

# CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION MEETING

Wednesday, June 28, 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 – June 14, 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 2023-75 – Master Plan – Housing, Economic Development, and Public Safety
- b. PD 2023-76 – Master Plan – Comm. Engagement Update / Proposed 1st Pop-Up Event

**7. New Business**

**8. Public Comment**

**9. Other Business**

**10. Items for Next Agenda – July 12, 2023**

- a. Village at Garfield Special Use Permit – Public Hearing
- b. 716 Boon Street Special Use Permit – Public Hearing
- c. Birmley Meadows Site Condominium – Findings of Fact
- d. Ridge45 Phase I-III and Phase IV SUP Amendments – Findings of Fact
- e. Bish’s RV – Site Plan Review and Access 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  
June 14, 2023**

**Call Meeting to Order:** Chair Racine called the June 14, 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, Pat Cline, Joe McManus, Joe Robertson, John Racine and Robert Fudge

Absent and Excused: Chris DeGood

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

**1. Public Comment (7:00)**

Patricia Bower of Summerhill Road commented about a bicycle and pedestrian crossing on Silver Lake Road near the YMCA.

**2. Review and Approval of the Agenda – Conflict of Interest (7:04)**

*Agostinelli moved and Fudge seconded to approve the agenda as presented.*

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

*Nays: None*

**3. Minutes (7:05)**

**a. May 24, 2023 Regular Meeting**

*Fudge moved and Cline seconded to approve the May 24, 2023 Regular Meeting minutes as presented.*

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

*Nays: None*

**4. Correspondence (7:05)**

Email from Scott Jozwiak regarding the construction of the revised driveway entrance to Ridge 45.

**5. Reports (7:06)**

**Township Board Report**

Agostinelli stated that the Oleson PUD amendment would be going to the Board on July 11<sup>th</sup> and the rezoning of the Hickory Forest and Hickory Meadows properties was approved.

### Planning Commissioners

- i. **Zoning Board of Appeals**  
Fudge had no report.
- ii. **Parks and Recreation Commission**  
Hannon stated that the Parks and Recreation Commission continues to work on the Commons Natural Area and a new agreement with TAPA has been approved by the Board.
- iii. **Joint Planning Commission**  
McManus had no report.

### Staff Report

Hannon stated that a report was submitted in writing and that there is a new Master Plan page on the website that will show all the new updates.

## 6. Unfinished Business

### a. **PD 2023-65 Birmley Meadows Site Condominium – Public Hearing (7:09)**

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. 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. Carrie May with Boyne Engineering spoke regarding the application and stated that the site plan has been reviewed by the township engineer, Metro Fire Soil Erosion, and the Road Commission. Racine opened the public hearing at 7:14pm and seeing no one wishing to speak, the public hearing was closed. Steve Zakrajsek, developer, spoke regarding the lot sizes. McManus was contacted by a neighbor to this project who indicated that he did not want new Birmley Meadows residents trespassing on his nearby vacant property.

*Agostinelli moved and Cline seconded TO direct staff to prepare Findings of Fact for application SPR-2023-04, submitted by T&R Investments, for a proposed site condominium development to be known as Birmley Meadows at Parcel No. 05-026-020-33, subject to the following items being addressed by the applicant:*

1. *The site plan is subject to review by others, including but not limited to the Township Engineer, Metro Fire, and Grand Traverse County Equalization.*

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

**b. PD 2023-66 – Ridge 45 Phase I-III and Phase IV SUP Amendments – Public Hearing (7:21)**

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. Sych stated that Ridge 45 Phases I-III and Phase IV will be combined into one single SUP with one owner. Scott Jozwiak representing Hammond Investments discussed the new development and indicated that all amenities will be shared. Developers also left open space on the site to address any future needs. Racine opened the public hearing at 7:25pm and seeing no one wishing to speak, closed the public hearing.

