

CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION MEETING

Wednesday, October 11, 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 – September 27, 2023

4. Correspondence

5. Reports

- a. Township Board
- b. Planning Commissioners
 - i. Zoning Board of Appeals
 - ii. Parks and Recreation Commission
 - iii. Joint Planning Commission
- c. Staff Report
 - i. PD 2023-115 – Planning Department Monthly Report for October 2023
 - ii. Master Plan Announcement

6. Unfinished Business

- a. PD 2023-117 – Durga R-3 Rezoning – Findings of Fact
- b. PD 2023-118 – Portable Storage Solutions Special Use Permit – Findings of Fact

7. New Business

- a. PD 2023-119 – Marengo 31 Special Use Permit – Extension Request
- b. PD 2023-120 – 3066 N Garfield Commercial District Housing SUP – Introduction

8. Public Comment

9. Other Business

10. Items for Next Agenda – October 25, 2023

- a. Master Plan Update – Future Land Use, Master Street Plan, Implementation Strategies, and Zoning Plan
- b. Long Lake Township Master Plan 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
September 27, 2023**

Call Meeting to Order: Vice Chair McManus called the September 27, 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, and Robert Fudge

Absent and Excused: John Racine and Chris DeGood

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)

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

Yeas: Agostinelli, Fudge, McManus, Robertson, Cline

Nays: None

3. Minutes (7:02)

a. September 13, 2023 Regular Meeting

Robertson moved and Cline seconded to approve the September 13, 2023 Regular Meeting minutes as presented

Yeas: Robertson, Cline, McManus, Fudge, Agostinelli

Nays: None

4. Correspondence (7:02)

None

5. Reports (7:02)

Township Board Report

No report

Planning Commissioners

i. Zoning Board of Appeals

Fudge stated that there were two applications. One was denied and one was tabled.

ii. Parks and Recreation Commission

No report

iii. Joint Planning Commission

McManus had no report

Staff Report**i. Master Plan Announcement**

Sych stated that the Master Plan updates are available on the website. He touched on the BATA project as it related to the housing portion of the PUD and spoke to the Road Commission regarding the truck ban on two roads but has not yet had a reply.

6. Unfinished Business (7:07)**a. PD 2023- 112 Master Plan Update – Future Land Use and Master Street Plan**

A draft of the Future Land Use descriptions and map and Master Street plan was presented to commissioners. Staff deleted the districts and nodes idea and replaced that concept with other terms. Districts are now referred to as Mixed-Use centers and Nodes are now Mixed-Use neighborhoods. The Professional Office category was removed as was institutional. Institutional was replaced with Public/Semi Public to include public properties such as BATA and utilities. Mixed Use Neighborhood will include the Cedar Run Campus, Brookside Commons, Green Hill, McRae Hill Rennie Hill/Veterans Drive and the West Bay/M-72 area. The Northwest Garfield area changed from Agricultural to Low Density residential. Moderate Density residential is designated in areas with small-lot single family homes and two-family residential units. Sych discussed the changes and commissioners talked about the map changes and made comments.

Sych presented the draft Master Street Plan to commissioners. The Hartman Hammond proposed crossing was discussed and its importance to the entire region was stressed. South Airport Road and the US 31 corridor are also included in the Master Street Plan. Future connections such as the Lowe's/Grand Traverse Mall connection and the Manitou Drive extension to provide a link between LaFranier and Garfield Road were discussed. Future discussion will include implementation strategies.

7. New Business

None

8. Public Comment (8:11)

None

9. Other Business (8:11)

None


10. Items for Next Agenda – October 11, 2023 (8:12)

- a. Durga R-3 Rezoning – Findings of Fact
- b. Portable Storage Solutions Special Use Permit – Findings of Fact
- c. Marengo 31 Special Use Permit – Extension Request
- d. 3066 N. Garfield Commercial District Housing Special Use Permit - Introduction

11. Adjournment

Fudge moved to adjourn the meeting at 8:13pm.

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

 Charter Township of Garfield Planning Department Report No. 2023-115			
Prepared:	October 3, 2023	Pages:	2
Meeting:	October 10, 2023 Township Board	Attachments:	<input type="checkbox"/>
Subject:	Planning Department Monthly Report – October 2023		

PURPOSE:

Staff provides a monthly report to the Township Board on activities of the Planning Department and the Planning Commission. The presentation of this report also provides a venue for the Township Board to have a dialog with staff about any of the activities or planning-related issues facing the Township.

DEVELOPMENTS:

The Planning Commission is currently conducting the following development review activity:

Portable Storage Solutions – Special Use Permit Review

- *Location:* 2550 Cass Road, north of Hartman Road
- *Development Description:* Proposed shipping container sales operation.
- *Status:* Introduced to the Planning Commission at the 8/9/2023 meeting and a public hearing was held at their 9/13/2023 meeting. Planning Commission to review Findings of Fact at 10/11/2023 meeting.

Durga Rezoning – Zoning Map Amendment

- *Location:* 2624 Hartman Road, west of Cass Road
- *Development Description:* Rezoning from R-R Rural Residential to R-3 Multi-Family Residential
- *Status:* Introduced to the Planning Commission at the 8/9/2023 meeting and a public hearing was held at their 9/13/2023 meeting. Planning Commission to review Findings of Fact at 10/11/2023 meeting.

3066 North Garfield Road – Special Use Permit Review

- *Location:* Southeast corner of North Garfield Road and Duell Road, south of South Airport Road
- *Development Description:* Commercial district housing development with 20 apartment units.
- *Status:* Introduction at 10/11/2023 Planning Commission meeting.

Marengo 31 – Special Use Permit Extension Request

- *Location:* East side of US 31 behind Baymont Inn, south of South Airport Road
- *Development Description:* Commercial district housing development with 60 apartment units behind existing hotel. The Planning Commission approved the special use permit with conditions on 11/10/2021 and the Report and Decision Order (RDO) was recorded on 12/6/2021. Construction has not started, and the Special Use Permit would expire on 12/6/2023 if the project has not started. Applicant requests a one-year extension of the Special Use Permit approval to 12/6/2024.
- *Status:* Planning Commission to consider the extension request at their 10/11/2023 meeting.

PLANNING:

Other Planning Department activities include the following:

- For their September study session, the Planning Commission reviewed the draft Future Land Use Map and categories, as well as the draft Master Street Plan and Potential Road Connections map. The future land use categories include Mixed-Use Neighborhood and Mixed-Use Center designations, which incorporate several ideas discussed in prior Planning Commission study sessions regarding districts, nodes, and corridors. The Mixed-Use Neighborhood and Mixed-Use Center designations include specific areas of the Township and allow future needs to be identified by area including future land uses, future street extensions or connections,


water or sewer extensions, non-motorized connections, and more. The Master Street Plan includes discussion on potential road connections such as Hartman-Hammond. For the October study session, Commissioners will review an updated draft of the Future Land Use section and Master Street Plan and will review sections on Implementation and the Zoning Plan.

- Information, including draft text, about the planning process underway for the Master Plan may be found here: <https://www.garfield-twp.com/masterplan.asp>.
- At their August 16, 2023 meeting, the Grand Traverse Commons Joint Planning Commission recommended an amendment to the Grand Traverse Commons Development Regulations regarding building height to support reconstruction of the historic front center portion of Building 50. The amendment requires approval by both the Township Board and the City Commission. The Township Board introduced this amendment at their September 12, 2023 meeting and will hold a public hearing at their October 10, 2023 meeting.
- At their September 13, 2023 meeting, the Planning Commission held a public hearing for a proposed text amendment to the Garfield Township Zoning Ordinance. The proposed amendment is intended to adjust the dimensional requirements in the R-2 and R-3 zoning districts. Currently, the lot area requirements in these districts allow for denser development but the dimensional requirements in the two districts often limit the ability for such development to be built. The Township Board will introduce this proposed text amendment at their October 10, 2023 meeting.
- In March 2023, the Township submitted a grant application to the Michigan Natural Resources Trust Fund (MNRTF) for implementation of the Grand Traverse Commons Natural Area Design Plan. The application is for a 1.25-mile universally accessible trail beginning and ending at the Red Drive trailhead near Greenspire School. Staff recently received preliminary scores on the grant application and conducted a walkthrough of the proposed trail with Michigan Department of Natural Resources staff.

STAFF:

John Sych, AICP, Planning Director
Email: jsych@garfield-twp.com
Direct Line: (231) 225-3155

Stephen Hannon, AICP, Deputy Planning Director
Email: shannon@garfield-twp.com
Direct Line: (231) 225-3156

 Charter Township of Garfield Planning Department Report No. 2023-117			
Prepared:	October 3, 2023	Pages:	8
Meeting:	October 11, 2023 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Durga R-3 Rezoning – Findings of Fact		
File No.:	Z-2023-02		
Parcel Number:	#05-022-023-00		
Applicant / Owner:	Gerda Durga		

PURPOSE OF APPLICATION:

The applicant has requested rezoning of their parcel (ID #05-022-023-00) at 2624 Hartman Road from the R-R Rural Residential district to the R-3 Multi-Family Residential district via the Zoning Map Amendment process, without restriction. This application was introduced at the August 9, 2023 regular meeting of the Planning Commission. Commissioners held a public hearing on the application at the September 13, 2023 meeting and directed Staff to prepare Findings of Fact for consideration at their October 11, 2023 meeting.

SUBJECT PROPERTY:

This parcel is located on the north side of Hartman Road near the intersection with Cass Road and is about 5 acres in total. The site contains a single-family home in the southeast corner of the parcel and has a single curb cut on Hartman Road.

Google Street View image of subject property looking northwest off Hartman Road



Zoomed-out aerial view of the subject property (highlighted in blue)*Zoomed-in aerial view of the subject property (highlighted in blue)***MASTER PLAN CONSIDERATIONS:**

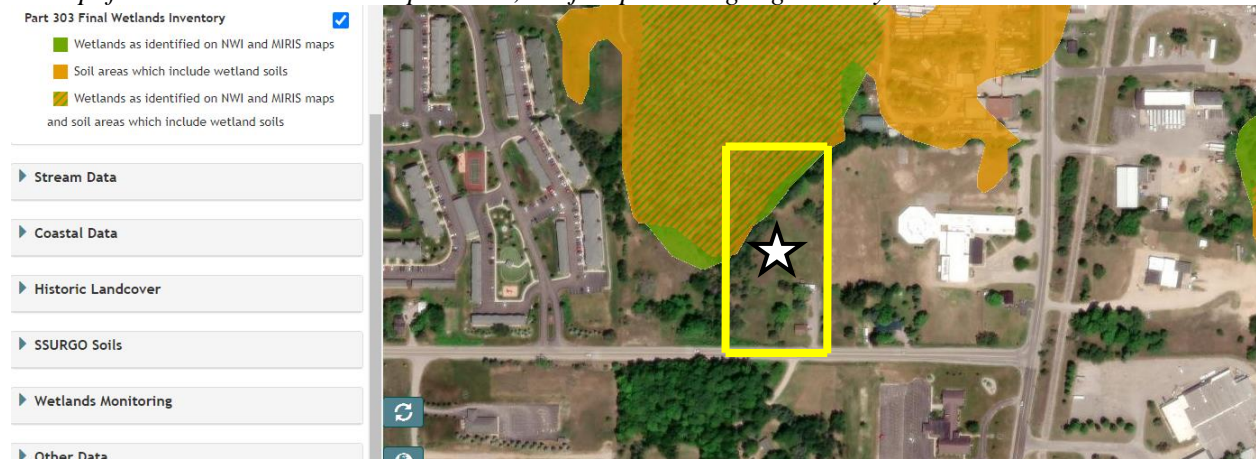
A key factor in considering rezoning requests is whether the request is consistent with the Master Plan. In this case, the Future Land Use Map shows the subject parcel as split between High Density Residential on most of the site with a portion in the northwest corner shown as Recreational. The category of High Density Residential “provides areas for medium- to high-density single- and two-family residential dwelling units mixed with a variety of multi-family residential dwelling types, including apartments where adequate public facilities and services exist with capacity to serve such development.” The “Recreational” designation “indicates areas suitable for active and passive recreation, and which are already owned by a municipality or other governmental entity. This classification is not intended to identify future properties which may be acquired as the parkland system grows, but rather to protect and preserve existing parks and sensitive natural areas.”

Surrounding Properties	Surrounding Future Land Use Designations
North	Recreational
East	Institutional
South	Agricultural / Institutional
West	High Density Residential / Recreational

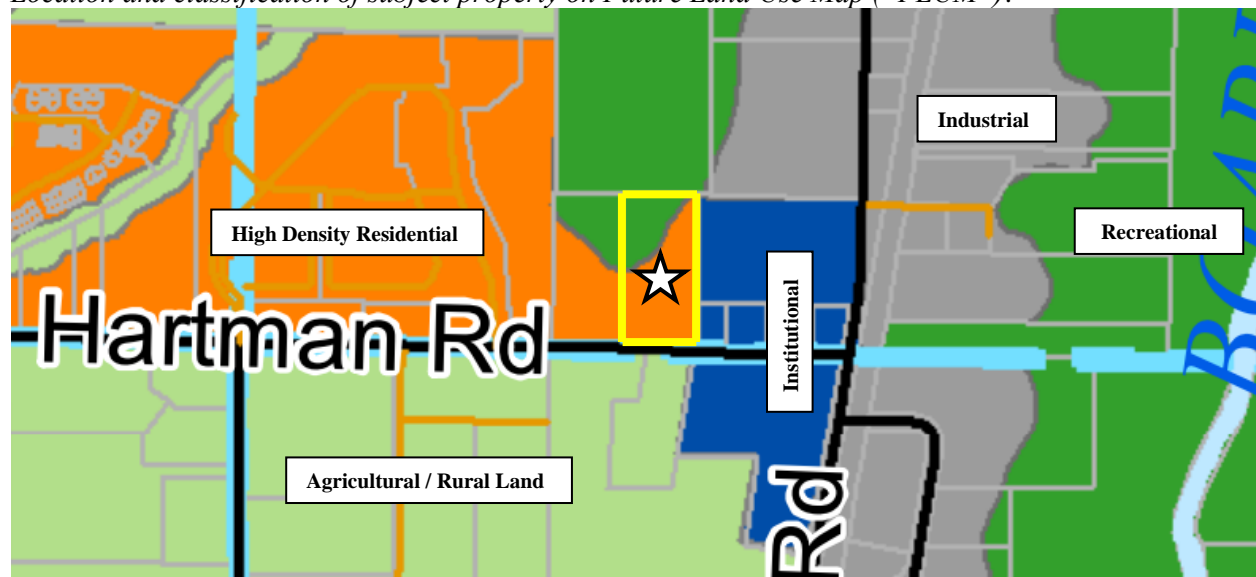
The most compatible zoning district for the “High Density Residential” future land use designation is the R-3 Multi-Family Residential district, with R-1 One-Family Residential and R-2 Two-Family Residential also being potentially compatible. The proposed R-3 zoning matches the future land use designation for the front portion of the parcel.

The most compatible zoning district for the “Recreational” future land use designation is the P-R Park and Recreation district. The proposed R-3 zoning does not match the future land use for the back portion of the parcel. The future land use designation of Recreational may be based on wetland data as shown on the map below, which identify wetlands and wetland soils in the back portion of the property:

Excerpt from EGLE Wetlands Map Viewer; subject parcel highlighted in yellow



Location and classification of subject property on Future Land Use Map (“FLUM”):



An excerpt from the Zoning Plan for the R-3 zoning designation is provided below.

Excerpt from Zoning Plan matching proposed R-3 zoning for the subject property:

Master Plan Designation	High-Density Residential (6-10 U/A)
[Requested] Zoning	R-3 Multi-Family Residential
Zoning Ordinance District Intent	The R-3 (Multi-Family Residential) districts provide areas for medium- to high-density single and two-family residential dwelling units mixed with a variety of multi-family residential dwelling types, including apartments 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 in order to preserve environmentally sensitive and natural land areas.
Potentially Compatible District	R-2 (Two-Family Residential) / R-1 (One-Family Residential)
Considerations for Downzoning (Less Density)	Allowing a downzoning in designated redevelopment areas may be detrimental to the overall redevelopment plan. In some cases, however, when platted subdivisions are in play, a downzoning may accelerate the redevelopment process. Areas designated as R-3 are typically located close to the City core and amenities. The R-3 district is consistent with the High Density Residential Zoning classification; however, where platted subdivisions are prevalent, an R-1 or R-2 designation may be more appropriate and compatible.
Considerations for Upzoning (More Density)	The R-3 district allows the greatest density possible.

ZONING FOR SUBJECT SITE AND SURROUNDING SITES:

The zoning for the existing property is R-R Rural Residential, shown below in medium green. Zoning for surrounding sites is as follows:

Zoning classifications for subject site and surrounding sites:



Surrounding Properties	Surrounding Zoning
North	R-R – Rural Residential
East	R-R – Rural Residential
South	A – Agricultural
West	R-R – Rural Residential

USES OF SUBJECT SITE AND SURROUNDING SITES:

The subject site is currently used for single-family residential. Uses of surrounding sites are as follows:

Surrounding Properties	Surrounding Uses
North	Miller Creek Nature Reserve (Township parkland)
East	TCAPS Sabin Data Center Vacant parcel owned by Grand Traverse County Road Commission
South	Existing single-family home Vacant parcel
West	Vacant parcel owned by Grand Traverse County Road Commission

FINDINGS OF FACT:**Section 421.E Approval Criteria of Zoning Map Amendment**

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E (1) Master Plan Consistency through § 421.E (8) Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information to address the following:

1. Master Plan Consistency

Rezoning should be consistent with the intent and purpose of the adopted master plan.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- According to the Master Plan, the Future Land Use designation on most of the site is High Density Residential, with the northwest corner having a designation of Recreational.
- The proposed zoning of R-3 Multi-Family Residential is compatible with the Future Land Use designation of High Density Residential on most of the parcel.
- The R-3 zoning is not compatible with the Future Land Use designation of Recreational, but the corner of the parcel with this designation appears to contain wetlands and wetland soils and is not anticipated to be buildable regardless of its zoning classification.
- As part of the Implementation section, the Master Plan includes a goal for Housing which states: “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.” The Commercial and light-industrial uses are not compatible in this area; however, the north side of Hartman Road has several high-density residential sites to the west including Arbors of Traverse City PUD and Chelsea Park PUD.

