

CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION MEETING

Wednesday, July 26, 2023 at 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

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

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

3. Minutes – July 12, 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

- a. PD 2023-87 – Zoning Ordinance – R-2 and R-3 Zoning Districts Potential Changes
- b. PD 2023-88 – Master Plan Update – Pop-Up Event Recap

7. New Business

- a. PD 2023-89 – Master Plan Update – Nodes, Districts, and Corridors

8. Public Comment

9. Other Business

10. Items for Next Agenda – August 9, 2023

- a. Village at Garfield Special Use Permit – Findings of Fact
- b. 716 Boon Street Special Use Permit – Findings of Fact
- c. Bish's RV – Site Plan Review and Access Review
- d. Durga R-3 Rezoning – Introduction
- e. Portable Storage Solutions Special Use Permit – Introduction
- f. Cherryland Center – Planned Shopping Center Sign Review

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
July 12, 2023**

Call Meeting to Order: Chair Racine called the July 12, 2023 Planning Commission meeting to order at 7:00 pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

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

Absent and Excused: Molly Agostinelli

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

1. Public Comment (7:01)

None

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

DeGood moved and Fudge seconded to approve the agenda as presented

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

Nays: None

3. Minutes (7:02)

a. June 28, 2023 Regular Meeting

McManus moved and Cline seconded to approve the June 28, 2023 Regular Meeting minutes as presented.

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

Nays: None

4. Correspondence (7:02)

Email from Cara Eule regarding the Master Plan Process.

5. Reports (7:03)

Township Board Report

Sych stated that the Oleson PUD amendment was approved by the Township Board.

Planning Commissioners

i. Zoning Board of Appeals

Fudge had no report.

ii. Parks and Recreation Commission

DeGood had no report.

iii. Joint Planning Commission

McManus had no report.

Staff Report

- i. PD 2023-80 – Planning Department Monthly Report – July 2023
Staff will be at the Silver Lake Recreation Area for the Master Plan pop-up event on Saturday, July 15 from 10 am to 1 pm.

6. Unfinished Business**a. PD 2023-83 – Village at Garfield Special Use Permit – Public Hearing (7:05)**

This application requests approval of a Special Use Permit for a proposed 80-unit multi-family housing development located at 2051 North Garfield Road, north of Hammond Road. The parcel is 13.21 acres and is an undeveloped parcel in the R-3 Multi-Family Residential district. Multiple family dwellings are permitted via Special Use Permit in the R-3 Multi Family Residential District. There will be a community building/office, pavilion, and five two-story apartment buildings with 16 dwelling units each on the site. The developer, Brian Stadler, and civil engineer, Andy Purvis, stated that Metro Fire approved one access. The southern entrance will be removed and a revised configuration was drafted.

Racine opened the public hearing at 7:08 pm. Jay Zrimec from Hammond Place West commented on the access and asked developers about the proposed units. Racine closed the public hearing at 7:17 pm. Commissioners briefly discussed the proposed development.

Robertson moved and McManus seconded TO direct staff to prepare Findings of Fact for application SUP-2023-03, submitted by Gosling Czubak Engineering Services, Inc., for a Special Use Permit for an apartment complex at Parcel 05-023-042-01 subject to the following conditions (1-5 as indicated in PD 2023-83):

- 1. Provide a wetland delineation verified by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).*
- 2. Provide “C” buffer landscaping to the 159-foot east buffer along vacant property.*
- 3. Provide revised lighting fixtures that comply with color temperature requirements.*
- 4. Provide dispersed snow storage locations on the site plan.*
- 5. Provide the revised site plan date on the site plan sheets.*

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

Nays: None

b. PD 2023-84 – 716 Boon Street Special Use Permit – Public Hearing (7:22)

This application proposes a new photography studio in an existing multi-tenant building at 716 Boon Street. The parcel is 0.45 acres and is a vacant tenant space in the I-G General Industrial zoning district. The use is described as a “Professional Studio” within the Zoning Ordinance and may be permitted via the Special Use Permit process in the I-G General Industrial zoning district. The site was originally approved in 1984.

Applicant Jamie Kirschner stated that the use was low impact and no changes would be made to the outside of the building. Building owner Ryan Wells was also present to answer any questions.

Racine opened the public hearing at 7:25pm and seeing no one wishing to comment, closed the public hearing.

Commissioners commented on the dumpster enclosure design, landscaping, and parking.

DeGood moved and Cline seconded TO direct staff to prepare Findings of Fact for application SUP-2023-02, submitted by Jamie Kirschner and Nicole Martin for a Special Use Permit for a professional studio at 716 Boon Street, Parcel #05-135-008-00, subject to the following additional information being provided by the applicant (items 1-7 as indicated in Planning Department Report 2023-84):

- 1. Details on materials and location for the dumpster enclosure need to be provided.*
- 2. All lighting shall comply with the requirements of Section 517 of the Zoning Ordinance. A cut sheet for the existing fixture can help determine if these standards are met, including the color temperature requirement.*
- 3. Landscaping requirements shall be met.*
- 4. The parking lot shall be striped for single-row parking only as depicted on the site plan. There shall also be no parking in areas not shown as parking lots on the site plan, including the east and west sides of the building.*
- 5. Details for the bicycle rack shall be provided.*
- 6. Snow storage calculations shall be corrected using the entire parking lot area including maneuvering lanes, and the total required snow storage area shall be provided.*
- 7. The application is subject to additional reviews from other outside agencies including but not limited to the Township Engineer, Metro Fire, Grand Traverse County Department of Public Works, and Grand Traverse County Soil Erosion and Sedimentation Control.*