*Cline moved and Robertson seconded MOTION TO direct staff to prepare Findings of Fact for applications SUP-2021-02-B and SUP 2015-01-E, submitted by Jozwiak Consulting, Inc., for a combined Special Use Permit for a multifamily housing complex at Parcel 05-023-026-50, 05-023-025-60, and 05-023-026-45 and that the applicant shall submit the following items prior to consideration of the Findings of Fact:*

- 1. A complete landscaping plan shall be provided in accordance with the Zoning Ordinance.*
- 2. An amended lighting plan shall be provided in accordance with the Zoning Ordinance.*

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

**c. PD 2023-50 – Oleson PUD Major Amendment – Findings of Fact (7:33)**

Approved in 1997, the Oleson Planned Unit Development (PUD) is a commercial development, including a grocery store, offices, restaurant, service establishments, and a car wash. A request to amend the PUD is being considered according to Section 423.G of the Zoning Ordinance.

The applicant proposes converting 6,960 square feet of second-floor office space into six apartments. The PUD is located at the corner of North Long Lake and Cedar Run Roads and comprises 21.15 acres of land. Sych talked about the changes in the findings of fact in terms of connections to trails and open space requirements. Ultimately, the property will connect with other trails in ongoing efforts to complete trails in the area.

*McManus moved and Fudge seconded THAT the Finding of Fact for Application SUP-1997-06-F, submitted by Brad Oleson of Oleson's Food Stores for an amendment to the Oleson Planned Unit Development, BE ADOPTED.*

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

*McManus moved and Fudge seconded THAT Application SUP-1997-06-F, submitted by Brad Oleson of Oleson's Food Stores for an amendment to the Oleson Planned Unit Development, BE RECOMMENDED FOR APPROVAL TO THE TOWNSHIP BOARD.*

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

## **7. New Business**

### **a. PD 2023-68 – Village at Garfield Special Use Permit – Introduction (7:42)**

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 16 units in five two-story apartment buildings on the site. Developers will need to address the ingress and egress to the development. Commissioners discussed the application and asked questions pertaining to ingress and egress, a possible future roundabout in the area.

*McManus moved and Robertson seconded THAT 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- 60, BE ACCEPTED, and BE SCHEDULED for a public hearing for the July 12, 2023 Regular Planning Commission meeting, subject to the following additional information being provided by the applicant:*

*1. Submit the correct form for a Special Use Permit with a written impact statement in conformance with the Approval Criteria in Section 421.E.*

2. *Waive the requirement for a traffic impact report based on proposed improvements.*
3. *Install a 10-foot-wide asphalt bike path along the frontage of Hammond Road and a 6-foot-wide concrete sidewalk between the Hammond Road bike path and the multi-family residential buildings on site.*
4. *Provide a delineation of the wetlands verified by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).*
5. *Provide landscape buffers for the remaining south, west, and north property lines or note existing vegetation in accordance with Section 530.*
6. *Adjust the fixtures to meet color temperatures in accordance with Section 517.*
7. *Consider dispersed locations for snow storage.*
8. *Note on the site plan that "Signs are subject to Sign Permit Review."*
9. *The site plan shall be subject to other reviews, including but not limited to the Township Engineer, Grand Traverse County Road Commission, and Metro Fire.*

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

**b. PD 2023-69 – 716 Boon Street Special Use Permit – Introduction (8:03)**

This application proposes a new photography studio in an existing multi-tenant building at 716 Boon Street. The parcel is 0.45 acres and has vacant tenant space in a three-unit building 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.

*Agostinelli moved and McManus seconded THAT application SUP-2023-02, submitted by Jamie Kirschner and Nicole Marin for a Special Use Permit for a professional studio at 716 Boon Street, Parcel #05-135-008-00, BE ACCEPTED, and BE SCHEDULED for a public hearing for the Planning Commission's regular meeting on July 12, 2023, subject to the applicant providing the following additional information:*

1. *Details on materials for the dumpster enclosure and gate need to be provided.*
2. *All lighting shall comply with the requirements of Section 517 of the Zoning Ordinance.*
3. *Landscaping requirements need to be met unless a waiver is specifically granted by the Planning Commission.*
4. *All plant species on the landscaping plan need to comply with Section 530.F and the ISN Planting Guidelines.*