2. Adverse Impacts on Neighboring Lands

The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air

pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The proposed zoning of R-3 Multi-Family Residential is compatible with the Future Land Use designation of High Density Residential on most of the parcel.
- The R-3 zoning is compatible with surrounding land uses. Most properties to the west on the north side of Hartman Road also have a Future Land Use designation of High Density Residential; sites to the east have a designation of Institutional.
- No adverse impacts on neighboring lands are anticipated as part of this rezoning request.

3. Suitability as Presently Zoned

The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The subject parcel is currently zoned as R-R Rural Residential. Most of the north side of Hartman Road, including the Arbors of Traverse City PUD and Chelsea Park PUD, has a Future Land Use designation of High Density Residential.
- The proposed zoning of R-3 Multi-Family Residential is compatible with the Future Land Use designation of High Density Residential on most of the parcel.

4. Changed Conditions

The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- No changes in conditions are known which would prevent consideration of this rezoning.

5. Health, Safety, and Welfare

The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The back portion of the parcel in the northwest corner has a Future Land Use designation of Recreational and appears to be a wetland area. Any future development on this parcel must comply with the wetland regulations of Section 534 of the Zoning Ordinance, which are intended to protect the water quality and environmental health of the Township.
- There does not appear to be any nearby historical or cultural places or areas.

6. Public Policy

Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The proposed zoning of R-3 Multi-Family Residential is compatible with the Future Land Use designation of High Density Residential on most of the parcel.
- As part of the Implementation section, the Master Plan includes a goal for Housing which states: “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.”

7. Size of Tract

The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The parcel size is about 5 acres.
- Although the application is to rezone a single parcel, the proposed R-3 zoning is compatible with the Future Land Use designation of High Density Residential on most of the parcel.
- Most of the north side of Hartman Road, including the Arbors of Traverse City PUD and Chelsea Park PUD, has a Future Land Use designation of High Density Residential.
- No issues relating to the size of the tract are anticipated as part of this proposed rezoning.

8. Other Factors

The Township may consider any other factors relevant to a rezoning application under state law.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- No other additional factors, besides those mentioned above, are anticipated to impact this proposed rezoning.

ACTION REQUESTED:

The item is placed on tonight’s agenda to consider adopting proposed Findings of Fact for this application. If, following the Planning Commission’s review and discussion of the application, the Commissioners are prepared to adopt Findings of Fact for this application, then the following motion is suggested:

MOTION THAT the Findings of Fact for application Z-2023-02, submitted by Gerda Durga, to rezone Parcel #05-022-023-00 from the R-R Rural Residential zoning district to the R-3 Multi-Family Residential zoning district, as presented in Planning Department Report 2023-117 and being made a part of this motion, BE ADOPTED.

If the Planning Commission is prepared to forward this rezoning application to the Township Board with a recommendation to approve the application, then the following motion is suggested:

MOTION TO RECOMMEND TO the Township Board THAT application Z-2023-02, submitted by Gerda Durga, to rezone Parcel #05-022-023-00 from the R-R Rural Residential zoning district to the R-3 Multi-Family Residential zoning district, BE APPROVED.

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

Attachments:

1. Application for Zoning Ordinance Map Amendment dated June 19, 2023
2. Impact Statement for Zoning Ordinance Map Amendment for the Durga Property dated July 4, 2023
3. Legal Description and Map



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

ZONING ORDINANCE AMENDMENT (ZOA) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

- ☒ Map Amendment (Rezoning)
☐ Text Amendment
☐ Conditional Rezoning

PROJECT / DEVELOPMENT NAME

28-05-022-023-00 Hartman Road

APPLICANT INFORMATION

Name: Gerda Durga
Address: 230 West Street, Mandeville, La 70448
Phone Number: 231 941-0952
Email: durgagerda@gmail.com

AGENT INFORMATION

Name:
Address:
Phone Number:
Email:

OWNER INFORMATION

Name: same as applicant
Address:
Phone Number:
Email:

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

Applicant:	Gerda Durga (also owner)
Agent:	
Owner:	

PROPERTY INFORMATION

Property Address:	2624 Hartman Road
Property Identification Number:	28-05-022-023-00
Legal Description:	? see attachment
Zoning District:	? RR
Master Plan Future Land Use Designation:	? High Density Residential
Area of Property (acres or square feet):	5 acres (verify?)
Existing Use(s):	residential
Proposed Use(s):	multi-family residential (or what is possible?)

REQUIRED SUBMITTAL ITEMS

A complete application for a Zoning Ordinance Amendment consists of the following:

Application Form:

- ☒ One original signed application
- ☒ One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

- ☐ Fee

Escrow Fee:

Additional fees may be required if a review by independent professional help is deemed necessary by the Township. If required, such additional fees must be placed in escrow by the applicant in accordance with the escrow policies of the Township and prior to any further processing of this application. Any unused escrow funds shall be returned to the applicant. Please complete an Escrow and Review (ER) Application form.

For Map (Rezoning) Amendment only, the following must be included:

Site Diagram

- ☐ Ten complete stapled 11"x17" paper sets
- ☐ One digital set (PDF) only

Supporting Information

- ☐ Ten paper copies of the Impact Statement for Map (Rezoning) Amendment
- ☐ One digital copy of the Impact Statement for Map (Rezoning) Amendment (PDP only)

For Text Amendment only, the following must be included:

- ☐ Ten paper copies of the Impact Statement for Text Amendment
- ☐ One digital copy of the Impact Statement for Text Amendment (PDF only)

For Conditional Rezoning only, the following must be included:

Site Development Plan

- ☐ Ten complete stapled 11"x17" paper sets
- ☐ Two complete bound 24"x36" paper sets
- ☐ One digital set (PDF only)

Supporting Information

- ☐ Ten paper copies of the Impact Statement for Conditional Rezoning
- ☐ One digital copy of the Impact Statement for Conditional Rezoning (PDF only)
- ☐ Ten paper copies of the Offer of Conditions for Conditional Rezoning
- ☐ One digital copy of the Offer of Conditions for Conditional Rezoning (PDF only)

Digital items to be delivered via email or USB flash drive

IMPACT STATEMENT FOR ZONING ORDINANCE MAP AMENDMENT

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. Rezoning should be consistent with the intent and purpose of the adopted master plan.
2. Adverse Impacts on Neighboring Lands. The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.
3. Suitability as Presently Zoned. The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.
4. Changed Conditions. The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.
5. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.
6. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
7. Size of Tract. The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no

intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

8. Other Factors. The Township may consider any other factors relevant to a rezoning application under state law.

IMPACT STATEMENT FOR ZONING ORDINANCE TEXT AMENDMENT

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. A text amendment should be consistent with the intent and purpose of the adopted master plan.
2. Changed Conditions. The Township shall consider whether any conditions have changed since the zoning ordinance was adopted that might justify the amendment.
3. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas.
4. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
5. Other Factors. The Township may consider any other factors relevant to a zoning text amendment application under state law.

IMPACT STATEMENT FOR CONDITIONAL REZONING

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. Rezoning should be consistent with the intent and purpose of the adopted master plan.
2. Adverse Impacts on Neighboring Lands. The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.
3. Suitability as Presently Zoned. The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.
4. Changed Conditions. The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.
5. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

6. **Public Policy.** Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
7. **Size of Tract.** The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.
8. **Other Factors.** The Township may consider any other factors relevant to a rezoning application under state law.

OFFER OF CONDITIONS FOR CONDITIONAL REZONING

A written offer of Conditions as described in § 422.B(3) of the Zoning Ordinance. An owner of land may voluntarily offer, in writing, conditions relating to the use and/or development of land for which a rezoning is requested.

1. The owner's offer of conditions may not purport to authorize uses or developments not permitted in the requested new zoning district.
2. The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.
3. Any use or development, proposed as part of an offer of conditions that would require a special land use permit under the terms of this ordinance, may only be commenced if a special land use permit for such use or development is ultimately granted in accordance with the provisions of this ordinance.
4. Any use or development, proposed as part of an offer of conditions that would require a variance under the terms of this ordinance, may only be commenced if a variance for such development is ultimately granted by the Zoning Board of Appeals in accordance with the provisions of this ordinance.
5. Any use or development, proposed as part of an offer of conditions that would require site plan approval under the terms of this ordinance, may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the provisions of this ordinance.
6. The offer of conditions may be amended during the process of rezoning consideration, provided that any amended or additional conditions are entered voluntarily by the owner.

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

WAIVERS

Submittal Waiver:

At the discretion of the Zoning Administrator in the case of a Site Diagram, or the Director of Planning in the case of an Administrative Site Plan or a Site Development Plan, the requirement to submit a Site Diagram, an Administrative Site Plan or a Site Development Plan may be waived in any of the following cases when it is determined that the submission would serve no useful purpose:

1. The erection or enlargement of an accessory structure;
2. The enlargement of a principal building by less than 20 percent of its existing gross floor area, provided such enlargement will not result in a requirement for additional off-street parking;
3. A change in principal use where such change would not result in an increase in impervious surface area, additional off-street parking, site access, other external site characteristics or a violation of this ordinance.

Data Waiver:

1. The Zoning Administrator may waive a particular element of information or data otherwise required for a Site Diagram upon a finding that the information is not necessary to determine compliance with this ordinance.
2. The Director of Planning may waive a particular element of information or data otherwise required for a Site Development Plan upon a finding that the information or data is not necessary to determine compliance with this ordinance or that such information or data would not bear on the decision of the approval authority.

SITE PLAN

Check that your site plan includes all required elements for a Site Development Plan (SDP). Please use the Required Site Plan Elements Checklist below.

ADDITIONAL INFORMATION

If applicable, provide the following further information:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
A. <u>Sanitary Sewer Service</u>			
1. Does project require extension of public sewer line?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications			
3. Will on-site disposal be used?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. <u>Water Service</u>			
1. Does project require extension of public water main?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will a community water supply be installed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications			
C. <u>Public utility easements required?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, show on plan.			
D. <u>Stormwater Review/Soil Erosion</u>			
1. Soil Erosion Plans approved by Soil Erosion Office?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Stormwater Plans approved by Township Engineer?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If so, attach approval letter.

If no, are alternate measures shown?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

Note: Alternate measures must be designed and sealed by a registered Engineer.

E. Roads and Circulation

1. Are interior public streets proposed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

If yes, has Road Commission approved (attach letter)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

2. Will public streets connect to adjoining properties or future streets?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

3. Are private roads or interior drives proposed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

4. Will private drives connect to adjoining properties service roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

5. Has the Road Commission or MDOT approved curb cuts?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

If yes, attach approved permit.

OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS

1. Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
2. Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review. The Planning Commission will determine if the application is complete and schedule a public hearing.
3. Following the public hearing, the Planning Commission will make a recommendation on the application to the Township Board.
4. Prior to making a decision, the Township Board will hold a second public hearing on the application. Following the public hearing, the Township Board will make a decision to approve or deny the application.
5. If a Conditional Rezoning is approved or approved with conditions, the decision of the Township Board shall be incorporated into a written report and decision order.

PERMISSION TO ENTER SUBJECT PROPERTY

Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:

Gerda Dugga

Applicant Signature:

Agent Signature:

Date:

June 19, 23

OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Gordie Dogga authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature:

Date:

Gordie Dogga
6.19.23

AFFIDAVIT

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature:

Date:

Applicant Signature:

Date:

Gordie Dogga
6.19.23

Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)		SD	ASP/ SDP
A. Basic Information			
1. Applicant's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>	
2. Property owner's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>	
3. Proof of property ownership	<input type="checkbox"/>	<input type="checkbox"/>	
4. Whether there are any options or liens on the property	<input type="checkbox"/>	<input type="checkbox"/>	
5. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent	<input type="checkbox"/>	<input type="checkbox"/>	
6. The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage	<input type="checkbox"/>	<input type="checkbox"/>	
7. A vicinity map showing the area and road network surrounding the property		<input type="checkbox"/>	
8. Name, address and phone number of the preparer of the site plan	<input type="checkbox"/>	<input type="checkbox"/>	
9. Project title or name of the proposed development	<input type="checkbox"/>	<input type="checkbox"/>	
10. Statement of proposed use of land, project completion schedule, any proposed development phasing	<input type="checkbox"/>	<input type="checkbox"/>	
11. Land uses and zoning classification on the subject parcel and adjoining parcels	<input type="checkbox"/>	<input type="checkbox"/>	
12. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number		<input type="checkbox"/>	
B. Site Plan Information			
1. North arrow, scale, and date of original submittal and last revision	<input type="checkbox"/>	<input type="checkbox"/>	
2. Boundary dimensions of natural features		<input type="checkbox"/>	
3. Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features		<input type="checkbox"/>	
4. Proposed alterations to topography and other natural features		<input type="checkbox"/>	
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%		<input type="checkbox"/>	
6. Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department.	<input type="checkbox"/>	<input type="checkbox"/>	
7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures		<input type="checkbox"/>	
8. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state or federal government authorities		<input type="checkbox"/>	
9. Proposed finish floor and grade line elevations of any structures <i>*Required only for habitable construction within the floodplain on site diagrams and administrative site plans.</i>	<input type="checkbox"/> *	<input type="checkbox"/>	
10. Existing and proposed driveways, including parking areas	<input type="checkbox"/>	<input type="checkbox"/>	
11. Neighboring driveways and other vehicular circulation features adjacent to the site		<input type="checkbox"/>	
12. A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas	<input type="checkbox"/>	<input type="checkbox"/>	
13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks		<input type="checkbox"/>	
14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		<input type="checkbox"/>	
15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		<input type="checkbox"/>	
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal		<input type="checkbox"/>	
17. Location of water supply lines and/or wells	<input type="checkbox"/>	<input type="checkbox"/>	
18. Location of sanitary sewer lines and/or sanitary sewer disposal systems	<input type="checkbox"/>	<input type="checkbox"/>	
19. Location, specifications, and access to a water supply in the event of a fire emergency		<input type="checkbox"/>	
20. Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, wastewater lines, clean out locations, connection points and treatment systems		<input type="checkbox"/>	
21. A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam		<input type="checkbox"/>	
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections		<input type="checkbox"/>	
23. A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used		<input type="checkbox"/>	
24. Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown		<input type="checkbox"/>	
25. A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. All vegetation to be retained on site must also be indicated, as well as, its typical size by general location or range of sizes as appropriate		<input type="checkbox"/>	
26. Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)		<input type="checkbox"/>	
27. Changes or modifications required for any applicable regulatory agencies' approvals		<input type="checkbox"/>	

Impact Statement for Zoning Ordinance Map Amendment for the Durga Property

LEGAL DESCRIPTION:

GA 304-C PART OF S 1/2 OF SE 1/4 OF SW 1/4 COM AT PT 624' E
OF SW COR TH N 40 RD TH W 20 RD TH S 40 RD TH E 20 RD TO POB SEC 22 T27N R11W 5 A

July 4, 2023

To Whom It May Concern:

The Durga Family property, also identified as #05-022-023-00, is a five acre parcel located just on Hartman Road and is currently zoned as rural residential (R-R). I, the owner, am requesting that Garfield Township consider changing the current zoning to multi-family residential (R-3) in an effort to be more aligned with Garfield Township's Master Plan and the adjacent surrounding properties. Until now, this property was used as rural residential and after my father-in-law passed has been used for rental income property.

Garfield Township has grown and changed over the last 50 years. The original R-R zoning of the property and now the request for rezoning of the property to R-3 is a reflection of the changing development needs and growth in Garfield Township. This request in rezoning is also aligned with the Garfield Township's Master Plan. The current zoning does not complement adjacent property zoning. Rezoning this parcel to multi-residential use would have minimal adverse impact to the adjacent properties and be well suited for families as it is located near a public school. In short, the rezoning of this parcel would create more opportunity to develop and plan for housing for the citizens of Garfield Township.

Thank you for your time and consideration to review this zoning request.

