61%	5.94%	0.93%	858
Large, new housing development should include a variety of housing types (i.e., single family homes, duplexes, apartments, etc.).	19.28%	50.42%	20.00%	10.30%	835
Efforts should be made to retain agricultural land in Garfield.	44.33%	46.32%	7.60%	1.75%	855
I want more paved bicycle paths and sidewalks in the area where I live.	28.19%	34.58%	26.99%	10.24%	830
Garfield should fund the construction of bike paths and sidewalks in the form of a millage, grants, general fund, or other funding sources.	22.22%	40.34%	23.55%	13.89%	828
Garfield should fund the improvement of commercial corridors, such as South Airport Road, through limiting signs, building sidewalks, reducing driveways, adding trees, etc.	29.12%	46.90%	19.93%	4.06%	838
Garfield should direct dense, multi-family residential development to places which are closer to Traverse City.	15.92%	48.85%	29.04%	6.20%	823
I wish there was a park closer to my home.	10.62%	32.74%	49.18%	7.46%	791
Garfield should purchase more parkland.	15.87%	47.86%	30.40%	5.86%	819
Garfield should permit winery tasting rooms.	10.71%	36.19%	34.40%	18.69%	840
Garfield should permit marijuana dispensaries.	10.94%	22.82%	26.00%	40.24%	850
Garfield should permit short term rentals.	9.07%	26.27%	32.51%	32.16%	849
Garfield should permit accessory dwelling units (i.e., granny flats)	13.30%	47.28%	25.03%	14.39%	827
Garfield should permit buildings taller than four stories.	8.10%	18.43%	35.45%	38.03%	852
A new state law allows townships to change their names. Garfield should change its name.	2.74%	6.31%	42.62%	48.33%	840
					872
					3

I wish there was a park closer to home.							
Answer Choices	Pct 1	Pct 2	Pct 3	Pct 4	Pct 5	Pct 6	Pct 7
Strongly Agree	8.83%	5.63%	13.00%	12.64%	9.87%	14.89%	22.22%
Agree	28.57%	23.13%	32.00%	40.23%	30.92%	45.74%	40.74%
Disagree	57.14%	63.13%	45.00%	40.23%	50.00%	34.04%	37.04%
Strongly Disagree	5.36%	8.13%	10.00%	6.90%	9.21%	5.32%	0.00%
Total	110	160	100	87	152	94	27
Garfield should purchase more parkland.							
Answer Choices	Pct 1	Pct 2	Pct 3	Pct 4	Pct 5	Pct 6	Pct 7
Strongly Agree	18.03%	14.62%	13.59%	16.85%	17.88%	12.90%	25.00%
Agree	45.08%	48.54%	43.69%	48.31%	48.34%	33.68%	50.00%
Disagree	32.79%	31.58%	35.92%	26.97%	27.15%	30.53%	21.43%
Strongly Disagree	4.10%	5.26%	6.80%	7.87%	6.62%	23.16%	3.57%
Total	122	171	103	89	151	95	28

COMMENTS

Survey respondents were able to provide any comments as part of their survey. Out of 268 comments made in the “Other Comments” section, the following themes were identified based on five (5) or more comments made:

- Traffic and poor road conditions (49)
- Pathways, sidewalks, and pathway maintenance (43)
- More affordable housing including rental and home ownership opportunities (42)
- More parks and park amenities (20)
- No short-term rentals (19)
- Too much unattractive development (16)
- Support short-term rentals (10)
- Protect rural areas, natural environment, Silver Lake (10)
- More senior living and services (9)
- Supportive of changing Township name if it is reflective of area (8)
- No, against Hartman Hammond Bridge (6)
- Yes, for the Hartman Hammond Bridge (6)
- Complimentary of Township leadership and operations (5)

Number in parentheses is number of times the comment was made.

COMMUNITY PARTNER INTERVIEWS

Community partners are other units of government or local non-profit organizations that have a focus on activity, facilities, and land use with Garfield.