5. *Clarification on the number of employees in the largest working shift needs to be provided on the site plan to determine if the parking is sufficient.*
6. *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.*
7. *Details for the bicycle rack shall be provided.*
8. *A loading space needs to be shown on the site plan.*
9. *Snow storage areas need to be indicated on the site plan.*
10. *A sidewalk is required from the existing sidewalk on Woodmere Avenue to the existing sidewalk along the building.*
11. *A note needs to be added to the site plan indicating "Signs are subject to sign permit review. All signs to meet the standards of Section 630 of the Zoning Ordinance."*
12. *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: Agostinelli, McManus, Cline, Robertson, Fudge, Racine*  
*Nays: None*

- c. PD 2023-70 – 1202 N. Us 31 South – Conceptual Review (8:13)**  
 The subject property is 0.85 acres and located at 1202 N. US-31 South, south of Silver Pines Road. The applicant would like the Planning Commission to consider rezoning the subject property from C-O Office Commercial to R-2 Two-Family Residential. Such rezoning would result in the subject property being the same zoning as the surrounding property already zoned R-2. The proposed zoning would allow consistent development of both parcels. The Master Plan designates the subject property at "Agriculture/Rural Land ( $\geq 1$  Units Per Acre)". According to the Zoning Plan in the Master Plan, "Agriculture/Rural Land" is most consistent with the A – Agricultural zoning district and identifies the R-R Rural Residential and R-1 One-Family Residential districts as potentially compatible districts. Commissioners discussed a possible easement with MDOT on the property. Doctor Dennis Spillane, owner of the property, spoke to commissioners and asked about options for the property. Commissioners gave suggestions to the owner and talked about the downzoning possibly being from C-O to R-2 and were generally in favor of the rezoning concept.

- 8. Public Comment (8:30)**  
 None



**9. Other Business (8:30)**

None

**10. Items for Next Agenda – June 28, 2023 (8:31)**


- a. Master Plan Update – Housing, Economic Development, and Public Safety
- b. Master Plan Update – Community Engagement Update

**11. Adjournment**

*Fudge moved to adjourn the meeting at 8:32pm.*

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

 <b>Charter Township of Garfield</b> <b>Planning Department Report No. 2023-75</b>		
Prepared:	June 21, 2023	Pages: 1
Meeting:	June 28, 2023	Attachments: <input checked="" type="checkbox"/>
Subject:	Master Plan Update – Housing, Economic Development, and Public Safety	

This study session is the third meeting to review subject chapters of the draft Master Plan. Each draft chapter will have a brief introduction, goal(s), and objectives. The June 28th Study Session will cover Housing, Economic Development, and Public Safety:

- Garfield, and the nation, has been experiencing a persistent undersupply of **housing** which has resulted in a significant increase in housing costs. While housing construction is primarily the result of private sector investment, the Township can alter its zoning requirements for housing as well as influence and incentivize housing construction to facilitate greater housing options.
- **Economic development** is programs, policies, or activities that seek to improve the economic well-being and quality of life for a community.
- **Public safety** is the prevention of and protection from events that could endanger the safety and security of the public from significant danger, injury, or property damage. For the purposes of the Master Plan, public safety may include crime and auto accidents, but it also includes natural hazards that impact the community.

**NEXT STEPS:**

Forthcoming reviews are as follows:

<i>Study Session Date</i>	<i>Subject</i>
July 26, 2023	Nodes, Corridors, and Districts
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. Housing – draft dated June 21, 2023
2. Economic Development – draft dated June 21, 2023
3. Public Safety – draft dated June 21, 2023

## HOUSING

Garfield and the other communities in Grand Traverse County have long recognized a significant unmet demand for housing. Residents are faced with limited housing options. Businesses recognize that the lack of housing impacts their ability to attract and retain employees. This challenge is compounded by an increasing permanent population and increased demand for short-term rentals. Furthermore, the construction workforce needed to build new housing dropped in the Great Recession and has not been replenished. The result is a diminished housing supply and high-priced homes.