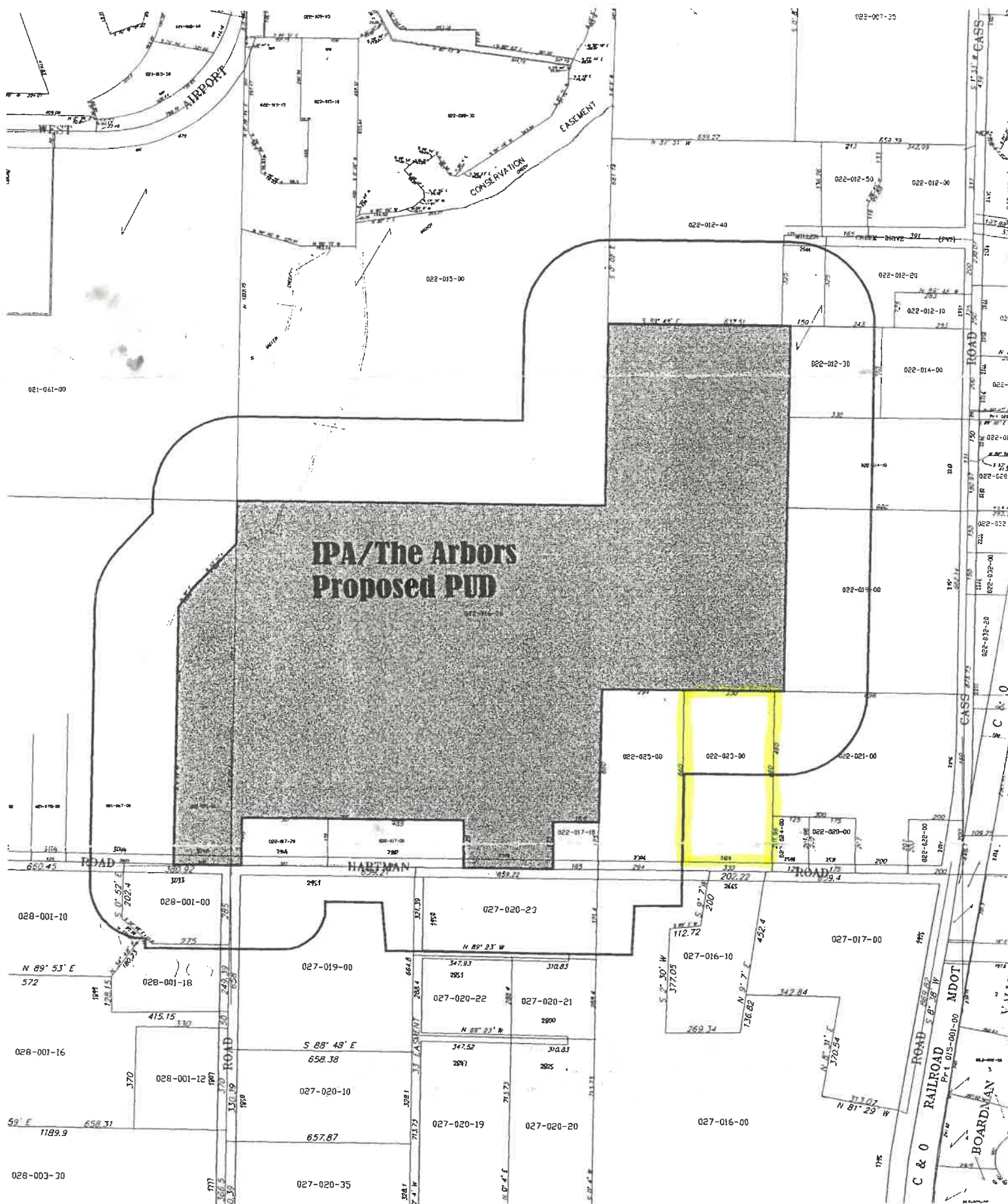
Respectfully submitted,


A handwritten signature in blue ink that reads "Gerda Durga". The signature is written in a cursive, flowing style.

Gerda Durga

Legal description

GA 304-C PART OF S 1/2 OF SE 1/4 OF SW 1/4 COM AT PT 624' E OF SW COR TH N
40 RD TH W 20 RD TH S 40 RD TH E 20 RD TO POB SEC 22 T27N R11W 5 A.



 Charter Township of Garfield Planning Department Report No. 2023-118		
Prepared:	October 3, 2023	Pages: 8
Meeting:	October 11, 2023 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Portable Storage Solutions Special Use Permit – Findings of Fact	
File No.	SUP-2023-06	Parcel No. 05-022-027-15
Applicant:	Sarah Keever/Northview 22 LLC	
Agent:	Kuhn Rogers PLC/Marc McKeller II	
Owner:	Barker Creek Holdings LLC	

BRIEF OVERVIEW:

- Location: 2550 Cass Road, north of Miller Creek Drive
- Parcel area: 4.11 acres
- Existing land use: Existing building and outdoor storage yard
- Existing zoning: I-G - General Mixed-Use Industrial Business

PURPOSE OF APPLICATION:

This application requests approval of a Special Use Permit for Retail, Industrial Primary at the subject site. Retail, Industrial Primary is a use permitted via Special Use Permit in the I-G General Mixed-Use Industrial Business zoning district.

Aerial image of the subject property (property lines highlighted in blue):





SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

In approving any special use permit pursuant to Section 423, the Planning Commission may impose such reasonable standards, conditions, or requirements, in addition to or that supersede any standard specified in this ordinance, as it may deem necessary to protect the public interest and welfare. Such additional standards may include, but need not be limited to:

- a) Financing;
- b) Availability of adequate public facilities or services;
- c) Dedication of land;
- d) Reservation of land;
- e) Creation of special assessment districts;
- f) Creation of restrictive covenants or easements;
- g) Special setbacks;
- h) Yard requirements;
- i) Increased screening or landscaping requirements;
- j) Area requirements;
- k) Development phasing; or
- l) Standards pertaining to traffic, circulation, noise, lighting, hours of operation, protection of environmentally sensitive areas, and similar characteristics.

Staff offers the following comments regarding the use, site design and compliance with the Zoning Ordinance:

Use

On February 8, 2023, the Township issued the owner a Letter of Information regarding unapproved storage containers in a parking lot which was a violation of Section 613 of the Zoning Ordinance. A subsequent

Violation Notice was issued on March 1, 2023 regarding the storage containers and a change of business sign without permitting. It is anticipated that review and approval of a Special Use Permit application will bring the use and site in compliance with the Zoning Ordinance and resolve the cited violations.

According to the General Manager of Portable Storage Solutions in an email dated February 16, 2023, they “rent and sell empty shipping containers, semi-trailers and mobile office trailers for storage/office space purposes and deliver them to customers locations for use. We do not ship anything with contents in them now. We also will be converting shipping containers to mobile offices as well to add those to our rental and sales fleet.” Based on this description, Staff determined that Retail, Industrial Primary was the appropriate definition of the use.

As part of Retail, Industrial Primary, outdoor display is permitted. According to Section 770.A(2) of the Zoning Ordinance, “display areas shall be suitably landscaped. Such landscaping shall include shrubs and trees in sufficient quantity to mitigate any adverse impact of the outdoor display.”

Images of the site taken on August 1, 2023 are provided below:





Outdoor Storage – Screening Location

In addition, to the Retail, Industrial Primary use, outdoor storage is proposed on the site. According to Section 613 of the Zoning Ordinance, screening is required for outdoor storage.

Stacking of shipping containers should be restricted as stacking would circumvent the purpose of the required screening of outdoor storage. At a minimum, stacking should be limited to the rear (or east) side of the building.

Outdoor Storage – Screening Material

The applicant is proposing to maintain the existing chain link fence for screening of the outdoor storage. According to Section 515.B(2)(b) of the Zoning Ordinance, “chain link may be acceptable when not in prominent view from a public street and provided a vegetative screen of living plant material is incorporated to provide screening and vegetative enhancement. Chain link fencing shall not incorporate “slats” for screening purposes.”

Furthermore, According to Section 515.B(2)(c) of the Zoning Ordinance, “where fencing is to be used for screening purposes, the Zoning Administrator upon review of a site plan or the Planning Commission upon review of a special use may require additional landscaping or allow an alternative fencing material or combination of plantings and materials to adequately screen a use.”

The visibility of the south side of the parcel is reduced to a large vegetative buffer and Miller Creek. The east side of the parcel faces the MDOT railroad. The north side of the parcel faces Cass Road Self Storage and shares an existing chain link fence. The west side of the parcel faces Cass Road. The west side has been improved to meet the intent of the outdoor storage screening requirements.

The applicant proposes three landscaped areas: A northerly 35-foot by 5-foot screening area with seven (7) six-foot evergreens; a middle 30-foot by 5-foot screening area with six (6) six-foot evergreens; and, a southerly screening area on the south side of the south gate with five (5) six-foot evergreens.

Outdoor Display

According to Section 770.A(2) of the Zoning Ordinance, “display areas shall be suitably landscaped. Such landscaping shall include shrubs and trees in sufficient quantity to mitigate any adverse impact of the outdoor display.” Mature landscaping exists along the front of the site on Cass Road. The applicant proposes

a five-foot wide strip of landscape rock to provide a barrier between the proposed display area and the parking/maneuvering area.

Parking

The parking requirement for industrial uses is 5 spaces plus 1 space for every one and one-half (1-1/2) employees in the largest working shift. With 8 employees, the parking requirement is 17 spaces. At least 17 spaces are onsite. The existing parking spaces need to be restriped.

Bicycle Parking

Wherever off-street parking is required, a minimum of two bicycle parking spaces are required. For parking areas with greater than twenty-five (25) motor vehicle spaces, bicycle parking shall be provided on a basis of two spaces per twenty-five motor vehicle parking spaces. Two bicycle parking spaces are required. The site plan shows two bicycle parking spaces.

Sidewalks

At this location, the Non-Motorized Plan recommends a bike lane/route along Cass Road, therefore no site improvement is required.

Landscaping

According to Section 530.B(4), there are exceptions for which greenspace and landscaping requirements do not apply, including “any use, building, or structure for which only a change of use is requested and which requires no structural modifications that increase its volume or scale.” The applicant is proposing no changes to the landscaping buffers.

Lighting

According to Section 517.A(2)(d), “all outdoor light fixtures legally installed prior to the adoption of this ordinance may remain unchanged, except that any replacement of the subject light fixtures shall be done in compliance with this article.” The applicant is proposing no changes to the existing light fixtures. The site plan states that any replacement of existing lighting shall be done in compliance with the Township Zoning Ordinance.

Dumpster Enclosures

A dumpster location has been identified at the rear of the site. Details of the construction of the enclosures have been provided and meet Zoning Ordinance requirements.

Snow Storage

Snow storage is to be provided at the ratio of ten (10) square feet per one hundred (100) square feet of parking area. Proposed snow storage areas have been identified and meet the minimum requirements.

Other Reviews

The application is subject to additional reviews, including but not limited to the Township Engineer, Grand Traverse County Road Commission, and Metro Fire. Signs are reviewed by the Township Zoning Administrator.

FINDINGS OF FACT:

At its September 13, 2023 meeting, the Planning Commission unanimously passed a motion directing Staff to prepare Findings of Fact for the application, which are provided below for your consideration.

A special use is permitted only if the applicant demonstrates that:

(1) The proposed use will be consistent with the purpose and intent of the master plan and this Ordinance, including all regulations of the applicable zoning district;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The Master Plan identifies the site as Industrial on the Future Land Use map.
- The site is zoned I-G General Mixed-Use Industrial Business. Retail, Industrial Primary is permitted via Special Use Permit in the I-G General Mixed-Use Industrial Business district.
- The site will be able to meet all regulations of the I-G zoning district.

(2) The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious, and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The site is adjacent to other compatible industrial uses.
- Existing landscaping and a large natural area to the south, which includes Miller Creek, provides buffers between the proposed use and adjacent uses and Cass Road. Sufficient setbacks from Miller Creek are in place.

(3) The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- No nuisances or hazards are expected to be generated.
- There are no changes to the existing light fixtures. The site plan states that any replacement of existing lighting shall be done in compliance with the Township Zoning Ordinance.

(4) Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- There are no improvements, including no new building, proposed for the site. The existing layout and features are existing.
- New landscaping is proposed along the west side of the building to provide screening. Also, stacking of shipping containers will be restricted so as to reduce visible impact on the west side of the site.

(5) The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- There are no changes proposed for the site. The existing layout and natural features are existing.
- Existing landscaping and a large natural area to the south, which includes Miller Creek, will remain and not be altered. Sufficient setbacks from Miller Creek are in place.

(6) Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- Municipal water and sewer facilities currently serve the area and will adequately serve the subject site.
- No changes are proposed that would alter the existing infrastructure.
- Significant additional demand for schools, police, or fire protection is not anticipated.

(7) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The proposed use will not be detrimental to public health, safety, morals, or general welfare. The proposed use is compatible with nearby uses.

(8) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The public interest and welfare are well-served by the proposed use, which is allowed via special use permit in the I-G district.
- A public hearing was held on September 13, 2023.

(9) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- Ingress and egress for the site will be provided from Cass Road. There are no changes proposed for the driveways.

(10) Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The site design will allow for safe vehicular traffic throughout the site.
- A bike lane is only required for this portion of Cass Road.

(11) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

*The Planning Commission may find this standard to be **MET** for the following reasons:*

- The proposed use is permitted via a special land use permit in the I-G district. Nothing about the proposed project would impede the orderly development and improvement of surrounding sites.

ACTION REQUESTED:

The purpose of this agenda item is to consider Findings of Fact for the application. Upon consideration and Commissioner discussion, the following motion is offered for consideration:

MOTION THAT the Findings of Fact for applications SUP-2023-06, as presented in Planning Department Report 2023-119 and being made a part of this motion, BE ADOPTED.

The following motion is recommended to approve the project, subject to the conditions as noted below, and subject to conditions which are routinely added to all approvals:

MOTION THAT applications SUP-2023-06 BE APPROVED, subject to the following conditions (1-5 as indicated in Planning Department Report 2023-119):

1. Stacking of shipping containers shall be limited to the rear (or east) side of the building.
2. All final reviews from the Township Engineer, if applicable and any agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.
3. All proposed landscaping and site amenities shall be installed prior to the issuance of a Certificate of Occupancy.
4. 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.
5. 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.

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

Attachments:

1. Application dated June 13, 2023
2. Narrative and Impact Statement received July 31, 2023
3. Site Plan Set dated August 31, 2023



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

SPECIAL USE PERMIT (SUP) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning and/or Zoning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

New Special Use Permit
Major Amendment
Minor Amendment
Administrative Amendment

PROJECT / DEVELOPMENT NAME

APPLICANT INFORMATION

Name:
Address:
Phone Number:
Email:

AGENT INFORMATION

Name:
Address: 4033 Eastern Sky Dr, Traverse City, MI 49684
Phone Number:
Email:

OWNER INFORMATION

Name:
Address:
Phone Number:
Email:

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

Applicant:

Agent:

Owner:

PROPERTY INFORMATION

Property Address:

Property Identification Number:

Legal Description:

Zoning District:

Master Plan Future Land Use Designation:

Area of Property (acres or square feet):

Existing Use(s):

Proposed Use(s):

PROJECT TIMELINE

Estimated Start Date:

Estimated Completion Date:

REQUIRED SUBMITTAL ITEMS

A complete application for a Special Use Permit consists of the following:

Application Form:

One original signed application

One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

Fee

Escrow Fee:

Additional fees may be required if a review by independent professional help is deemed necessary by the Township. If required, such additional fees must be placed in escrow by the applicant in accordance with the escrow policies of the Township and prior to any further processing of this application. Any unused escrow funds shall be returned to the applicant. Please complete an Escrow and Review (ER) Application form.

Site Development Plan:

Ten complete stapled 11"x17" paper sets (Administrative Amendments require one copy)

Two complete bound 24"x36" paper sets

One digital set (PDF only)

Written Information:

Ten paper copies of the Approval Criteria (Administrative Amendments require one copy)

One digital copy of the Approval Criteria (PDF only)

Ten paper copies of the Impact Assessment (Administrative Amendments require one copy)

One digital copy of the Impact Assessment (PDF only)

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

WAIVERS

Submittal Waiver:

At the discretion of the Director of Planning, a Site Development Plan may be waived in any of the following cases when it is determined that the submission would serve no useful purpose:

1. The erection or enlargement of an accessory structure;
2. The enlargement of a principal building by less than 20 percent of its existing gross floor area, provided such enlargement will not result in a requirement for additional off-street parking;
3. A change in principal use where such change would not result in an increase in impervious surface area, additional off-street parking, site access, other external site characteristics or a violation of this ordinance.

Data Waiver:

The Director of Planning may waive a particular element of information or data otherwise required for a Site Development Plan upon a finding that the information or data is not necessary to determine compliance with this ordinance or that such information or data would not bear on the decision of the approval authority.

SITE PLAN

Check that your site plan includes all required elements for a Site Development Plan (SDP). Please use the Required Site Plan Elements Checklist below.

APPROVAL CRITERIA

Indicate, on a separate sheet of paper, how the proposed special use will comply with, meet, or facilitate each of the following Approval Criteria from § 423.E of the Zoning Ordinance. The Planning Commission must determine that each of these criteria are satisfied in order to grant approval of a Special Use Permit. A special use is permitted only if the applicant demonstrates that: special use is permitted only if the applicant demonstrates that:

The proposed use will be consistent with the purpose and intent of the master plan and this ordinance, including all regulations of the applicable zoning district;

The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;

The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;

Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;

The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;

Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;

The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;

Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;

Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and

The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

IMPACT ASSESSMENT

A written impact statement to include the following information:

A written illustrative description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.

Types of uses and other man-made facilities.

The number of people to be housed, employed, visitors or patrons and vehicular and pedestrian traffic.

Phasing of the project including ultimate development proposals. n/a

Natural features which will be retained, removed and/or modified including vegetation, drainage, hillsides, streams wetlands, woodlands, wildlife and water. The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate the areas of change.

The method to be used to serve the development with water and sanitary sewer facilities.

The method to be used to control drainage on the site and from the site. This shall include runoff control during periods of construction. n/a

If the public sewers are not available to the site, the Applicant shall submit a current approval from the Health Department or other responsible public agency indicating approval of plans for sewage treatment. n/a

The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes vibration, smoke or lights. n/a

An indication of how the proposed use conforms with existing and potential development patterns and any adverse effects.

The proposed density in units per acre for residential developments. n/a

Name(s) and address(es) of person(s) responsible for preparation of statement.

Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Erosion and Sedimentation office. n/a

Type, direction, and intensity of outside lighting.

General description of deed restrictions, if any. n/a

ADDITIONAL INFORMATION

If applicable, provide the following further information:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
A. <u>Sanitary Sewer Service</u>			
1. Does project require extension of public sewer line?			
If yes, has a Utility Agreement been prepared?			
2. Will a community wastewater system be installed?			
If yes, has a Utility Agreement been prepared?			
If yes, provide construction plans and specifications			
3. Will on-site disposal be used?			
If yes, is it depicted on plan?			
B. <u>Water Service</u>			
1. Does project require extension of public water main?			
If yes, has a Utility Agreement been prepared?			
2. Will a community water supply be installed?			
If yes, has a Utility Agreement been prepared?			
If yes, provide construction plans and specifications			
C. <u>Public utility easements required?</u>			
If yes, show on plan.			
D. <u>Stormwater Review/Soil Erosion</u>			
1. Soil Erosion Plans approved by Soil Erosion Office?			
If so, attach approval letter.			
If no, are alternate measures shown?			
2. Stormwater Plans approved by Township Engineer?			
If so, attach approval letter.			
If no, are alternate measures shown?			
Note: Alternate measures must be designed and sealed by a registered Engineer.			