TART TRAILS, INC.

<Insert summary text>

GRAND TRAVERSE COUNTY ROAD COMMISSION

<Insert summary text>

DEVELOPMENT STAKEHOLDER INTERVIEWS

Development stakeholders are private individuals or entities that have made financial investment in the built environment in Garfield. Possible interviews:

- Multifamily Residential Developer
- Senior Living Developer
- General Contractor
- Commercial Real Estate Agent
- Residential Homebuilder
- Others?

NEIGHBORING LOCAL UNITS OF GOVERNMENT INTERVIEWS

Neighboring local units of government make land use and development decisions that have impact on Garfield. Communication and coordination between units of government helps Garfield attain its goals with a positive interaction with its neighbors.

CITY OF TRAVERSE CITY

- Front and Cedar – Office/Mixed Residential
- Silver Lake – Mixed Residential/Office/Institutional
- US-31/Division - Commercial
- Veterans – Mixed Residential/Office
- Cass – Industrial/Commercial
- Woodmere/Barlow – Mixed Residential/Commercial/Industrial
- Garfield – Commercial

ELMWOOD TOWNSHIP

- M-72 Corridor

LONG LAKE TOWNSHIP

- Gray Road

EAST BAY TOWNSHIP

- South Airport
- Townline
- Hammond

BLAIR TOWNSHIP

OPTIONAL: COMMUNITY POP-UP EVENTS

In addition to the community survey and interview, Garfield may want to conduct community pop-up events. Pop-up events are one-day exercises conducted at various locations around the township to bring about awareness for the Master Plan and to hear feedback from community residents and visitors. Township staff and volunteers could operate the pop-up events for approximately two hours. Possible locations for the pop-up events include Silver Lake Dog Park, Meijer, Oryana West, Lucky Jack's, and the Boardman River Nature Center.

APPENDIX

COMMUNITY SURVEY QUESTIONNAIRE

CHARTER TOWNSHIP OF GARFIELD

MASTER PLAN

DRAFT

January 18, 2023

Charter Township of Garfield
3848 Veterans Drive | Traverse City, MI 49684 | 231-941-1620
www.garfield-twp.com

CONTENTS

ADOPTION	5
PLANNING PROCESS	6
EXISTING CONDITIONS.....	6
COMMUNITY ENGAGEMENT	6
VISION AND CORE CONCEPTS.....	6
FUTURE LAND USE	7
FUTURE CONNECTIONS	8
ENVIRONMENT, WATER QUALITY, AND ENERGY	8
HOUSING	8
PARKS AND TRAILS.....	9
TRANSPORTATION AND INFRASTRUCTURE	9
ECONOMIC DEVELOPMENT	9
PUBLIC SAFETY	9
IMPLEMENTATION.....	9

ACKNOWLEDGEMENTS

CHARTER TOWNSHIP OF GARFIELD

BOARD OF TRUSTEES

Chuck Korn, *Supervisor*
Chloe Macomber, *Treasurer*
Lanie McManus, *Clerk*
Molly Agostinelli, *Trustee*
Chris Barsheff, *Trustee*
Steve Duell, *Trustee*
Denise Schmuckal, *Trustee*

PLANNING COMMISSION

John Racine, *Chair*
Joe McManus, *Vice Chair*
Molly Agostinelli, *Township Board Representative*
Pat Cline
Chris DeGood
Robert Fudge
Joe Robertson

PLANNING DEPARTMENT

John Sych, *AICP, Planning Director*
Steve Hannon, *AICP, Deputy Planning Director*

INTRODUCTION

The Charter Township of Garfield Master Plan is a planning document that outlines goals, policies, and strategies that were developed through a public engagement process. The purpose of the Plan is to enable officials and citizens to anticipate and constructively respond to growth and change, protect the natural environment, and encourage development of a safe community that create opportunities for all.