Considerations to increase housing availability in Garfield include the following:

- New residential development areas. Areas served by infrastructure or near infrastructure can provide suitable locations for new housing.
- Starter homes. Starter homes, a smaller, entry-level home in the lower price range, offer easier access into homeownership at a more affordable cost.
- Medium density housing. Medium density housing, including duplexes, triplexes, quadplexes, townhouses, and small apartment buildings, are not as easily permitted under current zoning when compared to single-family detached homes. Easing zoning requirements on how and where medium density housing is permitted would work them into existing neighborhoods and blend them with new construction.
- Accessory dwelling units. An accessory dwelling unit (ADU) is a small residence that shares a single-family lot with a larger, primary dwelling. This traditional home type is re-emerging as an affordable and flexible housing option that meets the needs of older adults and young families alike.
- Housing allowed by right. Other than single family detached homes and duplexes, housing with three units or more requires planning commission approval. Once the Master Plan is adopted and updated zoning requirements are in place, most housing could be administratively approved. This approach can streamline the process required by homebuilders and developers.
- Incentivized housing construction. The most common incentive for housing is the ability to build increased density along with other reductions in site development standards and requirements. A payment in lieu of taxes (PILOT) ordinance also provides for housing for citizens of low income. Michigan legislation now permits additional incentives for housing, including allowing local governments to use payment in lieu of taxes agreements for developments that are not applicants for state or federal tax credits and to establish residential facility districts used to provide tax abatements for qualified residential facilities. Application of housing incentives may offset the cost of constructing housing units.

In the adopted Township Strategic Plan, the Housing goal states, “provide for a balance of housing choices with a variety of housing types.” This goal is a foundation for expanding the role of the Master Plan in advancing the opportunity for the construction of new housing in Garfield.

## GOAL AND OBJECTIVES

Goal: Provide a balance of housing choices with a variety of housing types.

Objectives:

- Promote areas for new single-family homes, particularly starter homes, a smaller, entry-level home in the lower price range.
- Expand water and sewer infrastructure and extend streets where necessary to support development for higher density residential development.
- Identify additional approaches to permit attached, medium density housing such as townhomes, duplexes, triplexes, and quadplexes in residential and mixed-use zoning districts.
- Increase the opportunities for medium density housing in areas served by infrastructure, including Barlow Garfield, LaFranier Hill, Spring Hill, and Northwest Garfield districts.
- Alter zoning standards and requirements for housing, including creating districts that allow for mixing of residential uses with non-residential uses, establishing definitions for housing types not currently identified, providing for smaller residential lot sizes in certain districts, adjusting minimum requirements for dwelling units per acre, and streamlining permitting processes where feasible.
- Consider inclusion of accessory dwelling units (ADUs) based on market demand and logical locations.
- In addition to current payment in lieu of taxes (PILOT) housing ordinance, consider additional incentives that offset the cost of constructing housing units.

## ECONOMIC DEVELOPMENT

The Grand Traverse region is the economic hub of Northern Michigan, of which Garfield plays an important part of the economic activity by providing a home to major employers and a significant labor force. With 13,484 jobs in Garfield, the top three industries are retail trade, health care and social assistance, and manufacturing. A highlight of top employers by number of employees includes Sara Lee Frozen Bakery (wholesale baked goods), Britten, Inc. (banners and building wraps), Skilled Manufacturing, Inc., (automotive, aerospace, and specialty manufacturer), and RJG, Inc. (plastic injection molding).

There are 7,726 workers residing in Garfield. Of those workers, 80% travel outside Garfield for employment while 20% stay for work. For those workers, the top three industries are health care and social assistance, accommodation and food services, and retail trade.

Garfield contracts with Traverse Connect, the lead economic development organization for the region, to aid in business attraction and retention and assist in planning for economic growth.

## GOAL AND OBJECTIVES

**Goal:** Promote a diverse economic base, including planning for economic vitality along distinctive corridors and commercial vibrancy within defined development nodes.

**Objectives:**

- Recognize that the quality of place is an economic driver by promoting Garfield as an attractive place to live and work, by improving parks, expanding trails, and other community infrastructure.
- Improve the physical appearance of business districts through development reviews.
- Continue to implement an attraction and retention strategy for businesses and economic growth.