E. Roads and Circulation

1. Are interior public streets proposed?

If yes, has Road Commission approved (attach letter)?

2. Will public streets connect to adjoining properties or future streets?

3. Are private roads or interior drives proposed?

4. Will private drives connect to adjoining properties service roads?

5. Has the Road Commission or MDOT approved curb cuts?

If yes, attach approved permit.

OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS

- Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
- Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review. The Planning Commission will determine if the application is complete and schedule a public hearing.
- Upon holding a public hearing, the Planning Commission may approve, approve with conditions, or deny the proposed special use.
- If approved or approved with conditions, the decision of the Planning Commission shall be incorporated into a written report and decision order.

PERMISSION TO ENTER SUBJECT PROPERTY

Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:

Applicant Signature:

Agent Signature:

Date:

DocuSigned by: <i>Mark Ray</i> 307E18783E4BB	
DocuSigned by: <i>Edward Asione</i> 365DC58C2D764E8...	
DocuSigned by: <i>Sarah Keener</i> 2525049870BC46A...	
June 13, 2023	

OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Mark Ray, Manager of Barker Creek Holdings II, LLC authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature:

Mark Ray
301E6E60723F400

Date:

June 13, 2023

AFFIDAVIT

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature:

DocuSigned by:
Mark Ray
301E6E60723F400

Date:

June 13, 2023

Applicant Signature:

DocuSigned by:
Edward Asione
355DC5609744E8

Date:

June 20, 2023

Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)		SD	ASP/ SDP
A. Basic Information			
1.	Applicant's name, address, telephone number and signature		
2.	Property owner's name, address, telephone number and signature		
3.	Proof of property ownership		
4.	Whether there are any options or liens on the property		
5.	A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent		
6.	The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage		
7.	A vicinity map showing the area and road network surrounding the property		
8.	Name, address and phone number of the preparer of the site plan		
9.	Project title or name of the proposed development		
10.	Statement of proposed use of land, project completion schedule, any proposed development phasing		
11.	Land uses and zoning classification on the subject parcel and adjoining parcels		
12.	Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number		
B. Site Plan Information			
1.	North arrow, scale, and date of original submittal and last revision		
2.	Boundary dimensions of natural features		
3.	Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features		
4.	Proposed alterations to topography and other natural features		
5.	Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%		
6.	Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department.		
7.	The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures		
8.	Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state or federal government authorities		
9.	Proposed finish floor and grade line elevations of any structures <i>*Required only for habitable construction within the floodplain on site diagrams and administrative site plans.</i>	*	
10.	Existing and proposed driveways, including parking areas		
11.	Neighboring driveways and other vehicular circulation features adjacent to the site		
12.	A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas		
13.	Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks		
14.	Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		
15.	Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		
16.	Location of neighboring structures that are close to the parcel line or pertinent to the proposal		
17.	Location of water supply lines and/or wells		
18.	Location of sanitary sewer lines and/or sanitary sewer disposal systems		
19.	Location, specifications, and access to a water supply in the event of a fire emergency		
20.	Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, wastewater lines, clean out locations, connection points and treatment systems		
21.	A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam		
22.	A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections		
23.	A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used		
24.	Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown		
25.	A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. All vegetation to be retained on site must also be indicated, as well as, its typical size by general location or range of sizes as appropriate		
26.	Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)		
27.	Changes or modifications required for any applicable regulatory agencies' approvals		

Portable Storage Solutions

2550 Cass Rd, Traverse City

Received by Township

7/31/2023

Zoning: I- G General Industrial

Uses Permitted by Special Use Permit:

Retail, Industrial Primary (770)

Section 423

E. Approval Criteria

A special use is permitted only if the applicant demonstrates that:

- (1) The proposed use will be consistent with the purpose and intent of the master plan and this ordinance, including all regulations of the applicable zoning district;
 - a. *As identified in the current Master Plan and in this ordinance, this area has been consistently Industrial in use and anticipates continuation of this use in the future. Zoning districts in the Industrial use include zoning districts of I-G and I-L (Garfield Township Master Plan 2018, page 36). This parcel is zoned I-G.*
- (2) The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;
 - a. *The proposed change in use to Industrial Primary, Retail is located solidly in the midst of I-G Industrial businesses, including Contractor's Establishments, Light Manufacturing, Warehouse/Distribution Centers. The proposed use is consistent and similar to surrounding and adjacent properties.*
- (3) The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;
 - a. *This parcel and existing structures were used as an active sales, shipping and distribution center. The proposed use has a lesser impact and does not anticipate any activities that would be excessive in any of the reasons listed above.*
- (4) Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;
 - a. *The proposed change in use for the new business located on this parcel has adopted all existing site features, including existing parking, buildings and fencing. External display spaces adjacent to the front of the building and proposed fence line do not have any adverse affects.*
- (5) The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;
 - a. *Existing natural features and vegetation are to remain with this proposed change in use.*

- (6) Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;
 - a. *This change in use will not require additional infrastructure uses and is consistent with the former use conducted on this parcel.*
- (7) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - a. *Proposed use is located within the I-G district and has less impact than many surrounding uses in this district. Outdoor product for sale is fenced for screening and safety and a small display area does not present any detrimental affects.*
- (8) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;
 - a. *Public interest and welfare are benefitted by the adaptive reuse of an industrial use and design parcel that could become a blight; the applicant is providing a use in an area suited for this project. Further, the greater community is benefitted- the containers are provided*
- (9) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads; Charter Township of Garfield Zoning Ordinance Article 4, Page 4-24
 - a. *This parcel is already designed for ingress and egress from its former business. No proposed changes are required or necessary for the change in use.*
- (10) Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and
 - a. *The former business designed the vehicular circulation to be contained within the property and not impeded Cass Road or pedestrians that may be using that street.*
- (11) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
 - a. *The surrounding parcels are already developed and currently used in similar fashion.*

Section 424

F. Review Standards

(1) Standards for Approval – Site Plan or Site Development

An administrative site plan or site development plan shall conform to all provisions of this ordinance and to the following site development standards which shall be reflected on the plan:

- (a) Required Information. All required information shall be provided.

Response: See information provided in submittal.

- (b) Outside Agencies. All applicable standards of outside agencies shall be met and all required permits and approvals from outside agencies shall be secured, or be made a condition of approval.

Response: The applicant is not proposing any construction to occur on the site, which negates the necessary reviews by outside agencies.

- (c) Essential Facilities and Services. Adequate essential facilities and services, including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools, shall be available.

Response: The property has already been served adequately by these services; the proposed change of use does not increase demand on any of these services.

- (d) Natural Features. Sensitive natural features, or existing natural features that provide a buffer between adjoining properties, or assist in preserving the general appearance of the neighborhood, or help control soil erosion or stormwater, shall be preserved to the greatest extent possible.

Response: No proposed changes in design. The applicant is preserving all natural buffers and is not creating any disturbance to the surroundings.

- (e) Site Design. All buildings and structures shall be designed, situated, constructed, operated and maintained so as to be harmonious, compatible, and appropriate in appearance, with the existing or intended character of the general vicinity. Site design shall minimize adverse effects upon owners and occupants of adjacent properties and the neighborhood.

Response: Not applicable. No proposed changes in design.

- (f) Orientation. Primary buildings or structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.

Response: Not applicable. No proposed changes in design.

- (g) Vehicle and Pedestrian Systems. The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian and bicycle ways in the area. A proper relationship between existing and proposed roadways and parking areas shall be demonstrated, and the safety and convenience of pedestrian and vehicular traffic shall be assured. Travelways which Charter Township of Garfield Zoning Ordinance Article 4, Page 4-31 connect and serve adjacent development shall be designed appropriately to carry the projected traffic.

Response: Applicant is reusing the existing vehicular patterns, which are all contained within the property.

- (h) Shared Drives. Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted.

Response: Not applicable. No proposed changes in design.

- (i) Impervious Surfaces. The amount of impervious surface has been limited on the site to the extent practical.

Response: Not applicable. No proposed changes in design.

- (j) Master Plan. The proposal is not in conflict with the land use policies, goals and objectives of the Township Master Plan.

Response: This parcel is located within the I-G district which has been identified by Garfield Township Master Plan 2018 as the most compatible zoning district for Industrial Use:

INDUSTRIAL

The intent of the industrial areas is to remain primarily industrial in nature while allowing a limited number of non-industrial uses that are envisioned as accessory or complimentary to existing and future industrial uses of the districts. Non-industrial uses of property within these districts are subject to industrial impacts from adjacent parcels including, but not limited to, noise, dust, and vibrations.

Please see the zoning plan for additional information.

Most compatible zoning districts: I-G/I-L

Potentially compatible zoning district: C-L

Impact Assessment

2550 Cass Road is an existing development that previously housed Pepsi Bottling Group. The 4.13 acre site contains two existing structures that were used by Pepsi, along with a fenced storage area to the sides and rear of the property.

The parcel is bordered by Cass Road and surrounded by Industrial zoned parcels. Miller Creek is located on the south end of the parcel (see ALTA survey), which is also part of the Cass Road Drain, with a 50' easement in place. The creek and buffer is heavily vegetated and will remain so. The site also has existing vegetation (street trees and shrubs) along Cass Road.

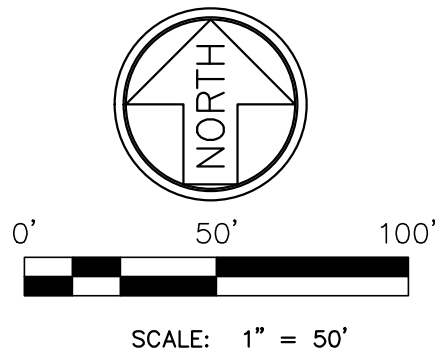
This proposed Special Use Permit request is for a Change in Use, to allow for the proposed uses by Portable Storage Solutions. No change in intensity, site utilization, number of employees, or change in the structures or infrastructure is proposed. The site is currently served by sewer and water- this proposed use will not increase the expected demand on these systems.

Lighting is existing and consistent with the neighboring parcels.

Consistent with prior use, truck access and maneuverability are necessary in the front yard of the site. The existing building has a truck dock on the front elevation and will continue to support truck access for shipping and receiving.

The area is zoned Industrial (I-G and I-L) and this use, Retail, Industrial Primary (770), is compatible within the district and similar in every aspect to the neighboring businesses.

Prepared by: Northview 22, LLC
9908 E Walters Dr. Traverse City, MI 49684



PROFESSIONAL ENGINEER:
JOZWIAK CONSULTING, INC.
SCOTT JOZWIAK, PE
231-216-1201



ENGINEERS SEAL

PROPERTY OWNER/SITE DATA

PORTABLE STORAGE SOLUTIONS
2550 CASS RD.
TRAVERSE CITY, MI 49684

Parcel ID: 28-05-022-027-15

Zoning: I-G GENERAL INDUSTRIAL

Setbacks:

Front- 40'

Side- 15'

Rear- 20'

Parking:

Industrial: 5 plus 1 for every 1 1/2 employees in the largest working shift

Employees: 8

Required: 17

Provided: 17 (plus additional in fenced storage area)

Topographic and boundary survey provided by Gourdie
Fraser, Inc.
File no. 19084.

SITE DATA

NARRATIVE

Portable Storage Solutions is the current owner of the former Pepsi Bottling Group facility located on Cass Rd. P.S.S. provide large scale containers for portable storage rentals and mobile offices at job sites. The adaptive reuse of the existing facility and site at 2550 Cass Road provides space for the outfitting of the containers, existing paved surfaces for product, and a display area for up to 2 containers. No site changes are proposed, with exception landscape/vegetation screening along existing fence. No phasing or additional plans are in place for this site at this time.

LEGAL DESCRIPTION- AS FURNISHED:
That part of the Southeast quarter of Section 33,
Township 28 North, Range 11 West, described as:

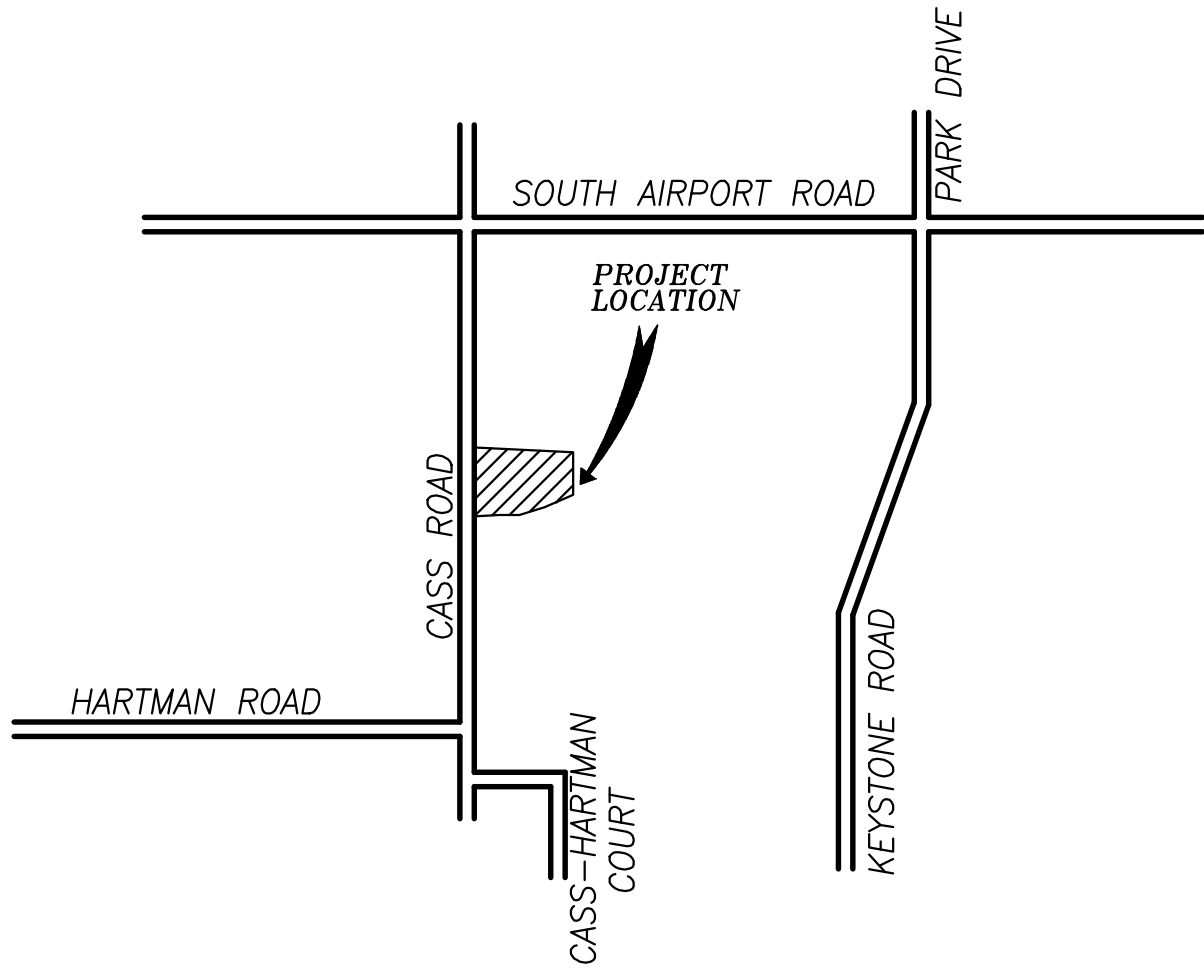
Commencing at the South one-quarter corner of said Section 33; thence North 00°53'43" East, along the North & South one-quarter line of said section, 516.05 feet; thence South 89°37'16" East, 36.04 feet to the Point of Beginning; thence continuing South 89°37'16" East, 493.23 feet to the centerline of the abandoned M & NE Railroad; thence 275.46 feet along said railroad centerline on the arc of a 2663.21 foot radius curve to the right, the Long Chord of which bears North 00°23'15" East, 275.34 feet; thence North 88°04'07" West, 232.44 feet; thence North 01°46'19" East 131.76 feet; thence North 89°35'39" West, 262.84 feet; thence South 00°36'57" West 413.49 feet to the Point of Beginning.
4.13 acres, more or less.

LEGAL DESCRIPTION

SHEET SHEET TITLE

C1.0 COVER
C1.1 SITE PLAN

SHEET INDEX



PROJECT LOCATION MAP not to scale

SIGNS ARE SUBJECT TO SIGN PERMIT REVIEW.
ANY REPLACEMENT OF EXISTING LIGHTING SHALL BE DONE IN COMPLIANCE WITH THE TOWNSHIP ZONING ORDINANCE.