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

Nays: None

c. PD 2023-85 Birmley Meadows Site Condominium – Findings of Fact (7:49)

Birmley Meadows is a proposed 26-lot residential site condominium development immediately adjacent to the north of the existing Birmley Hills Estates subdivision. The site is directly accessed from Birmley Estates Drive and Farmington Drive, which both provide access from Birmley Road. The site is about 16 acres and zoned R-1 One-Family Residential. This application is for a site condominium development of 26 single-family residential lots. According to the application, the lots will be between 15,000 and 40,000 square feet, the development will be served by municipal water and sewer, and all utilities will be underground. Commissioners discussed the plowing and maintenance agreement for the private roads.

McManus moved and Robertson seconded THAT Findings of Fact for Application SPR-2023-04, submitted by T&R Investments, for a site condominium at Parcel #05-026-020-33, as presented in Planning Department Report 2023-85 and being made a part of this motion, BE ADOPTED.

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

Nays: None

McManus moved and Cline seconded TO RECOMMEND TO the Township Board THAT the application SPR-2023-04 BE APPROVED subject to the following conditions:

- 1. The Planning Commission waives the requirement for a traffic impact report, based on the findings that the total number of trips is anticipated to be under 500 per day and the nature of the development as only single-family homes.*
- 2. Final engineering review and approval by the Township Engineer is required including all infrastructure and stormwater.*
- 3. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.*
- 4. 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 Township prior to any Land Use Permits being issued.*
- 5. After recording the condominium plan, master deed, bylaws and deed restrictions, the developer shall file two (2) copies of each document, including all pertinent attachments, with the Township.*
- 6. Condominium Protective Covenants and Deed Restrictions which hold harmless the Township for improvements within the site condominium subdivision and which require conformance with all conditions and*

requirements of condominium plan approval and this ordinance shall be required.

7. The Condominium Master Deed and Bylaws shall include the following statement: "Condominium Amendments which are recorded prior to the receipt of written Garfield Township Planning Department approval shall be considered null and void."

8. After the construction of all improvements, the developer shall file with the Township two (2) copies of the as-built condominium plan and a certification from the developer's engineer that the improvements have been installed in conformance with the approved construction drawings.

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

d. PD 2023-86 – Ridge 45 Phase I-III and Phase IV SUP Amendments – Finding of Fact (8:00)

In 2021, the South22 Special Use Permit (now Phase IV) was approved by the Planning Commission for a 216-unit multi-family housing development. In 2022, an administrative amendment to the Special Use Permit was approved. As part of the amendment, the number of multi-family units was reduced to 204 based on internal reconfiguration of the floor plans for the three proposed apartment buildings. After initial review of the Zoning Ordinance, it was unclear if combining the two Special Use Permits was permitted. A review by Township Attorney, Scott Howard, determined that combining the two Special Use Permits into one Special Use Permit is permissible. The new application for Ridge45 Phase IV proposes seven apartment buildings containing 28 units each for a total of 196 dwelling units. This new application has 20 fewer units than the South22 plan approved in 2021. Staff indicated all conditions have been met.

Cline moved and Fudge seconded THAT the Findings of Fact for applications SUP-2021-02-B and SUP 2015-01- E SUP-2021-02, as presented in Planning Department Report 2023-86 and being made a part of this motion, BE ADOPTED.

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

Cline moved and Fudge seconded THAT applications SUP-2021-02-B and SUP 2015-01-E BE APPROVED and identified going forward as SUP-2023-05, subject to the following conditions (1-9 as indicated in PD 2023-86):

1. The landscaping plan shall note specific locations of plantings, species, and minimum planting sizes.

2. *Reconstruct the Ridge Boulevard entry in accordance with Road Commission requirements and prior to any land use permit being issued.*
3. *Share in the construction of a crosswalk at Parkside Boulevard and LaFranier Road to provide access to the new BATA transfer station planned on the east side of LaFranier Road.*
4. *Waive the requirement for a traffic impact report.*
5. *Final engineering review and approval by the Township Engineer is required including all infrastructure and stormwater.*
6. *All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.*
7. *All proposed landscaping and site amenities shall be installed prior to the issuance of a Certificate of Occupancy.*
8. *The applicant shall provide two (2) full-size plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*
9. *The applicant shall record promptly the amended Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Director of Planning within thirty (30) days of final approval by the Township or approval shall be considered to have expired.*

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

Nays: None

7. **New Business**

a. **Bish's RV – Site Plan Review and Access Review (8:07)**

This application is for site plan review of proposed parking lot and site improvements at the existing RV dealership, Bish's RV (formerly TCRV), at 705 N US 31 South at the southwest corner of Meadow Lane Drive and US 31. The applicants have also requested a proposed additional access driveway to Meadow Lane Drive. Vehicle Dealership, with Outdoor Sales is a use permitted with special conditions in the C-G Commercial district. Such applications would normally be reviewed by the Zoning Administrator, but the Zoning Administrator has requested that the Planning Commission review the application because of the access request. The applicant is not able to appear this evening and asks that consideration of this application be deferred. Commissioners discussed the proposed access in light of the qualifying standards for an additional access.

DeGood moved and Robertson seconded THAT application SPR-2023-08, submitted by Taylor Eschbach of Kimley-Horn of Michigan, Inc., BE

TABLED to allow the applicants to address the outstanding items in Planning Department Report 2023-82.