## PUBLIC SAFETY

According to the 2022 Township Community Survey, nearly 70% of residents of Garfield identified safety and security as the most satisfying aspect related to quality of life. Garfield has consistently made public safety a priority in providing the essential services including police, fire, and ambulance.

Police protection is provided by the Grand Traverse Sheriff's Department. As part of the road patrol division, Garfield contracts with the Sheriff's Department to provide five Community Police Officers (CPO).

The Grand Traverse Metro Emergency Services Authority (Metro Fire) provides services to Garfield, the Charter Township of East Bay, and Acme Township. The Authority has station captains that oversee 30+ fire service personnel (full time and part time) working out of five stations, including two stations in Garfield: Station 11 on Veterans Drive and Station 12 on East Silver Lake Road, adjacent to Silver Lake Recreation Area.

Ambulatory services are provided by Mobile Medical Response (MMR) which offers ground transport for critically ill and injured patients.

According to Munetrix, a municipal data service, crime incidents in Garfield dropped from 3,031 incidents in 2009 to 2,168 incidents in 2019. Traffic crash statistics have generally increased from 789 accidents in 2009 to 904 accidents in 2019.

By its location in northwest lower Michigan, Garfield is generally a safe place to live related to natural hazards when compared to other communities across the nation. According to the FEMA National Risk Index for Natural Hazards, the Risk Index rating of 39.39 is very low for Grand Traverse County when compared to the rest of the United States. Risk Index scores are presented as a composite score for all 18 hazard types, as well as individual scores for each hazard type. The top three hazard types are winter weather, lightning, and hail.


Garfield is a participant in the Grand Traverse County Natural Hazard Mitigation Plan which outlines the options to reduce damage and impacts from natural and technological hazards. Top priorities for mitigation strategies are as follows: floods; thunderstorms and high winds; extreme winter weather (snow load and ice buildup); wildfire/urban interface; shoreline erosion; lightning, extreme temperatures, and drought; and, pandemic and invasive species.

## GOAL AND OBJECTIVES

**Goal:** Support collaborations which promote public safety including police, fire, emergency medical services, and planning for natural hazard mitigation.

**Objectives:**

- Collaborate with Metro Fire and law enforcement on land use development reviews.
- Improve municipal water service that supports fire protection in new developments.
- Participate in planning efforts to mitigate natural hazards.
- Provide facilities necessary for high quality public safety services.

 <b>Charter Township of Garfield</b> <b>Planning Department Report No. 2023-76</b>		
Prepared:	June 21, 2023	Pages: 1
Meeting:	June 28, 2023 Planning Commission Study Session	Attachments: <input type="checkbox"/>
Subject:	Master Plan Update – Community Engagement	

**BACKGROUND:**

In 2022, the Township conducted a random sample community survey as a part of the public input process for the Master Plan. Additional community engagement will be part of the Master Plan update process in 2023. At its study session last month, the Planning Commission provided feedback on the concept of conducting some “pop-up” style events. The purpose of the pop-up events is threefold:

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

**DISCUSSION:**

Staff offers the following for discussion regarding the proposed pop-up event:

- **Who?** Planning Department Staff will manage the event. Township elected and appointed officials are welcome to join in.
- **What?** Staff will start with one event. Each event will consist of a “visual preference survey” with Staff showing various images of development concepts. Attendees will express their preferences to each image. Staff will mark the images with comments from attendees. The following images are planned:
  - Starter Homes
  - Townhomes
  - Duplex
  - Triplex
  - Quadplex
  - Apartments
  - Accessory Dwelling Units (ADUs)
  - Mixed Residential Development
  - Mixed Residential/Commercial Development
  - New Boardman River Crossing
  - Bike Paths
  - Sidewalks
- **When?** Saturday, July 15 – 10:00 a.m. to 1:00 p.m. (TENTATIVE)
- **Where?** Silver Lake Recreation Area

Additional events may be scheduled as needed and based on evaluating this event.

**ACTION:**

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