PLAN DATE:
7/26/2023 TWP REVIEW
8/31/2023 PLAN UPDATES

PROJECT MANAGER

2

P.O. BOX 3342
TRAVERSE CITY, MI
NORTH V L E
TWENTY-TWO
49685

PROJECT:
PORTABLE STORAGE SOLUTIONS
SPECIAL USE PERMIT

PROJECT NO.:

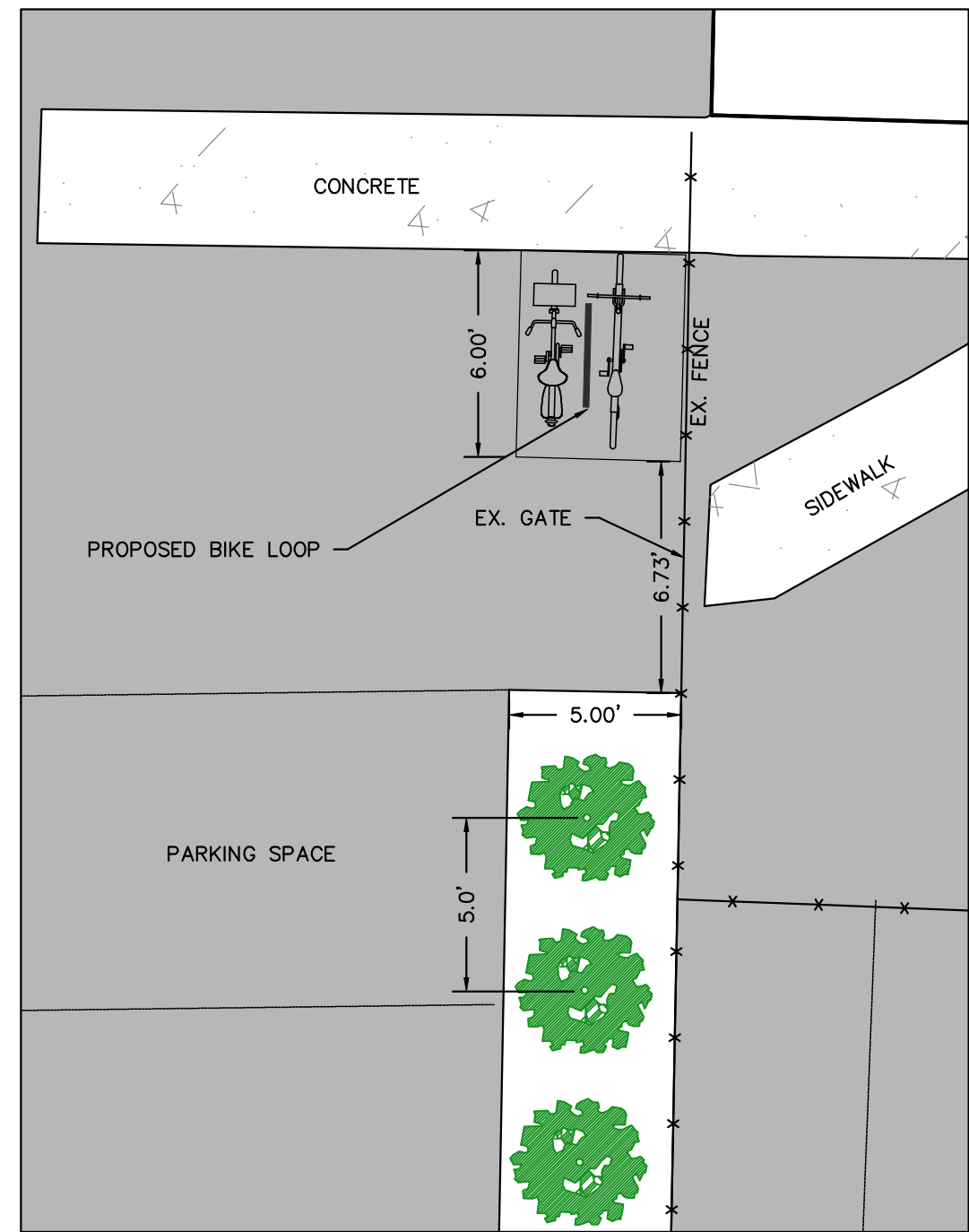
2023-106

COVER

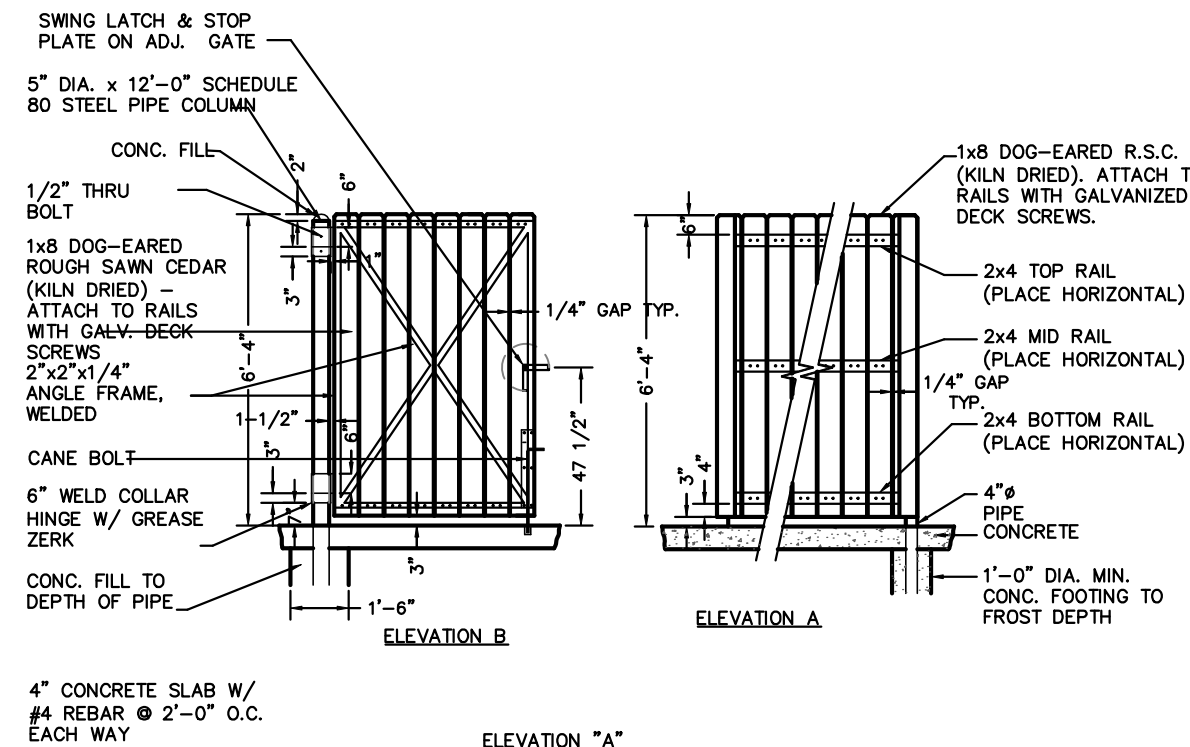
CLIENT:
PORTABLE STORAGE SOLUTIONS
2550 CASS RD.
TRAVERSE CITY, MI

LOCATION:
PART OF THE NE 1/4, SECTION 22, TOWN 27 NORTH,
RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND
TRAVERSE COUNTY, MICHIGAN

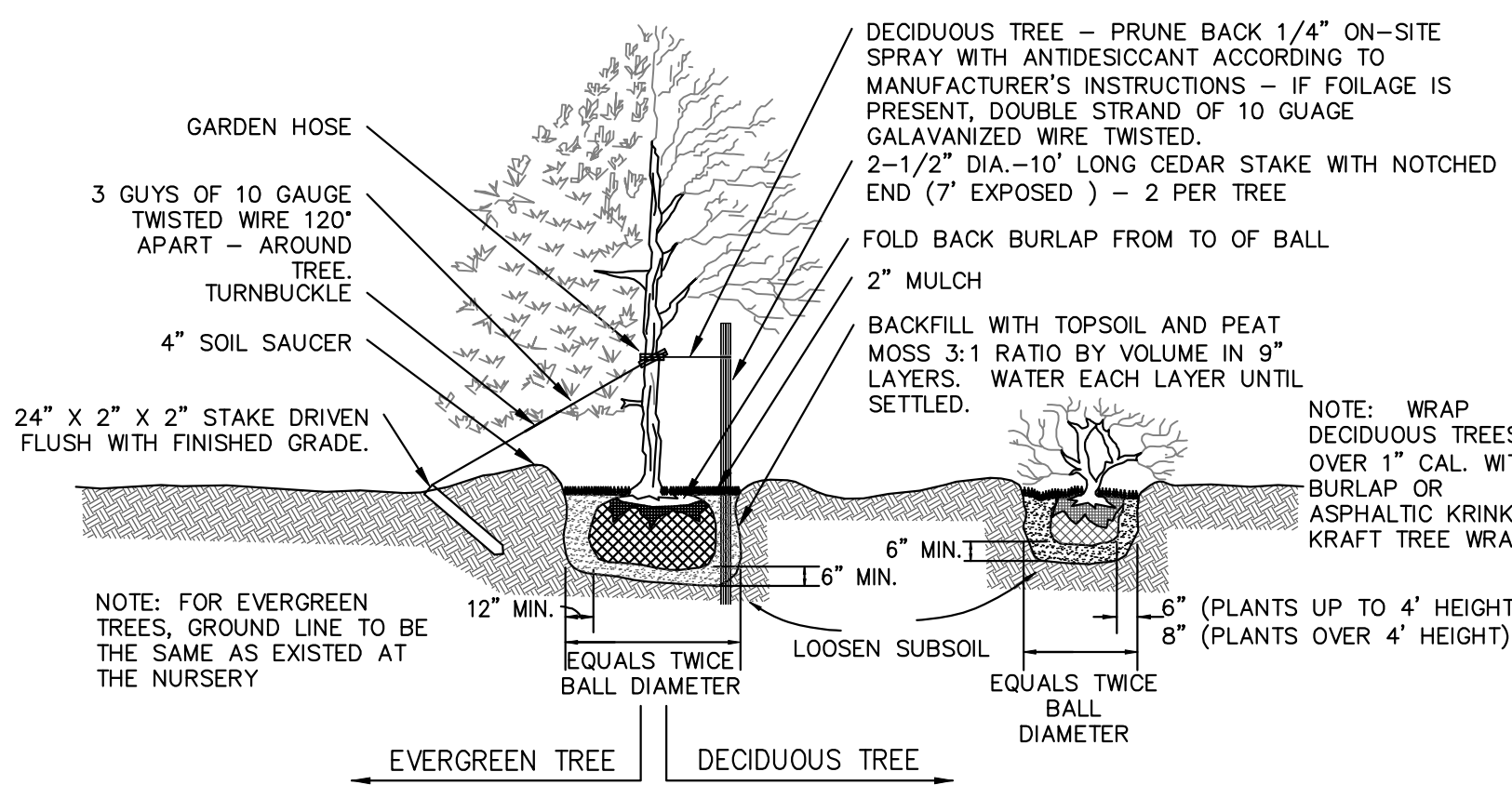
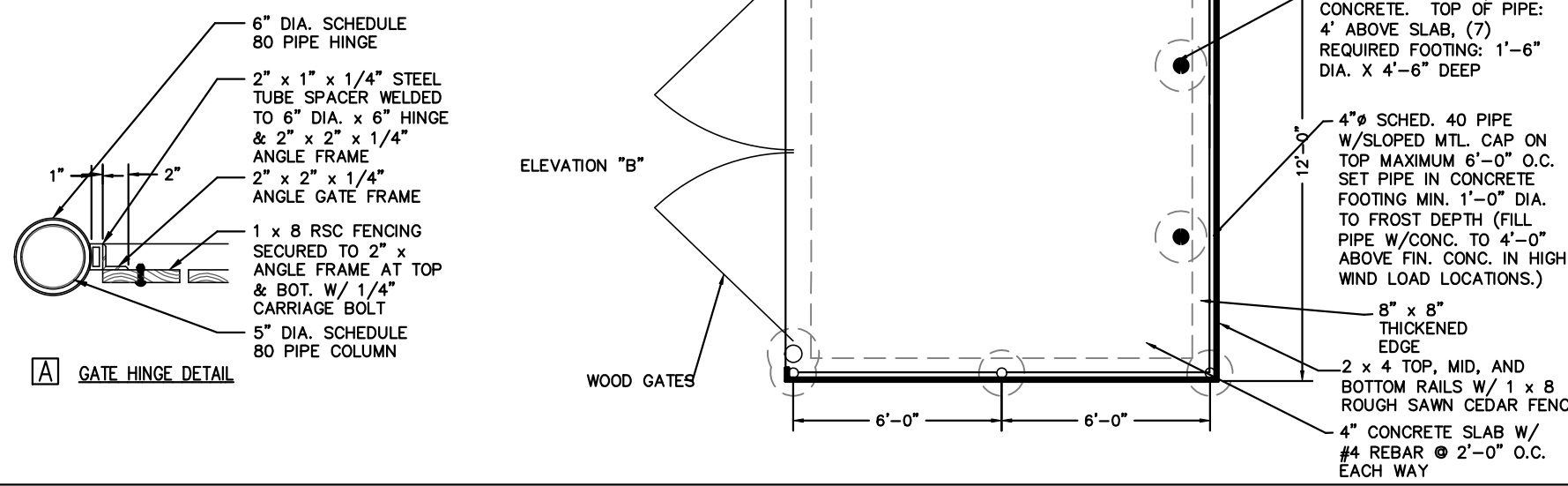
C1.0



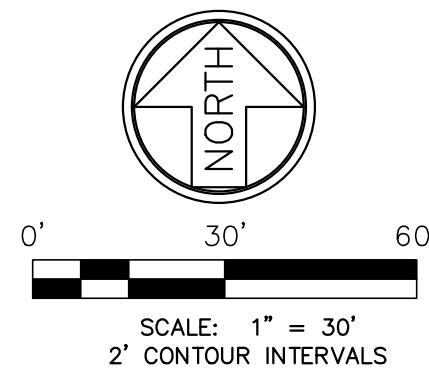
1" = 5' BIKE RACK AND PLANTING ROW DETAIL



DUMPSTER ENCLOSURE DETAIL



PLANTING DETAIL- TREES AND SHRUBS



ZONING: I-G

SNOW STORAGE AREA
TOTAL ASPHALT AREA=35,000 SF
SNOW STORAGE AREA REQ'D=3500 SF
SNOW STORAGE AREA PROV'D=3500+ SF



Know what's below.
Call before you dig.




KEY SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
THUJA OCCIDENTALIS	CEDAR, NORTHERN WHITE	6' HT	5'
THUJA STANDISHII	GREEN GIANT ARBORVITAE	6' HT	5'

PLANT SCHEDULE

LINE TABLE			LINE TABLE			LINE TABLE		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	36.27	S59°19'33"W	L12	22.40	S37°22'05"W	L23	27.68	N40°05'32"W
L2	65.37	S72°40'13"W	L13	69.91	S34°12'25"W	L24	34.66	N54°16'44"W
L3	52.58	S71°01'06"W	L14	37.76	S09°01'06"W	L25	27.80	S78°31'41"W
L4	83.47	S42°59'53"W	L15	53.28	S66°24'50"W	L26	33.93	S12°59'39"W
L5	48.69	S39°09'43"W	L16	43.27	N66°24'51"W	L27	39.25	S00°20'11"E
L6	71.25	N21°56'27"W	L17	41.80	S1°59'27"W	L28	5.22	S43°36'44"E
L7	28.71	S50°20'23"W	L18	43.75	S23°26'26"W	L29	48.04	S31°22'04"W
L8	104.52	S25°23'36"W	L19	15.13	S59°25'12"W	L30	8.19	S74°20'16"W
L9	17.47	N76°28'47"W	L20	33.96	S77°46'04"W	L31	11.40	N49°13'24"W
L10	49.06	N23°46'17"W	L21	16.54	N09°31'11"W	L32	56.37	N18°27'04"W
L11	45.87	N86°31'47"W	L22	33.01	N20°17'20"E	L33	14.71	N86°31'47"W

OVERALL DEVELOPMENT MAP

 Charter Township of Garfield Planning Department Report No. 2023-119		
Prepared:	October 3, 2023	Pages: 2
Meeting:	October 11, 2023 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Marengo 31 Special Use Permit (SUP) – Extension Request	
File No.	SUP-2021-03	Parcel No. 05-021-065-00
Applicant/Owner:	M Brothers Northern LLC	
Agent:	Mansfield Land Use Consultants	

BACKGROUND:

The Marengo 31 SUP was approved with conditions by the Planning Commission on November 10, 2021 with the Report and Decision Order (RDO) having been recorded on December 6, 2021. The project is for a commercial district housing development behind the Baymont Inn at 2326 N US 31 South (the subject site has no address), with two 30-unit apartment buildings for 60 total dwelling units.

The applicant has two years from date of recording of the RDO to begin construction or make meaningful progress towards completion according to the Zoning Ordinance, Section 425.L(3)(c), as follows:

“(c) Execution of the planned development Report and Decision Order shall act as the date of final approval. If substantial construction or, if the order involves no construction, the permitted use has not commenced and proceeded meaningfully toward completion within two (2) years from the date of final approval, the planned development order shall expire automatically.”

Prior to expiration, the applicant may request an extension of one year. The Planning Commission needs to find sufficient evidence that the applicant will in fact commence construction and proceed meaningfully toward completion by the end of the additional year, according to the standards of Section 425.L(3)(d) as listed below. The applicant has submitted a letter indicating why they believe they should be granted an extension. This letter is attached to this report.

EXTENSION REQUEST:

According to Section 425.L(3)(d), “Prior to expiring, extensions of the planned development order may be requested by the applicant. If the Planning Commission finds that there is sufficient evidence that the applicant will in fact commence construction and proceed meaningfully toward completion by the end of the third year, the planned development order may be extended for one (1) additional year where all of the following conditions are met:”

- (i) *The applicant is able to demonstrate that construction has been delayed by factors that are beyond its control and that construction will commence and continue meaningfully toward completion within the one (1) year extension*

The letter indicates that the applicant has been working on wrapping up other construction projects and has experienced “unforeseen delays caused by ongoing supply chain, labor, and coordination issues related to the fallout from the Covid-19 pandemic and general backlogs in the construction industry.” The applicant has also experienced delays in getting project funding. The COVID-19 pandemic has been identified as causing disruptions across all industries and can be considered a factor beyond the control of the applicant. The applicant’s letter does not specify any specific date by which they plan to start construction.

- (ii) There have been no significant changes in the character of the surrounding area that were not known or anticipated at the time of approval*

Since the approval in November 2021, there have not been any significant changes in the character of the surrounding area.

- (iii) There have been no development approvals granted in the surrounding area that would be in conflict with the approved planned development order; and*

Since the approval in November 2021, there have not been any development approvals granted in the surrounding area that would conflict with this project.

- (iv) There have been no changes to the master plan or this Ordinance that would conflict with the approved planned development order.*

The Future Land Use Map designations for this site of Commercial (for the proposed development area) and Recreational (for the wetland areas) have not changed since the original approval. The approval still fits with the goals of the Master Plan. The Township is in the process of updating its Master Plan, although no changes are anticipated to the Master Plan that would conflict with this project or impact the approval.