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

8. Public Comment (8:29)

None

9. Other Business (8:29)

None

10. Items for Next Agenda – July 26, 2023 (8:29)

- a. Master Plan – Nodes, Districts and Corridors
- b. Master Plan – Community Engagement/Debrief from First Pop-Up Event
- c. Zoning Ordinance – R-2/R-3 Zoning Districts – Discussion
Sych reviewed the letter from Township resident Cara Eule which commented on visual surveys and density for the upcoming pop-up event.

11. Adjournment

Fudge moved to adjourn the meeting at 8:36pm.

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



Charter Township of Garfield Planning Department Report No. 2023-87

Prepared:	July 19, 2023	Pages:	2
Meeting:	July 26, 2023 Planning Commission Study Session	Attachments:	<input checked="" type="checkbox"/>
Subject:	R-2 and R-3 Zoning Districts Potential Changes		

BACKGROUND:

The R-2 One and Two Family Residential and R-3 Multiple Family Residential zoning districts provide for duplexes and apartments, respectively. Their purpose statements support greater densities than the R-1 One Family Residential zoning district and are applied in areas planned and designated for those higher densities. However, the dimensional requirements in the two districts often limit the ability for duplexes and apartments to be built. The following case studies indicate the challenges with the current dimensional requirements:

- The south side of Boon Street, between Barlow and Garfield, is zoned R-1. Existing single-family dwellings are on 65-foot-wide lots and existing duplexes are on 75-foot-wide lots. However, these current lots are nonconforming and would remain nonconforming even if zoned R-2 or R-3. See illustrations below.
- Linden Street, located in the Leewall Terrace subdivision east of Barlow Street, is zoned R-3. Existing single-family dwellings are on 70-foot-wide lots. While a permitted use, duplexes are not possible due to lot width requirements in R-3. 140 feet width is needed to construct a duplex.
- Aspen Pines, an existing multi-family development located on Floresta Street near Barlow, is 0.77 acres zoned R-3. Since the site has a lot width of 200 feet, eight multi-family dwelling units were built. In comparison, a vacant parcel on South Airport Road near Sam's Club is zoned A, but the Master Plan would support rezoning to R-3. The parcel is 0.95 acres and has a lot width of 148 feet. Only a duplex would be permitted due to lot width requirements for R-3.

Community	District	Use	Minium Lot Width	Minimum Lot Area
Traverse City	R-2 Two-Family Dwelling District	Duplex	35 feet	4,000 square feet
	R-3 Multiple-Family Dwelling District	Multi-Family Dwellings	50 feet	7,500 square feet
East Bay Charter Township	MDR Moderate Density Residential District	Duplex	80 feet with water/sewer 150 feet without water/sewer	15,500 square feet
	HDR High Density Residential District	Multi-Family Dwellings	60 feet with water/sewer 150 feet without water/sewer	5,500 square feet for first unit, plus 4,800 square feet for each additional unit

DRAFT CHANGES:

After review of the current dimensional requirements and based on analysis, Staff has drafted the attached zoning district changes for review and discussion by the Planning Commission.

ACTION:

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

Attachment:

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

Duplex at 930/932 Boon Street. Lot area: 13,000 square feet. Lot width: 75 feet.



Single family dwelling at 836 Boon Street. Lot area: 9,600 square feet. Lot width: 65 feet.



SECTION 314 R-2 (ONE AND TWO FAMILY RESIDENTIAL)

PURPOSE – The R-2 (One and Two Family Residential) districts provide areas for medium density one- and two-family residential dwelling units in and near to the developed core areas of the township. The districts include areas of existing one- and two-family developments as well as areas within which such development appears likely and desirable. The R-2 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools, places of worship and parks. They provide a range of housing choices and promote a sense of community, urban vitality, and the efficient provision of infrastructure.

A. USES PERMITTED BY RIGHT:

- (1) Adult Foster Care, Family Home
- (2) Cemetery
- (3) Dwelling, Single Family
- (4) Dwelling, Two-Family
- (5) Essential Service Facility, Minor – § 737.A
- (6) Home Occupation
- (7) Park, Mini
- (8) Park, Neighborhood
- (9) Solar Energy System, Accessory – § 773.A

B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Child Care, Family Home (<7) – § 718
- (2) Child Care, Small Group Home (7-12) – § 719
- (3) Golf Course or Country Club – § 749
- (4) Keeping of Chickens, Personal – § 754.A
- (5) Medical Marihuana Residential Cultivation – § 758
- (6) Open Space Preservation – § 428
- (7) Outdoor Storage, Accessory Use – § 613.A (4)
- (8) Recreational Field Complex – § 766
- (9) Swimming Pool, Private – § 776
- (10) Waterfront Stairways and Landings – § 778

C. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Adult Foster Care, Small Group Home – § 708
- (2) Essential Service Facility, Major – § 737.B
- (3) Institutional Uses and Structures – § 752
- (4) Solar Energy System, Primary – § 773.B
- (5) Wind Energy Conversion System, Personal – § 781

D. ADDITIONAL STANDARDS:

- (1) Driveways for single family residences shall comply with § 511.
- (2) Completion. Any single-family dwelling, accessory building or addition thereto must be completed on the exterior surface with a suitable finishing material including painting or staining in the case of wood, within two (2) years from date of issuance of a land use permit or one (1) year from the date of occupancy whichever occurs last.