The Plan establishes a community-wide vision for the future; creates a resource to inform policy decisions; sets priorities and responsibilities for land use planning and community development; provides the legal basis for the zoning ordinance; outlines specific goals and strategies to achieve the Plan's vision; helps Garfield leadership initiate tasks and make decisions; and outlines a strategic and manageable process to accommodate growth and expansion.

ADOPTION

<Insert adoption documentation>

DRAFT

PLANNING PROCESS

Provide overview of planning process. Outline Strategic Plan as basis for plan.

STRATEGIC PLAN

- Identity. Develop a strong identity that conveys the character and values of the community to the region and beyond
- Economic Development. As part of a regional hub in Northern Michigan, promote Garfield Township as a great place for business development and job opportunities
- Public Safety. Support collaborations which promote public safety including police, fire, and emergency medical services
- Parks and Trails. Foster a system of high-quality active and passive parks connected by trails
- Water Quality. Make water system improvements and support environmental conservation efforts to protect water quality
- Housing. Provide for a balance of housing choices with a variety of housing types
- Transportation and Infrastructure. Invest in transportation and infrastructure which support high-quality development
- Partnerships. Participate in local and regional partnerships to advance community interests

EXISTING CONDITIONS

<Insert highlights from Existing Conditions Report including population, housing, economy, natural environment, existing land use, transportation, infrastructure. Insert infographics. Reference full report.>

COMMUNITY ENGAGEMENT

<Insert highlights from Community Engagement Report. Insert infographics. Reference full report.>

VISION AND CORE CONCEPTS

The vision is an image of the community's future that touches on the built and natural environment of the Township. The Plan focuses on land and place-based concepts to achieve the vision. Specifically, the Plan outlines goals and objectives that support the growth of districts and nodes throughout Garfield connected by viable corridors. The Plan strengthens districts and nodes by aligning future land use, future connections, and public policy to increase the vitality of these emerging places.

VISION

- Many Places. One Township. One Plan. Garfield is formed by different places that vary by their mix of uses, density, building form, land use patterns, and natural amenities. The Master Plan is an integrated effort that connects these different places into one, shared vision.
- Better Corridors = Connected Community. The different places in Garfield affect connectivity and how people travel. The Master Plan supports a complete and connected transportation system so that users can travel to locations that matter most.

DISTRICTS, NODES, AND CORRIDORS

- Districts. A district is a subarea has noticeable concentrations of residential, commercial and/or institutional uses. Districts may be further defined by geographic features and access from major roads. A district serves the daily needs of residents and visitors to the area.
- Nodes. Smaller than a district, a node is an activity center of concentrated residential, commercial, and/or institutional uses. A node serves the daily needs of nearby residents and has the potential to convey a strong sense of place.
- Corridors. Corridors are linear areas centered on a major road that 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.

FUTURE LAND USE

<Insert introductory text>

FUTURE LAND USE DESIGNATIONS

Current future land use designations include the following:

- Agricultural/Rural Land
- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Professional Office
- Institutional
- Commercial
- Industrial
- Recreational
- Grand Traverse Commons

<Provide updated designations with descriptions>

DISTRICTS

Possible districts may include:

- Spring Hill – Southeast Township centered along Garfield Road
- Barlow/Garfield – Garfield Road/South Airport Road/Barlow Street
- Northwest Garfield – Long Lake Road to M-72
- Rennie Plains – US-31/North of Rennie School Road
- McCrae Hill – US-31/South of Hartman Road
- Garfield Center – US-31/South Airport Road/Grand Traverse Mall/Traverse Crossings

NODES

Possible nodes may include:

- Copper Ridge – Silver Lake/Barnes Roads
- Green Hill – Zimmerman/Silver Lake Roads
- Logan’s Landing – South Airport Road/Boardman River
- Brookside Commons - North Long Lake/Zimmerman Roads
- Cedar Run Campus - Front Street/Cedar Run/North and West Royal Drives/North of Munson

FUTURE CONNECTIONS

<Insert introductory text>

CORRIDORS

Possible corridors may include:

- US-31 - McCrae Hill Road to Township/City Line (Southview Parkway)
- Hartman/Hammond Roads – Townline Road to US-31
- Veterans Drive – South Airport Road to Township/City Line
- Zimmerman/Harris Road Connection
- Cass Road – Hartman Road to Township/City Line

ENVIRONMENT, WATER QUALITY, AND ENERGY

<Insert introductory context and relationship to Strategic Plan>

<Insert Goals and Objectives>

HOUSING

<Insert introductory context and relationship to Strategic Plan>

<Insert Goals and Objectives>

PARKS AND TRAILS

<Insert introductory context and relationship to Strategic Plan>

<Insert Goals and Objectives>

TRANSPORTATION AND INFRASTRUCTURE

<Insert introductory context and relationship to Strategic Plan>

STREETS AND ROADS

<Insert Goals and Objectives>

PARKING AND SIDEWALKS

<Insert Goals and Objectives>

WATER AND SANITARY SEWER

<Insert Goals and Objectives>

STORMWATER

<Insert Goals and Objectives>

ECONOMIC DEVELOPMENT

<Insert introductory context and relationship to Strategic Plan>

<Insert Goals and Objectives>

PUBLIC SAFETY

<Insert introductory context and relationship to Strategic Plan>

<Insert Goals and Objectives>

IMPLEMENTATION

<Insert introductory text>

ZONING PLAN

<Insert text>

- Master Plan Designation
- Current Zoning
- Zoning Ordinance District Intent
- Potentially Compatible District
- Considerations for Downzoning (Decreased Density)
- Considerations for Upzoning (Increased Density)

RECOMMENDATIONS


<Insert text>

REPORTING AND METRICS

<Insert text>

Garfield Township Master Plan Update Timeline		2022												2023												2024			
		FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	
TASKS:																													
1 - Pre-Planning Activities																													
1.1 Hold Joint Meeting of Township Board/Planning Commission✓																													
1.2 Review of Master Plan Proposal by Planning Commission✓																													
1.3 Issue Notice of Intent to Plan✓																													
2 - Analysis and Initial Planning Projects																													
2.1 Prepare Demographic Analysis✓																													
2.2 Prepare Land Use/Land Cover Analysis✓																													
2.3 Prepare Build-Out Analysis✓																													
2.4 Receive Non-Motorized Plan by MSU Practicum✓																													
2.5 Define Focus Areas/Corridors✓																													
2.6 Prepare Housing Analysis and Recommendations																													
2.7 Conduct Regional Analysis																													
3 - Community Engagement																													
3.1 Conduct Township-wide Mail Survey✓																													
3.2 Conduct Stakeholder Interviews																													
3.3 Engage Focus Area/Corridor Stakeholders																													
3.4 Joint Meeting with City Planning Commission																													
3.5 Hold Community Visioning Session/Pop-Up Events (OPTIONAL)																													
4 - Review of Analyses and Community Engagement																													
4.1 Joint Presentation to Township Board & Planning Commission																													
5- Overall Plan Development																													
5.1 Draft Vision and Core Concepts																													
5.2 Draft Environment Review																													
5.3 Draft Housing Priorities																													
5.4 Draft Infrastructure Priorities																													
5.5 Draft Economic Priorities																													
5.6 Draft Land Use Designations and Recommendations																													
5.7 Draft Zoning Plan																													
6 - Focus Area/Corridors Development																													
6.1 Refine Focus Areas/Corridors																													
6.2 Establish Vision and Principles																													
7 - Implementation Strategies																													
7.1 Finalize Future Land Use																													
7.2 Finalize Zoning Plan																													
7.3 Develop Implementation Strategies																													
8 - Adoption																													
8.1 Review by Community																													
8.2 Conduct Public Hearing																													
8.3 Approve and Distribute																													

Garfield Township Master Plan Update Timeline



Updated 01.18.2023

Garfield Township Master Plan Update Timeline