The Zoning Ordinance amendments which have been adopted since the original project approval do not conflict with the project or impact the approval.

ACTION REQUESTED:

Following the applicant presentation and Planning Commission discussion, if the Commission finds there is sufficient evidence to grant an extension, then the following motion is suggested:

MOTION THAT application SUP-2021-03, submitted by M Brothers Northern LLC, to construct two 30-unit apartment buildings on parcel 05-021-065-00, BE GRANTED a one-year extension until December 6, 2024 to begin construction.

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

Attachments:

1. Letter from Dusty Christensen, Mansfield Land Use Consultants, to Garfield Township Planning Commission, dated September 11, 2023.

September 11, 2023

Garfield Township Planning Department
C/O: Steve Hannon, Deputy Planner; John Sych, Planner
3848 Veterans Dr.
Traverse City, MI 49684

Re: SUP Extension Request – Marengo 31 – SUP #2021-03

Dear Planning Commissioners,

On behalf of M. Brothers Northern, LLC, the owner of the N. US-31 South property where SUP #2021-03 was approved in 2021, we are writing to request a one-year extension of the approved SUP. The Township Zoning Ordinance allows for the requested one-year extension in Section 423.K, as long as four criteria are met. The following lists those criteria (in italic text) and how each has been met (in regular text).

- 1) *The applicant is able to demonstrate that construction or establishment of the use has been delayed by factors that are beyond their control and that construction or use will commence and continue meaningfully toward completion within one (1) year of the extension;*

M. Brothers Northern, LLC is a small development company that, following the 2021 approval of the SUP, was working to wrap up other construction projects to free up time and resources to begin the proposed Marengo 31 project. These other construction projects met unforeseen delays caused by ongoing supply chain, labor, and coordination issues related to the fallout from the Covid-19 pandemic and general backlogs in the construction industry. Additionally, the owner of M. Brothers Northern, LLC has been dealing with major health issues impacting both his father and 11-year old son over the past two years. Recently (August 2023), the applicant sold another company that he owned, freeing up capital for construction of the Marengo 31 project. This sale was originally slated to be finalized approximately four months prior to the actual sale, causing further delay in project funding.

- 2) *There have been no significant changes in the character of the surrounding area that were not known or anticipated at the time of approval;*

Properties in the general area surrounding the project site have seen no significant changes in character since the time of original SUP approval. The subject site is

surrounded by previously developed commercial sites, Township park property, and a long-standing, approved multiple family housing development.

- 3) *There have been no development approvals granted in the surrounding area that would be in conflict with the approved special use permit; and*

To our knowledge there have been no development approvals granted in the surrounding area that conflict with the approved SUP.

- 4) *There have been no changes to the master plan or this ordinance that would conflict with the approved special use permit.*

To our knowledge there have been no changes to the Township Master Plan of Zoning Ordinance that conflict with the approved SUP.


Digital copies of the approved project plans have been submitted with this letter, and we look forward to discussing the potential SUP extension with you at your next meeting.

Should you have any questions, or require additional materials, please feel free to call me at (231) 360-7021 or email me at dusty@maaeps.com.

Sincerely,
Mansfield Land Use Consultants



Dusty Christensen, LLA

 Charter Township of Garfield Planning Department Report No. 2023-120		
Prepared:	October 3, 2023	Pages: 6
Meeting:	October 11, 2023 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	3066 N. Garfield Special Use Permit – Introduction	
File No.	SUP-2023-08	Parcel No. 05-013-050-00
Applicant:	3066 N. Garfield Rd LLC	
Agent:	JLG Properties, Inc	
Owner:	Mary L. Schall and John R. Thomas	

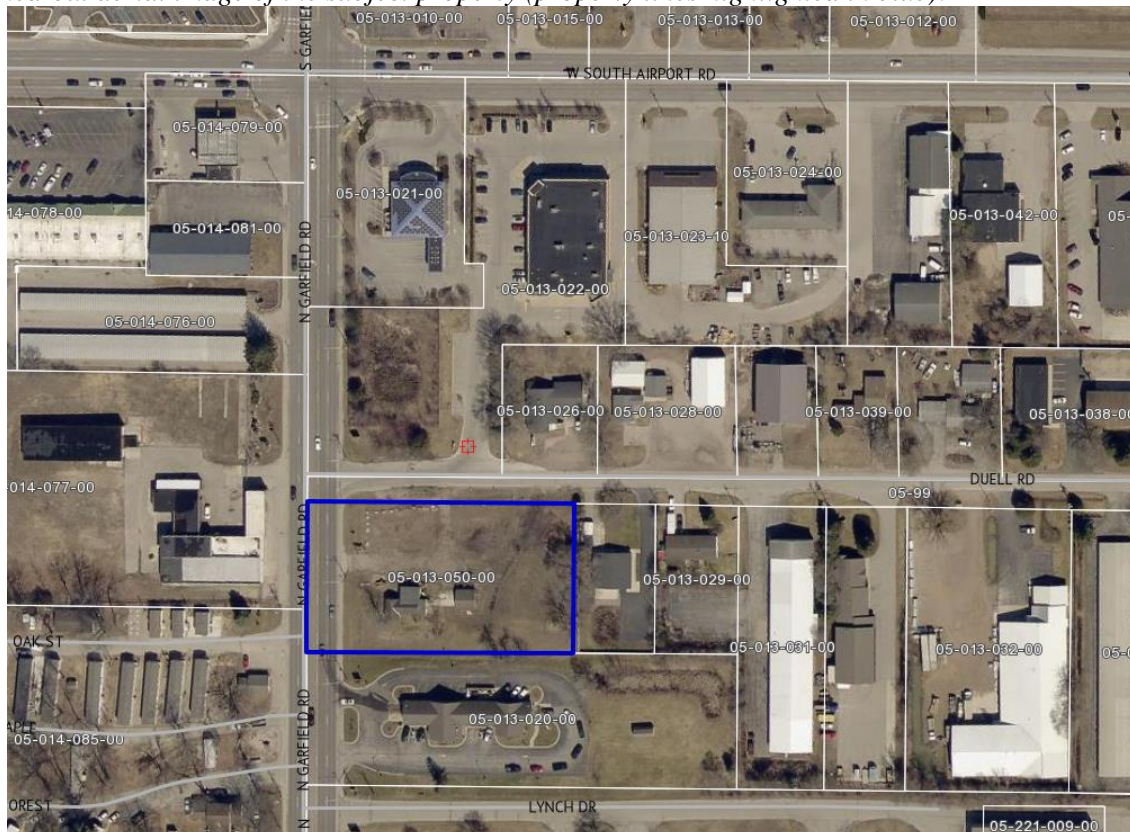
BRIEF OVERVIEW:

Location: 3066 North Garfield Road
 Parcel area: 1.38 acres
 Existing land use: Former residence/former landscaping business
 Existing zoning: C-G General Commercial

PURPOSE OF APPLICATION:

This application requests approval of a Special Use Permit for a commercial district housing development at 3066 North Garfield Road. The development application proposes a 20-unit apartment building. However, it appears, based on recently submitted building elevations, the building will contain only 18 units. Commercial district housing developments are permitted via Special Use Permit in the C-G General Commercial district.

Zoomed-out aerial image of the subject property (property lines highlighted in blue):



Zoomed-in aerial image of the subject property (property lines highlighted in blue):



SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

In approving any special use permit pursuant to Section 423, the Planning Commission may impose such reasonable standards, conditions, or requirements, in addition to or that supersede any standard specified in this ordinance, as it may deem necessary to protect the public interest and welfare. Such additional standards may include, but need not be limited to:

- a) Financing
- b) Availability of adequate public facilities or services
- c) Dedication of land
- d) Reservation of land
- e) Creation of special assessment districts
- f) Creation of restrictive covenants or easements
- g) Special setbacks
- h) Yard requirements
- i) Increased screening or landscaping requirements
- j) Area requirements
- k) Development phasing; or
- l) Standards pertaining to traffic, circulation, noise, lighting, hours of operation, protection of environmentally sensitive areas, and similar characteristics.

STAFF COMMENTS:

Staff offers the following comments regarding site design and compliance with the Zoning Ordinance:

Commercial District Housing Developments:

Standards for commercial district housing developments are in Section 725 of the Zoning Ordinance and described by the following:

1. Design

- a. Multiple-family residential uses built within commercial zoning districts shall be designed to cohesively integrate with the surrounding commercial uses. For the purpose of making this determination, the Planning Commission may rely on the site design requirements and general criteria as set forth in § 427, Planned Unit Residential Developments.*

The proposed apartment building will be located at the southeast corner of Garfield Road and Duell Road, south of Chase bank and Walgreens pharmacy and north of the Wash-N-Go Car Wash. An apartment building at the subject site provides an opportunity for a more urban style apartment living situation. The corner site provides close access to nearby stores and services for residents whereby trips could be made by walking or bicycling. Infill apartment buildings of this nature have been built along Garfield Road and elsewhere in the City of Traverse City. The building is set back 100 feet from Garfield Road which provides a buffer from road noise.

- b. Multi-family structures shall be abutted by open space on at least one side per building.*

A 6,666 square foot common open space is proposed at the west and north sides of the proposed apartment building, between the building and Garfield Road.

- c. The baseline project density shall be as described in the R-3 Multiple Family Residential Zone. At its discretion, and based upon a determination that the project is designed to meet the intent of this Section, the Planning Commission may authorize increases in density over what is regularly allowable.*

The baseline minimum lot area for multiple family within the R-3 district is 4,000 square feet per dwelling unit which translates to 10.89 units per acre. The site plan shows a size of 1.38 net acres for the site. With 20 proposed dwelling units, this gives a density of about 14.49 units per acre. With 18 proposed dwelling units, this gives a density of about 13.04 units per acre. As noted, the Planning Commission may authorize increases in density over what is regularly allowable. The site plan shall state the correct number of proposed dwelling units.

- d. Parking requirements shall be as described in the R-3 Multiple Family District. Shared parking agreements as described in § 551 of this Ordinance are supported and encouraged. Parking areas shall not be located within any setback.*

For multiple family dwellings, the parking minimum is 1.5 spaces per dwelling unit and a maximum of 2.0 spaces per dwelling unit. For the proposed development, this is a range of 30 to 40 spaces and 39 spaces are shown. The parking area has only one driveway, which is off Duell Road. No driveway is proposed on Garfield Road. As proposed, the parking area encroaches the required 40-foot setback area along both Duell Road and Garfield Road.

Wherever off-street parking is required, a minimum of two bicycle parking spaces are required. For parking areas with greater than twenty-five (25) motor vehicle spaces, bicycle parking shall be provided on a basis of two spaces per twenty-five motor vehicle parking spaces. With 39 motor

vehicle spaces proposed, 4 bicycle parking spaces are required. The site plan shows four bike racks with 2 spaces each in front of the proposed building.

- e. *Landscaping shall be as required in Article 5, Table 531.1. In the event that the multifamily project does not sit on its own parcel, the application shall indicate a project boundary area which shall be used for the purpose of landscaping placement.*

The landscaping plan is described on Sheet L1.0. A total of 29 large trees, 27 small/medium trees, and 14 evergreen or coniferous trees are proposed for the required buffers along the property lines. Shrubs and perennials are proposed for the front of the building. The proposed landscaping plan meets the requirements of the Zoning Ordinance. However, there is concern about the location of the proposed plantings and the proposed stormwater basins. Most likely the plantings will have to be relocated. The stormwater review conducted by the Township Engineer will determine if the locations of the plantings are acceptable.

- f. *Pedestrian walkways shall be provided within the subject parcel or project boundary for the purpose of providing safe and convenient movement within the site and towards other walkable places of interest such as stores, restaurants, or entertainment.*

A sidewalk is proposed along Garfield Road which meets the requirement of the Non-Motorized Plan. An internal sidewalk along the north side of the building connects the building with the parking lot and the sidewalk on Garfield Road.

- g. *The residential areas of an overall commercial development site shall be adequately, but not overly, lit at night. Applications shall demonstrate that commercial lighting in the vicinity meets the dark sky requirements of this Ordinance in order to minimize impact on the residential area. Where lighting is to be installed for a residential area, average illumination levels of 0.5 to 1.0 foot candle shall be maintained. Existing commercial lighting which illuminates the residential area of the site to this level may be used in lieu of installing additional residential lighting. Common entryways shall be adequately illuminated by wall-pack style lighting fixtures.*

A lighting plan was submitted along with the site plan set. There are two light poles and three wall mounted fixtures proposed for the parking area and building. The highest illumination level shown is 13.4 foot-candles at the westerly wall mounted fixture. An average level of foot-candles needs to be provided.

Lighting standards of Section 517 also need to be met. The plan includes a note that all proposed lamps shall emit light measuring 3,000 K or less on the Kelvin scale, to meet the color temperature standards of the Ordinance. Pole mounted fixtures will be set to a height of 20 feet while wall mounted fixtures will be at a height of 8 feet. These heights do not exceed the height requirement for the C-G district. There are three areas where illumination at the lot line exceeds the requirements of Table 5-8 in the Ordinance. Illumination at the property line near the two light poles and the easterly wall mounted fixture need to be addressed.

2. Open Space Requirements

- a. *A minimum of fifty square feet per unit of private outdoor space with a minimum dimension of four feet in any direction shall be provided. Private open space shall be accessible directly from the living area of the unit, in the form of a fenced yard, patio, deck, or balcony.*

According to the application and the building elevation drawings, each unit will have either a 50 square foot patio or balcony.

- b. *A minimum of three hundred square feet per unit of common outdoor open space shall be provided. Required open space shall be consolidated to the extent reasonably possible to provide areas for the residents and/or to help buffer the residential structures from adjacent commercial uses.*

With 20 proposed units, a total of 6,000 square feet of common outdoor open space is required. With 18 proposed units, a total of 5,400 square feet of common outdoor open space is required. The plan indicates 6,666 square feet of common outdoor open space.

- c. *Open space shall be designed to provide a rear yard along the longest building length of a given structure.*

The proposed common outdoor open space is located mostly on the west side and to a lesser extent on the north side of the building. To meet this requirement, the open space on the north side of the building could be moved to the south side of the building. While it does not meet the strictest interpretation of this requirement, it does generally provide some of the intended rear yard buffer.

- d. *Required setback areas shall not be included towards required open space areas; however, placing required open space areas adjacent to setbacks is supported.*

None of the common outdoor open space is within the required setbacks.

3. Compatibility

Applications shall describe measures which will be taken to mitigate common commercial impacts such as noise, light, and nighttime operations on the multi-family project.

The proposed project is to establish a multi-family residential use in a commercial area. In reviewing the existing adjacent commercial uses, the existing car wash immediately to the south will most likely impact the proposed development in terms of noise during daytime hours. The car wash generally operates 8:00 am to 8:00 pm on Monday through Saturday and 10 am to 6:00 pm on Sundays. This issue should be addressed as part of the application.

Other Considerations:

Buildings

The proposed 20-unit building has a footprint of 11,016 square feet while the proposed 18-unit building has a footprint of 11,520 square feet. The maximum building height in the C-G district is 35 feet. Building elevation drawings have been provided, but do not have the building height identified. The site plan should state the proposed building height.

Setbacks

The setback requirements in the C-G district are 40 feet for the front yard. Side and rear yards shall be ten percent (10%) of the lot width and depth, respectively, but need not exceed twenty-five (25) feet each, provided that no setback shall be less than ten (10) feet. Since the site is a corner lot, 40 feet front yard setbacks are required for the frontage on Garfield and on Duell Roads. The proposed plan meets the setback requirements.

Ingress and Egress

There will be one ingress and egress drive located on Duell Road. No additional ingress and egress drives are proposed. There will be no driveway on Garfield Road.

Snow Storage

Snow storage is to be provided at the ratio of 10 square feet per 100 square feet of parking area. The site plan shows 12,465 square feet of area for parking and maneuvering lanes which requires 1,246.5 square feet of snow storage. The site plan shows one snow storage area at 716 square feet. The proposed snow storage area on the site plan needs to be adjusted to comply with Section 551.E(6).

Dumpster Enclosure

A 10' x 10' dumpster enclosure on a concrete pad is proposed on the eastern edge of the proposed development. Details of the dumpster enclosure must be submitted to determine compliance with Section 516.

Other Reviews

The application is subject to additional reviews, including but not limited to the Township Engineer, Grand Traverse County Road Commission, and Metro Fire. Sewer and water utility improvements and stormwater improvements are reviewed by the Township Engineer. Escrow for these reviews is needed as determined by the Township Engineer. Signs are reviewed by the Township Zoning Administrator.

ACTION REQUESTED:

The purpose of the introductory meeting is to accept the application and to identify any concerns to address prior to holding a public hearing. As presented, the proposed apartment building generally suits the proposed location. It provides an urban style infill apartment building conveniently located near stores, services, and places of employment. However, the standards of Section 725 envision a suburban apartment complex with considerable buffers between the residential and commercial uses. With these standards, the proposed site plan does not meet all the requirements of Section 725.

Staff recommends that the Planning Commission review the application with the applicant. If the Planning Commission determines that the proposed use and design is generally acceptable and is open to accommodating this form of multi-family development, then the Planning Commission should direct staff to prepare recommendations on any appropriate alterations to the Zoning Ordinance. Otherwise, the applicant shall revise the site plan to meet all standards in Section 725.

Attachments:

1. Special Use Permit application packet dated September 12, 2023, including cover letter, application, letter, project narrative, lighting cut sheets and site plan sheets.
2. Building elevations for 3066 N. Garfield dated September 15, 2023.

September 12, 2023

The Charter Township of Garfield
John Sych, AICP
Planning Director
3848 Veterans Drive
Traverse City, MI 49684

RE: Commercial Housing Development
Mary L. Schall and John R. Thomas
Special Use in the C-G (General Commercial) Zoning District

Dear John,

On behalf of Mary L. Schall and John R. Thomas, please find the enclosed site plan and applications for the review of the new proposed residential development located along S. Garfield Road in Garfield Township.