E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area (A):

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

Minimum Lot Width:

- 1- Family w/ Public Sewer 80/65 feet
- 1- Family w/o Public Sewer 100 feet
- 2-Family w/ Public Sewer 75/70 feet
- 2-Family w/o Public Sewer 80/100 feet

Maximum Building Height:

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

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

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

Maximum Lot Coverage:

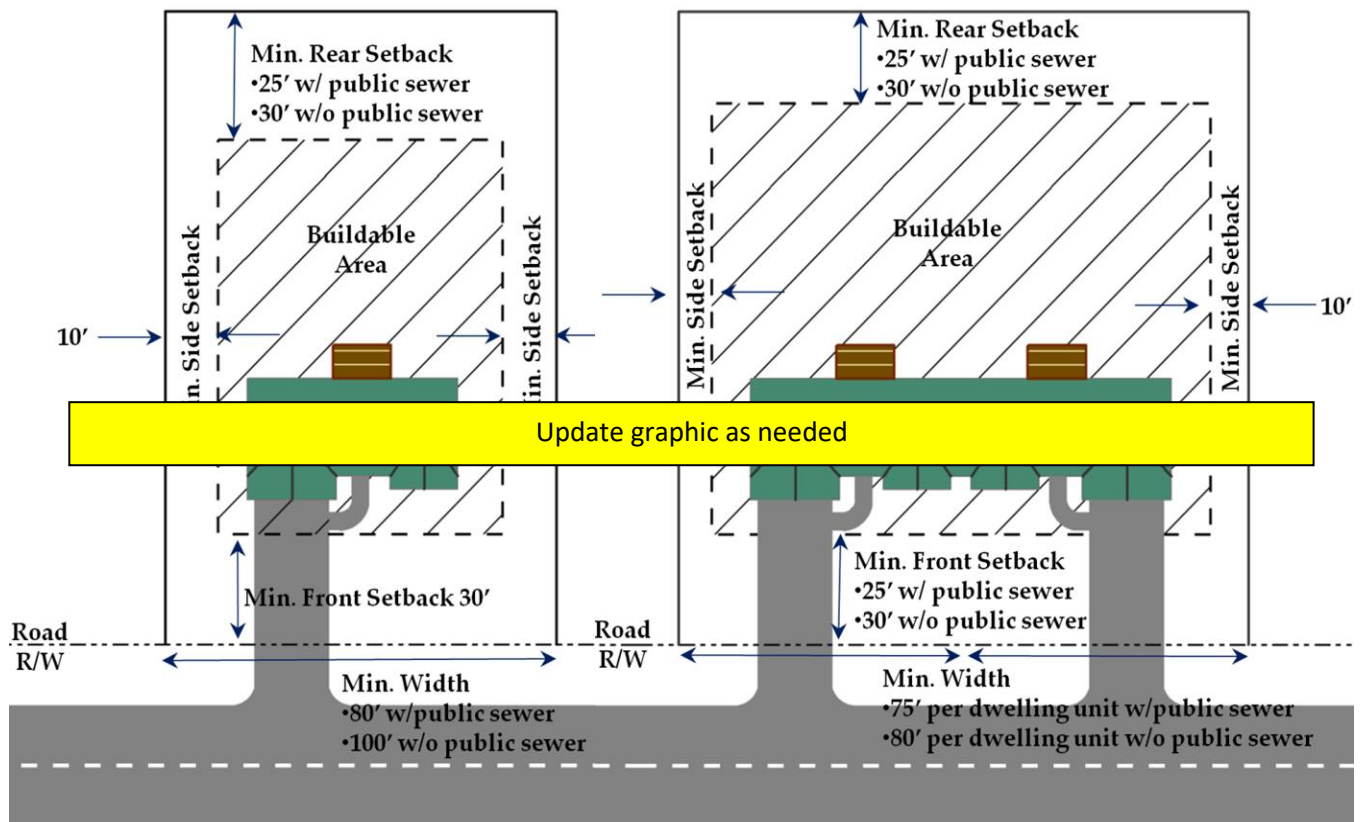
30 percent

Minimum Bldg. Cross Section:

24 feet

Notes to Dimensional Standards:

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



Not to scale. To be used for illustrative purposes only

SECTION 315 R-3 (MULTIPLE FAMILY RESIDENTIAL)

PURPOSE – The R-3 (Multiple Family Residential) districts provide areas for medium to high density one and two family residential dwelling units mixed with a variety of multiple family residential dwelling types, including apartments and group housing, where adequate public facilities and services exist with capacity to serve such development. The districts are composed mainly of areas containing an existing mix of these dwelling types as well as areas within which such development appears likely and desirable. They are intended to encourage more intensive development in and near the core areas of the township. The R-3 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools, places of worship and parks that will promote a sense of community, urban vitality and the efficient provision of infrastructure. R-3 district regulations are designed to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development to preserve environmentally sensitive and natural land areas.