The proposed project follows the C-G (General Commercial) District Housing Development in Section 725 and Section 427 of the Garfield Township Zoning Ordinance.

The following documents are provided as part of the review process.

1. Special Use Permit Application
2. Project Data Sheet
3. Site Plan Review application
4. Site Plan, Landscaping plan and Exterior Lighting plan

Please feel free to contact me if you have any questions regarding this submittal.

Sincerely,



Christina Deeren
Permit Specialist
Mansfield Land Use Consultants



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

SPECIAL USE PERMIT (SUP) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning and/or Zoning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

- ☒ New Special Use Permit
- ☐ Major Amendment
- ☐ Minor Amendment
- ☐ Administrative Amendment

PROJECT / DEVELOPMENT NAME

3066 N. Garfield- Project name will be provided

APPLICANT INFORMATION

Name: 3066 N. Garfield Rd, LLC
Address: 310 Water Watch Lane, Traverse City, MI 49686
Phone Number: 248-521-9962
Email: jlgjoe@comcast.net

AGENT INFORMATION

Name: JLG Properties, Inc
Address: 316 Birchwood Ave, Traverse City, MI 49686
Phone Number: 248-521-9962
Email: jlgjoe@comcast.net

OWNER INFORMATION

Name: Mary L. Schall and John R Thomas
Address: 805 Birchwood Ave, Traverse City, MI 49686
Phone Number: 231-929-2741
Email: mischall@aol.com

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

Applicant:

Agent:

Owner:

JLG Properties, Inc- Joe Locricchio 248-521-9962

PROPERTY INFORMATION

Property Address:

3066 N. Garfield, Traverse City, MI 49686

Property Identification Number:

28-05-013-00

Legal Description:

(SEE ATTACHED)

Zoning District:

C-G General

Master Plan Future Land Use Designation:

Commercial

Area of Property (acres or square feet):

1.38 acres

Existing Use(s):

Former Northwoods Landscaping nursery and sales location

Proposed Use(s):

A market rate apartment complex consisting of approximately 20 total units

PROJECT TIMELINE

Estimated Start Date:

06/01/24

Estimated Completion Date:

04/01/25

REQUIRED SUBMITTAL ITEMS

A complete application for a Special Use Permit consists of the following:

Application Form:

- ☒ One original signed application
- ☒ One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

☐ Fee

Escrow Fee:

Additional fees may be required if a review by independent professional help is deemed necessary by the Township. If required, such additional fees must be placed in escrow by the applicant in accordance with the escrow policies of the Township and prior to any further processing of this application. Any unused escrow funds shall be returned to the applicant. Please complete an Escrow and Review (ER) Application form.

Site Development Plan:

- ☒ Ten complete stapled 11"x17" paper sets (Administrative Amendments require one copy)
- ☒ Two complete bound 24"x36" paper sets
- ☒ One digital set (PDF only)

Written Information:

- ☒ Ten paper copies of the Approval Criteria (Administrative Amendments require one copy)
- ☒ One digital copy of the Approval Criteria (PDF only)
- ☒ Ten paper copies of the Impact Assessment (Administrative Amendments require one copy)
- ☒ One digital copy of the Impact Assessment (PDF only)

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

WAIVERS

Submittal Waiver:

At the discretion of the Director of Planning, a Site Development Plan may be waived in any of the following cases when it is determined that the submission would serve no useful purpose:

1. The erection or enlargement of an accessory structure;
2. The enlargement of a principal building by less than 20 percent of its existing gross floor area, provided such enlargement will not result in a requirement for additional off-street parking;
3. A change in principal use where such change would not result in an increase in impervious surface area, additional off-street parking, site access, other external site characteristics or a violation of this ordinance.

Data Waiver:

The Director of Planning may waive a particular element of information or data otherwise required for a Site Development Plan upon a finding that the information or data is not necessary to determine compliance with this ordinance or that such information or data would not bear on the decision of the approval authority.

SITE PLAN

Check that your site plan includes all required elements for a Site Development Plan (SDP). Please use the Required Site Plan Elements Checklist below.

APPROVAL CRITERIA

Indicate, on a separate sheet of paper, how the proposed special use will comply with, meet, or facilitate each of the following Approval Criteria from § 423.E of the Zoning Ordinance. The Planning Commission must determine that each of these criteria are satisfied in order to grant approval of a Special Use Permit. A special use is permitted only if the applicant demonstrates that: special use is permitted only if the applicant demonstrates that:

- ☒ The proposed use will be consistent with the purpose and intent of the master plan and this ordinance, including all regulations of the applicable zoning district;

- ☒ The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;
- ☒ The proposed use will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, dust, gas, smoke, vibration, odor, glare, visual clutter, electrical or electromagnetic interference;
- ☒ Potential adverse effects arising from the proposed use on the neighborhood and adjacent properties will be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the provision and location of screening, fencing, landscaping, buffers or setbacks;
- ☒ The proposed use will retain as many natural features of the property as practicable, particularly where the natural features assist in preserving the general character of the neighborhood;
- ☒ Adequate public and private infrastructure and services such as streets, water and sewage facilities, drainage structures, police and fire protection, and schools, already exist or will be provided without excessive additional requirements at public cost;
- ☒ The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- ☒ The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use;
- ☒ Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;
- ☒ Adequate measures shall be taken to provide vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks servicing the site in a safe and convenient manner; and
- ☒ The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

IMPACT ASSESSMENT

A written impact statement to include the following information:

- ☐ A written illustrative description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.
- ☒ Types of uses and other man-made facilities.
- ☒ The number of people to be housed, employed, visitors or patrons and vehicular and pedestrian traffic.
- ☒ Phasing of the project including ultimate development proposals.
- ☒ Natural features which will be retained, removed and/or modified including vegetation, drainage, hillsides, streams, wetlands, woodlands, wildlife and water. The description of the areas to be changed shall include their effect on the site and adjacent properties. An aerial photo may be used to delineate the areas of change.
- ☒ The method to be used to serve the development with water and sanitary sewer facilities.
- ☐ The method to be used to control drainage on the site and from the site. This shall include runoff control during periods of construction.
- ☒ If the public sewers are not available to the site, the Applicant shall submit a current approval from the Health Department or other responsible public agency indicating approval of plans for sewage treatment.

- ☒ The method to be used to control any increase in effluent discharge to the air or any increase in noise level emanating from the site. Consideration of any nuisance that would be created within the site or external to the site whether by reason of dust, noise, fumes vibration, smoke or lights.
- ☐ An indication of how the proposed use conforms with existing and potential development patterns and any adverse effects.
- ☒ The proposed density in units per acre for residential developments.
- ☒ Name(s) and address(es) of person(s) responsible for preparation of statement.
- ☐ Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Erosion and Sedimentation office.
- ☒ Type, direction, and intensity of outside lighting.
- ☒ General description of deed restrictions, if any.

ADDITIONAL INFORMATION

If applicable, provide the following further information:

* *We will connect to the existing main*

	Yes	No	Not Applicable
A. <u>Sanitary Sewer Service</u>			
1. Does project require extension of public sewer line? *	<input checked="" type="checkbox"/> *	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications			
3. Will on-site disposal be used?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, is it depicted on plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. <u>Water Service</u>			
1. Does project require extension of public water main? *	<input checked="" type="checkbox"/> *	<input type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will a community water supply be installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, provide construction plans and specifications			
C. <u>Public utility easements required?</u> T B D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, show on plan.			
D. <u>Stormwater Review/Soil Erosion</u>			
1. Soil Erosion Plans approved by Soil Erosion Office?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Stormwater Plans approved by Township Engineer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Alternate measures must be designed and sealed by a registered Engineer.

E. Roads and Circulation

- | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 1. Are interior public streets proposed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, has Road Commission approved (attach letter)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will public streets connect to adjoining properties or future streets? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Are private roads or interior drives proposed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will private drives connect to adjoining properties service roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Has the Road Commission or MDOT approved curb cuts? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

 If yes, attach approved permit.

OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS

- Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
- Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review. The Planning Commission will determine if the application is complete and schedule a public hearing.
- Upon holding a public hearing, the Planning Commission may approve, approve with conditions, or deny the proposed special use.
- If approved or approved with conditions, the decision of the Planning Commission shall be incorporated into a written report and decision order.

PERMISSION TO ENTER SUBJECT PROPERTY

Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:	John Thomas or Mary Schall- <i>John Thomas Mary Schall</i>
Applicant Signature:	
Agent Signature:	Joe Locricchio <i>Joe Locricchio</i>
Date:	9-11-2023

OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We John Thomas, MARY SCHALL authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature:

John Thomas Mary Schall
Date: 9-11-2023

AFFIDAVIT

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature:

Date:

Applicant Signature:

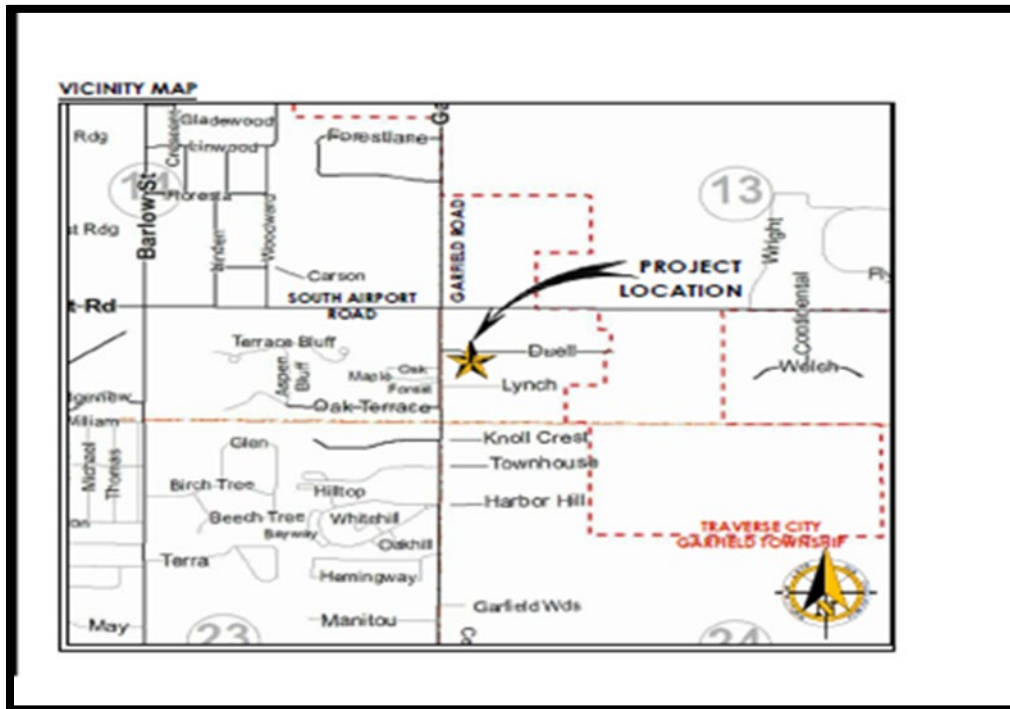
Date:

[Signature]
[Signature]
Date: 9-11-23

Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)	SD	ASP/ SDP
A. Basic Information		
1. Applicant's name, address, telephone number and signature	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Property owner's name, address, telephone number and signature	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Proof of property ownership	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Whether there are any options or liens on the property	<input type="checkbox"/>	<input type="checkbox"/> <i>NA</i>
5. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. A vicinity map showing the area and road network surrounding the property	<input type="checkbox"/>	<input type="checkbox"/>
8. Name, address and phone number of the preparer of the site plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Project title or name of the proposed development	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Statement of proposed use of land, project completion schedule, any proposed development phasing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Land uses and zoning classification on the subject parcel and adjoining parcels	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Site Plan Information		
1. North arrow, scale, and date of original submittal and last revision	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Boundary dimensions of natural features	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features	<input type="checkbox"/>	<input type="checkbox"/>
4. Proposed alterations to topography and other natural features	<input type="checkbox"/>	<input type="checkbox"/>
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%	<input type="checkbox"/>	<input type="checkbox"/>
6. Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department.	<input type="checkbox"/>	<input type="checkbox"/>
7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state or federal government authorities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Proposed finish floor and grade line elevations of any structures <i>*Required only for habitable construction within the floodplain on site diagrams and administrative site plans.</i>	<input type="checkbox"/> *	<input type="checkbox"/>
10. Existing and proposed driveways, including parking areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Neighboring driveways and other vehicular circulation features adjacent to the site	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Location of water supply lines and/or wells	<input type="checkbox"/>	<input type="checkbox"/>
18. Location of sanitary sewer lines and/or sanitary sewer disposal systems	<input type="checkbox"/>	<input type="checkbox"/>
19. Location, specifications, and access to a water supply in the event of a fire emergency	<input type="checkbox"/>	<input type="checkbox"/>
20. Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, wastewater lines, clean out locations, connection points and treatment systems	<input type="checkbox"/>	<input type="checkbox"/>
21. A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam	<input type="checkbox"/>	<input type="checkbox"/>
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections	<input type="checkbox"/>	<input type="checkbox"/>
23. A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. All vegetation to be retained on site must also be indicated, as well as, its typical size by general location or range of sizes as appropriate	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Changes or modifications required for any applicable regulatory agencies' approvals	<input type="checkbox"/>	<input type="checkbox"/>

3066 N. Garfield Rd., LLC

Commercial Housing Development



Submitted to
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

Project Data

Owner:	Mary L. Schall and John R. Thomas 805 Birchwood Ave., Traverse City, MI 49686 mischall@comcast.net (231) 929-2741
Applicant:	3066 N. Garfield Rd., LLC 310 Water Watch Lane Traverse City, MI 49686 jlgjoe@comcast.com (248) 521-9962
Agent:	JLG Properties, Inc. 316 Birchwood Ave., Traverse City, MI 49686 jlgjoe@comcast.com (248) 521-9962
Planning and Civil:	Mansfield Land Use Consultants Douglas Mansfield, President 830 Cottageview Drive, Suite 201 Traverse City, MI 49684 doug@maaeps.com (231) 218-5560
Parcel ID:	28-05-013-050-00
Tax Description:	SW ¼ OF SW ¼ COM 528 FT S OF NW COR TH S 185 FT TH E 328 FT TH N 185 FT TH W 328 FT TO POB EXC RD ROW SEC13 T27N R11W.
Location:	3066 N. Garfield Rd., Traverse City, MI 49686
Parcel Size:	1.38 Acres
Parcel Zoning:	C-G (General Commercial)
Master Planned:	Commercial
Existing Use:	Commercial – Previous location of Northwoods Landscaping and Nursery

**Multi-Family Residential Development
Site Plan Review Submittal**

Proposed Use: A 20 unit apartment complex building with one to two bedroom units, ample parking area, close proximity to shopping, hiking and biking trails, recreational parks, and schools.

Development:

- * Demolition of existing structure(s) and existing asphalt.
- * Project will be developed in a single Phase.
- * Removal of existing sidewalk and replacement with new concrete sidewalk to connect to interconnecting sidewalk for main structure.
- * Storm water management infrastructure to be installed during development of site.
- * Municipal connections to sanitary water and sewer.

Zoning District: C-G General Commercial

Section 725 Commercial District Housing Development

A. REGULATIONS AND CONDITIONS

(1) Design.

(a) Multiple-family residential uses built within commercial zoning districts shall be designed to cohesively integrate with the surrounding commercial uses. For the purpose of making this determination, the Planning Commission shall rely on the site design requirements and general criteria as set forth in Section 427, Planned Unit Residential Developments.

(b) Multi-family structures shall be abutted by open space on at least one side per building.

An open space setback from N. Garfield Road of 101 feet from the 50 foot road right-of-way on the westerly side of the building will be reserved for open space.

(c) The baseline project density shall be as described in the R-3 Multiple Family Residential Zone. At its discretion and based upon a determination that the project is designed to meet the intent of this Section, the Planning Commission may authorize increases in density over what is regularly allowable.

The R-3 Multiple Family Residential zoned district requires that 4,000 square feet of lot area is provided for each dwelling unit. The proposed development requests an increase in density over what is regularly allowable to 2,571 square feet of lot area per unit. This request is to accommodate additional parking and an increase in the square footage of the open space area.

(d) Parking requirements shall be as described in the R-3 Multiple Family District. Shared parking areas shall not be located within any setback.

Section 551 D(2)(b) Residential Uses – for one and two family dwellings, parking may be located within the required front yard setback provided that the space does not intrude within a right-of-way or impede pedestrian pathways, and provided further that the parking is located on a driveway. The parking area is within the setback but still maintains a ten (10) foot landscape buffering from N. Garfield Road and Duell Road. The existing entrance to N. Garfield will be eliminated. The only entrance drive will be from Duell Road. The proposed parking area will not impede any traffic patterns or pedestrian pathways. All vehicular parking will be located on the same site as the multi-family structure.

(e) Landscaping shall be as required in Article 5, Table 531.1. In the event that the multi-family project does not sit on its own parcel, the application shall indicate

a project boundary area which shall be used for the purpose of landscaping placement.

The proposed landscaping plan meets the criteria of Article 5, Table 531.1. A Ten (10) foot landscape buffer is established around the perimeter of the property. The planting log is located on the enclosed landscape plan sheet.

- (f) Pedestrian walkways shall be provided within the subject parcel or project boundary for the purpose of providing safe and convenient movement within the site and towards other walkable places of interest such as stores, restaurants, or entertainment.

An existing sidewalk will be removed and replaced with a six (6) foot wide concrete sidewalk maintaining the pedestrian flow for foot traffic along N. Garfield Road. A curbed seven (7) foot concrete sidewalk will also be constructed within the site separating the asphalt parking lot from the main structure which also connects to the new sidewalk along N. Garfield Rd.