A. USES PERMITTED BY RIGHT:

- (1) Adult Foster Care, Family Home
- (2) Cemetery
- (3) Dwelling, Single Family
- (4) Dwelling, Two Family
- (5) Essential Service Facility, Minor – § 737.A
- (6) Home Occupation
- (7) Park, Mini
- (8) Park, Neighborhood
- (9) Solar Energy System, Accessory – § 773.A

B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Child Care, Family Home (<7) – § 718
- (2) Child Care, Small Group Home (7-12) – § 719
- (3) Golf Course or Country Club – § 749
- (4) Keeping of Chickens, Personal – § 754.A
- (5) Medical Marihuana Residential Cultivation – § 758
- (6) Mortuary or Funeral Home – § 760
- (7) Open Space Preservation – § 428

D. ADDITIONAL STANDARDS:

- (1) Driveways for single family residences shall comply with § 511.
- (2) Completion. Any single-family dwelling, accessory building or addition thereto must be completed on the exterior surface with a suitable finishing material including painting or staining in the case of wood, within two (2) years from date of issuance of a land use permit or one (1) year from the date of occupancy whichever occurs last.
- (3) Uses permitted by Special Use Permit in the R-3 District shall provide a minimum of 300-square feet of open space per dwelling unit. Required open space shall be consolidated and contiguous to the greatest extent reasonably possible to provide usable park-like areas. Structures shall be adjoined by open space areas on at least one side.

- (8) Outdoor Storage, Accessory Use – § 613.A (4)
- (9) Recreational Field Complex – § 766
- (10) Swimming Pool, Private – § 776
- (11) Waterfront Stairways and Landings – § 778

C. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Adult Foster Care, Small Group Home – § 708
- (2) Adult Foster Care, Large Group Home – § 709
- (3) Adult Foster Care Facility – § 710
- (4) Bed and Breakfast – § 713
- (5) Boarding Residence – § 714
- (6) Child Care Center – § 720
- (7) Dwelling, Multiple Family
- (8) Essential Service Facility, Major – § 737.B
- (9) Institutional Uses and Structures – § 752
- (10) Solar Energy System, Primary – § 773.B
- (11) Wind Energy Conversion System, Personal – § 781

E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area:

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

Minimum Lot Width:

- ~~Seventy (70) feet per dwelling unit for the first two (2) units, ten (10) additional feet for each of the next six (6) units and five (5) additional feet for each additional unit to a maximum of two hundred fifty (250) feet.~~
- 1- Family w/ Public Sewer 65 feet
- 1- Family w/o Public Sewer 100 feet
- 2-Family w/ Public Sewer 70 feet
- 2-Family w/o Public Sewer 100 feet
- Multi-Family 100 feet

Minimum Yard Setbacks (A):

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

Maximum Lot Coverage: 35 %

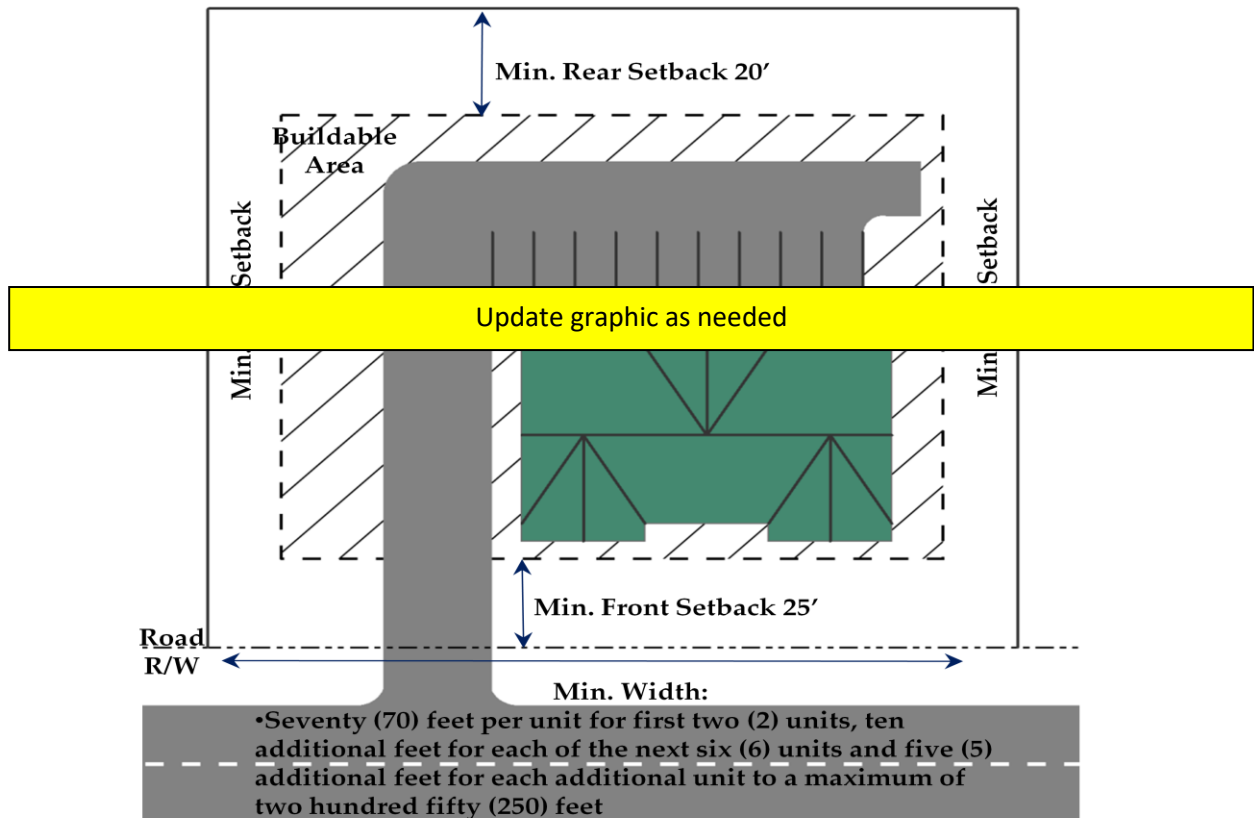
Minimum Bldg. Cross Section: 24 feet

Notes to Dimensional Standards:


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

Maximum Building Height:

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



Not to scale. To be used for illustrative purposes only

 Charter Township of Garfield Planning Department Report No. 2023-88		
Prepared:	July 19, 2023	Pages: 1
Meeting:	July 26, 2023 Planning Commission Study Session	Attachments: <input type="checkbox"/>
Subject:	Master Plan Update – Pop-Up Event Recap	

BACKGROUND:

Staff conducted a Master Plan pop-up event at the Silver Lake Recreation Area on Saturday, July 15, 2023 from 10:00 a.m. to 1:00 p.m. The purpose of the event was threefold:

- Get feedback on specific development types and locations.
- Increase awareness of the master plan.
- Obtain broader feedback from the community.

CONTACTS:

Staff inquired about each contact's residency. Only Garfield Township residents were engaged.

Origin	Number
Garfield Township	5
Blair Township	6
Long Lake Township	4
Mayfield Township	1
Wexford County	1
Benzie County	1
Wisconsin/Ohio	4
Seattle, Washington	1
Total	23

COMMENTS:

The following comments from Township residents were made to Staff:

- Housing.
 - Residents were worried accessory dwelling units becoming short term rentals. They preferred to keep the limitation of one dwelling unit per parcel of land. They also wanted to see limitations on short rentals maintained.
 - Residents were supportive of affordable housing.
 - Some residents asked if there are ADA requirements for apartments and whether some dwelling units must be accessible?
- Property Maintenance.
 - Some residents had concern about residential lots that had tall grass and/or weeds.
- Development.
 - Some residents preferred filling in empty buildings before constructing new buildings.
- Transportation.
 - Residents were split on the Boardman River Crossing – both supportive and opposed to a new bridge.
 - Some residents would rather see expansion of transit instead of a new bridge.
 - Some residents expressed concern about the concentration of emissions from the new BATA Transfer station.


- Energy.
 - Some residents asked if the Township provides incentives for renewable energy, specifically solar panels. They indicated that the Township should investigate what resources may be available from U.S. Department of Energy and EPA.
 - Some residents asked if a homeowners association can refuse installation of roof top solar panels on a home?
- Park.
 - A recommendation was made for a shade canopy at the dog park.

STAFF ASSESSMENT:

Staff were hoping to make more contacts at the event. If any future event is held, it would be at a location having more activity and possibly more Township residents.

ACTION:

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

 Charter Township of Garfield Planning Department Report No. 2023-89		
Prepared:	July 19, 2023	Pages: 1
Meeting:	July 26, 2023 Planning Commission Study Session	Attachments: <input checked="" type="checkbox"/>
Subject:	Master Plan Update – Nodes, Districts, and Corridors	

This Planning Commission study session is the fourth meeting to review subject chapters of the draft Master Plan. Each draft chapter will have a brief introduction, goal(s), and objectives. The July 26 study session will cover Nodes, Districts, and Corridors:

- **Districts** and **nodes** provide a hierarchical set of identified land use and development patterns in Garfield that support the core concepts of the Master Plan. Identifying districts and nodes allows for specific future needs to be identified by area such as future land uses, future street extensions or connections, water or sewer extensions, non-motorized connections, and more. Districts cover larger areas of the Township and are defined by geographic features and access from major roads. Nodes are smaller and centered on prominent roadway intersections or areas of activity.
- **Corridors** are centered on a specific road and are defined by land uses and land use patterns such as commercial, institutional, office, and/or industrial. Identifying corridors allows for a focus on specific future needs such as street connections, cross-access, and access management. Corridors are shown as part of the Master Street Plan, and planning for corridors will require a collaborative effort with the Grand Traverse County Road Commission (GTCRC) and Michigan Department of Transportation (MDOT).

NEXT STEPS:

Forthcoming reviews are as follows:

<i>Study Session Date</i>	<i>Subject</i>
August 23, 2023	Future Land Use, Future Connections
September 27, 2023	Future Land Use, Future Connections
October 25, 2023	Implementation Strategies, including Zoning Plan

ACTION:

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

Attachments:

1. Districts and Nodes – draft dated July 19, 2023
2. Districts and Nodes Map – draft from July 19, 2023
3. Master Street Plan including Corridors – draft dated July 19, 2023

DISTRICTS AND NODES

Districts and nodes provide a hierarchical set of identified land use and development patterns within Garfield that support the above core concepts. This Plan identifies and strengthens districts and nodes and binds them with corridors by aligning future land use designations, future connections, and planning policies that increase the vitality of these emerging places.

DISTRICTS

A district is a large expanse within Garfield that 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 may serve the needs of residents and visitors to the area. Districts include:

BARLOW / GARFIELD

Garfield Road/South Airport Road/Barlow Street

- Continued reinvestment in underutilized commercial property
- Future sidewalks along South Airport Road, Barlow Street, Garfield Avenue
- Access management / reduction of driveways (coordinate with GTCRC)
- Mixed-use corridor along Barlow Street
- Incorporate Development Principles and Guidelines from Barlow Garfield Neighborhood Plan

BOARDMAN VALLEY

Land surrounding Boardman River from Garfield/Blair Township line to Logan's Landing

- Primarily parkland (BVNP, River East, and GT County Natural Education Reserve)
- Future Hartman-Hammond bridge will impact the parkland and allow for future non-motorized crossing/connection to River East Recreation Area
- Future additional nature trails and connections (non-motorized bridge over river?)

BUFFALO RIDGE

Silver Lake Road from Silver Drive/Franke Road to Green Hill

- Potential non-motorized connections – Buffalo Ridge Trail Phase 4
- Land uses are well established in this neighborhood
- Future upgrade / classification of Franke Road, new Montessori school to open

GARFIELD CENTER

US 31/South Airport Road/Grand Traverse Mall/Traverse Crossings

- Main commercial area of Garfield, has had recent turnover but not many vacancies
- What to do at Grand Traverse Mall if current layout is obsolete
- Future additional non-motorized connections from trails to buildings, bike parking
- Future access management along US 31 and South Airport Road

LAFRANIER HILL

LaFranier Road between South Airport and Hammond Roads

- New multi-family residential being constructed over the past few years
- Institutional uses (GT County Health Department, BATA, churches)
 - Build out of County campus – planning is currently underway
- Future non-motorized connections to South Airport Road, Hammond Road
- Transit center, commercial building, and child care center at BATA/TCHC site

MCRAE HILL

US 31/South of Hartman Road

- Offices at US 31/Hartman (e.g., MDOT office) and McRae Hill Rd (N Bay Produce)
- Agricultural on either side of US 31; strong desire to maintain viewshed on US 31
- Future connection between US 31 & Hartman-Hammond (south of Hartman); also, future connection to E Silver Lake Drive (trucking loop around TC region)
- Future non-motorized connections, how to get trail up the hill

NORTHWEST GARFIELD

Between North Long Lake Road and M-72

- Currently mostly agricultural and low-density residential
- New water main extension to Long Lake Township, potentially allows for denser residential development if desired
- Future Harris/Zimmerman extension connection (trucking loop around TC region)
- Long-term potential future non-motorized connections to Long Lake Township (connecting parks, e.g., Hickory Forest to Twin Lakes Park/Timbers Rec Area)

RENNIE HILL

Veterans Drive – South Airport Road to Township/City Line

- Currently a mix of offices and single-family residential on Veterans Drive
- Bike lanes on Veterans on City side should continue onto Township side
- Sidewalks are desirable for this corridor, connect to City sidewalks

RENNIE PLAINS

US 31/North of Rennie School Road

- East side of US 31 – Elmer's and other industrial sites
- West side of US 31 – Some commercial, Oleson site for future development
- Revisit future land use on Oleson site (allow for industrial behind US 31?)
- Future utility connections through Oleson site
- Future street connectivity to Meadow Lane Drive and Blue Star Drive
- Future non-motorized connectivity through Oleson site and along US 31

SILVER LAKE

Southwest Garfield

- Water issues / failing septic systems – potential future sewer connections from Crown or from US 31
- Where would sewer come from: north (Crown) or east (Meadow Lane Drive)?
- Future non-motorized connections: north (Buffalo Ridge Phase 4) and east (connecting Silver Lake Recreation Area to Mall Trail)

SPRING HILL

Southeast Township centered along Garfield Road

- Currently mostly agricultural and low-density residential, limited water and sewer
- Potential development site at southeast corner of Garfield and Emerson

NODES

Smaller than a district, a node is a highly concentrated activity center of residential, commercial, and/or institutional uses. Typically centered on prominent roadway intersections, a node serves the daily needs of nearby residents and has the potential to convey a strong sense of place. Nodes include:

ASHLAND PARK

Garfield/Birmley Roads

- Anticipated further residential development
- Potential node for local commercial development

BROOKSIDE COMMONS

North Long Lake/Zimmerman Roads

- Future Zimmerman/Harris Road Connection anticipated
- Connecting Barnes Road to Zimmerman is also desirable
- Local commercial node planned at corner of North Long Lake and Zimmerman
- Non-motorized connections – sidewalks along North Long Lake Road

CEDAR RUN CAMPUS

Front Street/Cedar Run/North and West Royal Drives/North of Munson

- Commercial node at corner of N Long Lake/Front/Cedar Run/Medical Campus
- Consider residential mixed with commercial and medical/office uses
- Non-motorized connections – sidewalks along Front Street, crossing at intersection, trail connection between Commons Natural Area and “Hickory” parks
- Road connections desirable (better access to Munson Hospital, Royal Drive)

COPPER RIDGE

Silver Lake/Barnes Roads

- Existing mixed-use PUD – mostly commercial and (medical) office, SF residential
- Future uses – multi-family residential in next proposed building
- Non-motorized connections – trailhead for Commons Natural Area, connection to Barns Trail, Silver Lake Road, and Buffalo Ridge Trail

EYDE PROPERTY

Undeveloped land behind Sam's Club

- Future housing development
- Road and street connections – South Airport Road to East Silver Lake Road
- Non-motorized connections – Silver Lake Recreation Area to Mall Trail

GREEN HILL

Zimmerman/Silver Lake Roads

- Recent sewer extension to Francisco's – potentially enabling future sewer extensions to neighborhoods around Silver Lake
- Three of the four corners are "local commercial" in nature, does it make sense for the southwest corner to also have local commercial uses and zoning?
- Non-motorized connections – Buffalo Ridge Phase 4

LOGAN'S LANDING

South Airport Road/Boardman River

- South Airport Road crossing of Boardman River – culverts or future bridge?
- Future connection of Boardman Lake Loop to BVNP, Boardman River Trail
- Future mixed-use development is possible at the southern end of Boardman Lake, but could there be flooding concerns in this area?
- YMCA is currently operating at BVNP, but is anticipated to move out
- Racquet Club Drive – should this be reconstructed or removed?

For each district and node, descriptions will include:

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

Garfield Township Master Plan Update Districts and Nodes

Legend

Districts and Nodes

Type

-  District
-  Node

Districts

1. Barlow / Garfield
2. Boardman Valley
3. Buffalo Ridge
4. Garfield Center
5. LaFranier Hill
6. McRae Hill
7. Northwest Garfield
8. Rennie Hill
9. Rennie Plains
10. Silver Lake
11. Spring Hill

Nodes

- A. Ashland Park
- B. Brookside Commons
- C. Cedar Run Campus
- D. Copper Ridge
- E. Eyde Property
- F. Green Hill
- G. Logan's Landing

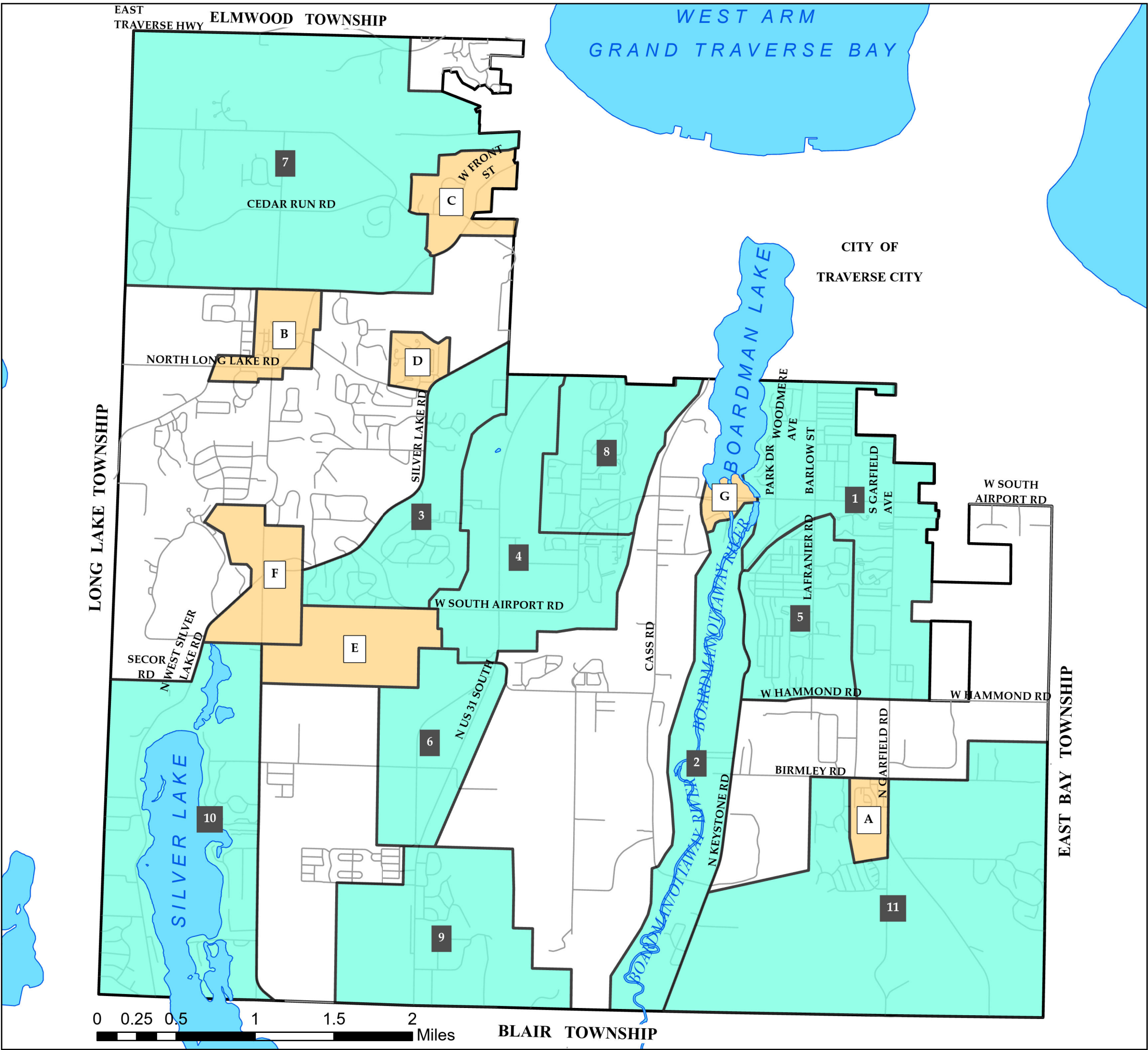
Charter Township of Garfield

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



NOT A LEGAL SURVEY

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



MASTER STREET PLAN

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

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

CORRIDORS

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

CASS ROAD

Hartman Road to Township/City Line

- Primarily existing industrial land uses

HARTMAN AND HAMMOND ROADS

Townline Road to US 31

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

SOUTH AIRPORT ROAD

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

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

McRae Hill Road to Township/City Line

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

For each corridor, descriptions will include:

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

POTENTIAL FUTURE CONNECTIONS

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