- (g) The residential areas of an overall commercial development site shall be adequately, but not overly, lit at night. Applications shall demonstrate that commercial lighting in the vicinity meets the dark sky requirements of this Ordinance in order to minimize impact on the residential area. Where lighting is to be installed for a residential area, average illumination levels of .5 to 1.0 foot candle shall be maintained. Existing commercial lighting which illuminates the residential area of the site to this level may be used in lieu of installing additional residential lighting. Common entryways shall be adequately illuminated by wall pack style lighting fixtures.

All exterior lighting will comply with the requirements of this section for the parking area and the entrance to the structure. There will be no negative impacts on the surrounding commercial properties. Detailed lighting sheets are enclosed in the application.

(2) Open Space Requirements

- (a) A minimum of fifty square feet per unit of private outdoor space with a minimum dimension of four feet in any direction shall be provided. Private open space shall be accessible directly from the living area of the unit, in the form of a fenced yard, patio, deck, or balcony.

Each living unit will contain 50 square feet of private outdoor space with a minimum dimension of four feet in one direction to be accessible from the living area by patio, deck, or balcony.

-
- (b) A minimum of three hundred square feet per unit of common outdoor open space shall be provided. Required open space shall be consolidated to the extent reasonably possible to provide areas for the residents and/or to help buffer the residential structures from adjacent commercial uses.

The outdoor common space requires an area of 300 square feet per dwelling unit. The multi-family development proposes 333 square feet of common space per dwelling unit for an area of 6,666 square feet.

- (c) Open space shall be designed to provide a rear yard along the longest building length of a given structure.

Due to the size and shape of the lot the open space will be located along the front of the building with most of the open space will be located along the westerly side of the building while maintaining the 40 foot front yard setback.

- (d) Required setback areas shall not be included towards required open space areas; however, placing required open space areas adjacent to setback is supported.

The required setback areas are not included in the calculations for open space however, the open space location will be adjacent to the property setbacks on the west side of the property.

- (3) Compatibility. Applications shall describe measures which will be taken to mitigate common commercial impacts such as noise, light, and nighttime operations on the multi-family project.**

The surrounding parcels are of commercial use and zoned either commercial or industrial. The proposed development will not have adverse impacts such as noise, light and nighttime operations more than any other residential use.

Section 427 Planned Unit Residential Developments (PURD)

D. Approval Criteria

In its review of an application the Township shall, at a minimum, consider the criteria as defined in Section 427.D.(1) Scope of Authority – Uses through Section 427.D(4) Criteria.

(1) Scope of Authority – Uses

A planned unit residential development may include any residential uses(s) permitted by right, permitted under special condition or permitted by special use permit in the various agricultural or residential zoning districts within the Township, provided appropriate findings of fact are made demonstrating that:

- (a) The proposed density is in accordance with the policies and objectives set out in the master plan; and
-

The property is 1.18 acres and is approximately 51,400 square feet. The proposed multi-family structure is 11,016 square feet, which equates to 21.43 percent lot coverage by the main structure. The C-G (General Commercial) does not have a maximum percentage of lot coverage for structures; however, the R-3 Multiple Family Residential zoned districts maximum percentage of lot coverage is 35 percent.

- (b) In areas where the surrounding lands have been substantially developed in accordance with a particular land use character, pattern, and density, the PURD shall be consistent and compatible with the existing residential uses, land use character, pattern, and density.

The immediate adjacent properties are operating as commercial use(s). Properties further from the site to the east are currently used for residential purposes. The building is compatible with the residential uses and character of the surrounding area. The density is compatible to other residential uses following the same pattern for development.

(2) Scope of Authority – Dimensional Standards

A planned unit residential development may alter and establish lot size limits, buffers, open space areas, density limits, setback requirements, height limits, building size limits, landscaping rules, miscellaneous regulations, and intensity limits where such regulations or changes are consistent with the intent of this section and the standards set forth herein.

(3) Site Design Requirements

Generally, the design of a site must be found to meet the overall purpose and intent of this section. Additionally, the following specific design standards must be met.

- (a) The site design shall be designed in a compact, clustered manner which maximizes the preservation of usable and consolidated open space.

Due to the shape and size of the lot, locating the proposed structure to the easterly side of the property maximizes the usable open space area to the west and allows the building to be set back further from the N. Garfield corridor. Which also allows an increase in the square footage of preserved common open space.

- (b) Open spaces are intended to function as public areas or parks to encourage neighborhood interaction and recreation opportunities. These areas incorporate amenities such as play structures, pedestrian circulation, pavilions, and other similar design features.

The open space area will serve as the proposed developments area for residents

to interact in while maintaining a recreational zone that will be protected by a landscape buffer of 40 feet from the newly installed sidewalk along N. Garfield Road.

- (c) Sidewalks shall be provided along all streets. Generally, sidewalks should be constructed on each side of the street except where found to serve no useful purpose, such as if there are no homes on one side of the street. Sidewalks along streets shall be constructed of concrete to a minimum width of four (4) feet and shall be separated from the street by a grassy lawn area.

A new sidewalk will be constructed along N. Garfield Road. This sidewalk will be six (6) foot wide and run the length of the lot. A connecting sidewalk to the development. Sidewalks will be placed internally on the site. No additional sidewalks have been installed along Duell Road for pedestrian foot traffic as road ends at the end cul-de-sac and this is not a curbed road.

- (d) In addition to street sidewalks, hard-surfaced pathways connecting open areas, parks and other points of interest shall be provided.

No additional areas of interest are provided for with this proposal.

- (e) In mixed -residential settings, each residential use (i.e. single family, multiple family, etc.) shall stand on its own in meeting the integrated site design requirements of this section. The intent of this requirement is for each area to resemble a traditional neighborhood with interior park areas. Useable open space shall be designed so that it is directly accessible to nearby residents.

The adjacent properties primary use is commercial. The design of the site is for the benefit of the residents of this development as there are no immediate adjacent residential uses on any of the existing parcels. The proposed development will contain twenty (20) individual apartment units and will contain more area to serve as open space for its residents.

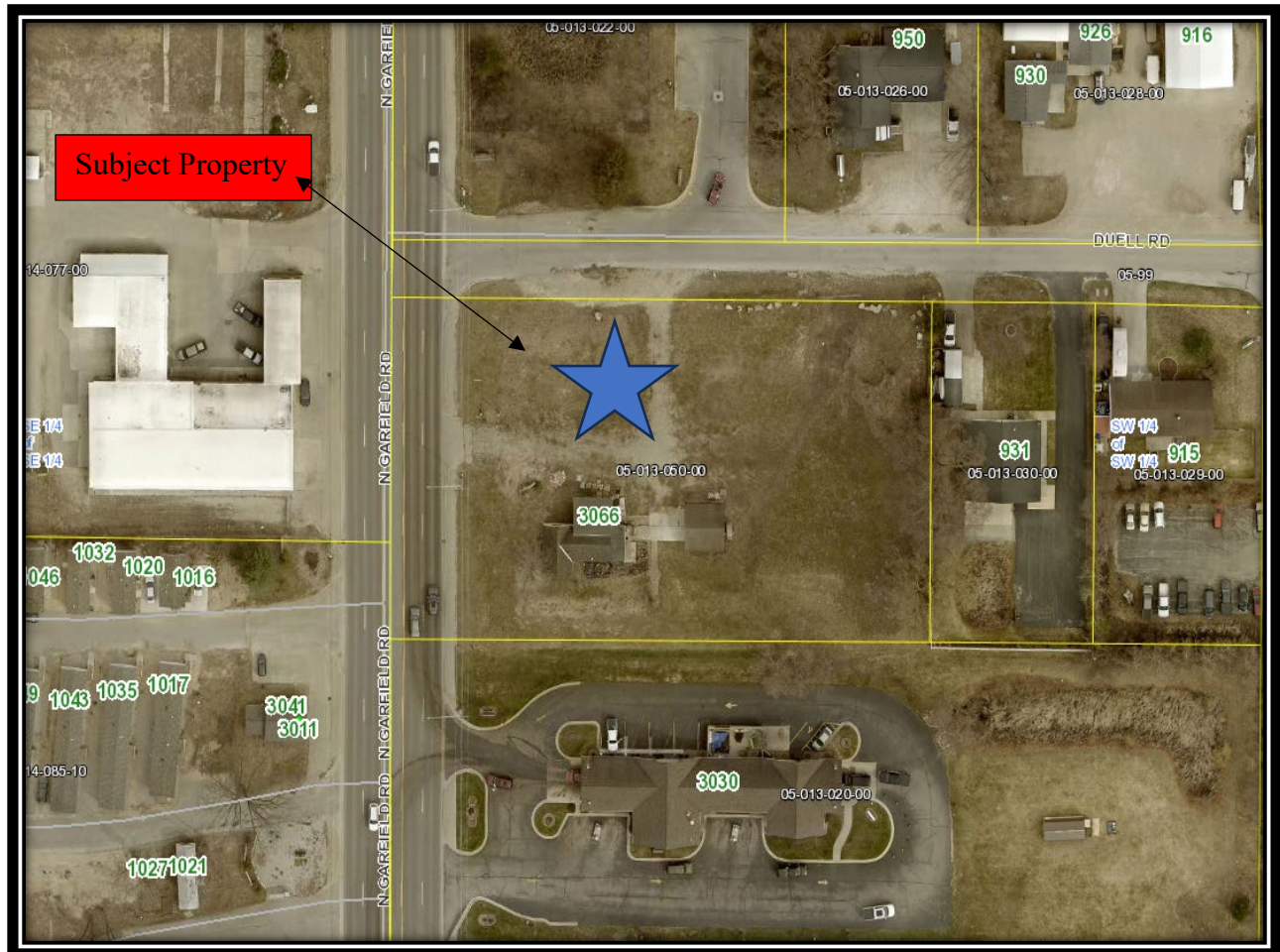
- (f) There shall be a direct relationship between the residential use, density, and usable space of each project area, and each such areas shall be self contained. For example, an open area located within a far corner of a high-density setting may not meet the intent of this requirement in providing open space and recreation for a neighboring low-density area of the site. However, centrally located open areas which encourage interaction between residential uses by creating shared park-like settings are supported and encouraged.

The overall project will be self-contained to the site. Landscape buffering will isolate this development from the adjacent properties and commercial uses. The

proposed development will be single family residential and comply with the density and usable space requirements as a low-density residential development.

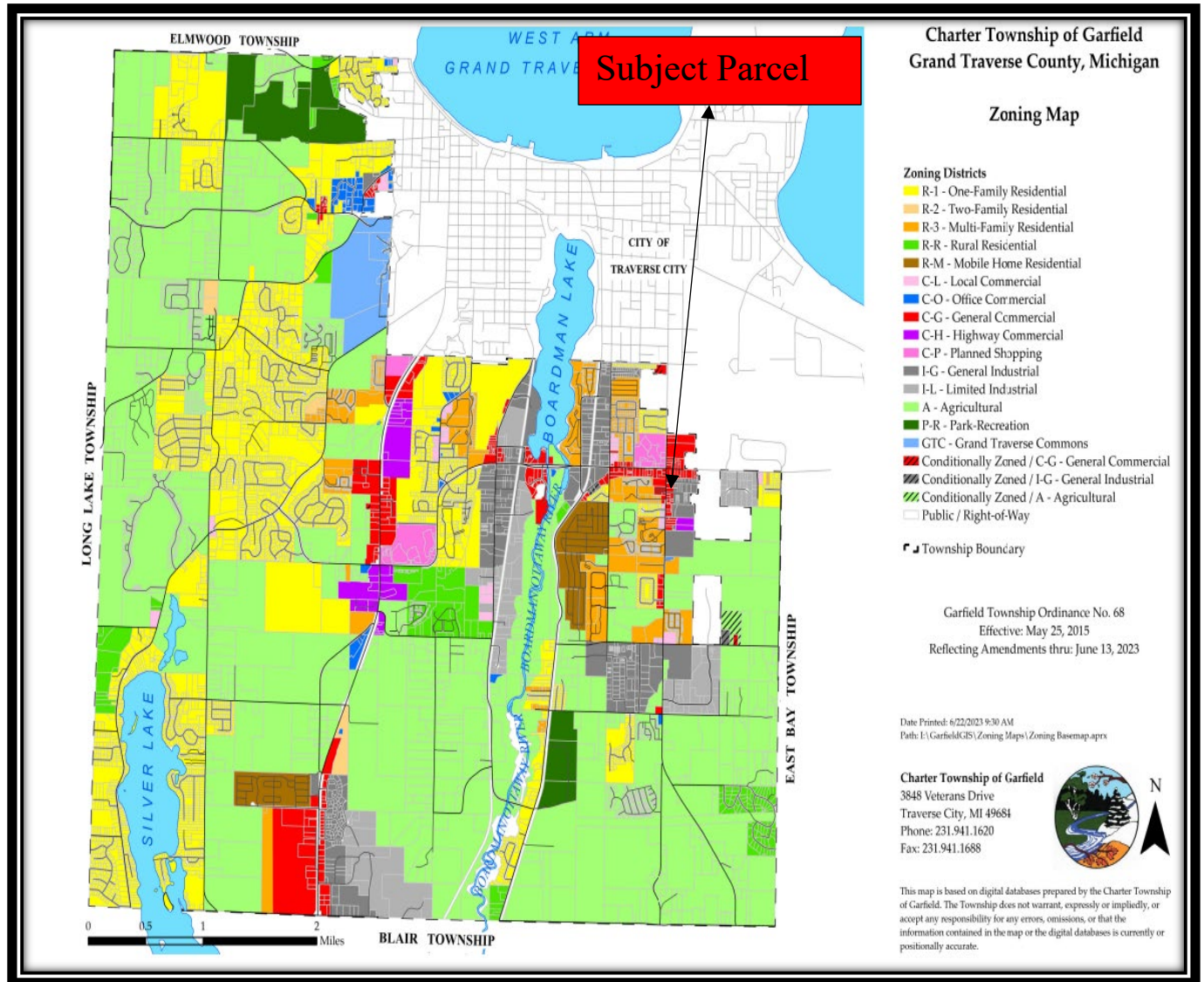
- (g) The project shall be served by municipal water and sewer services.
The project shall be served by municipal water and sewer with updated utilities.

Site Location



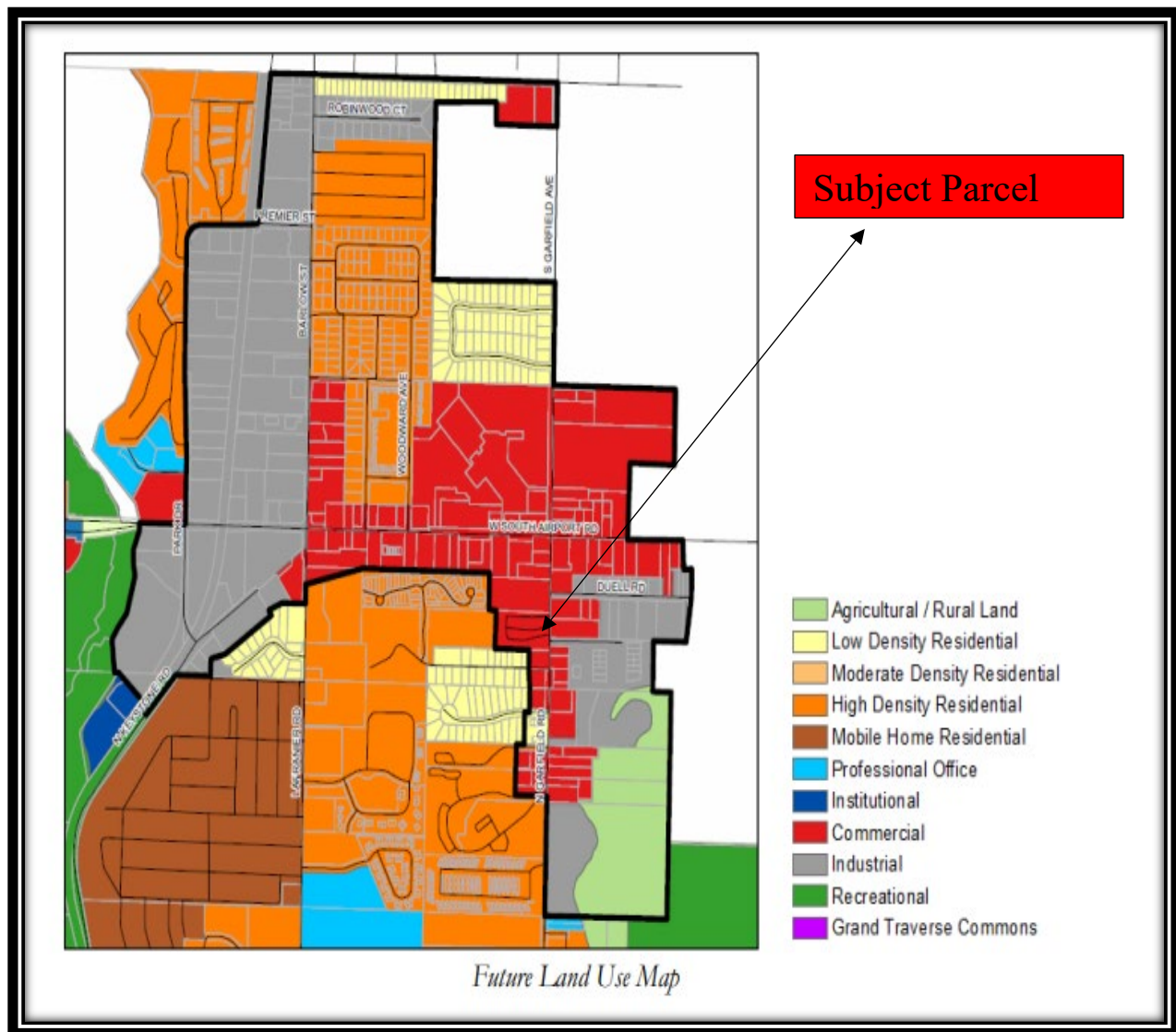
Commercial District Housing Development Site Plan Review Submittal

Garfield Township Zoning Map

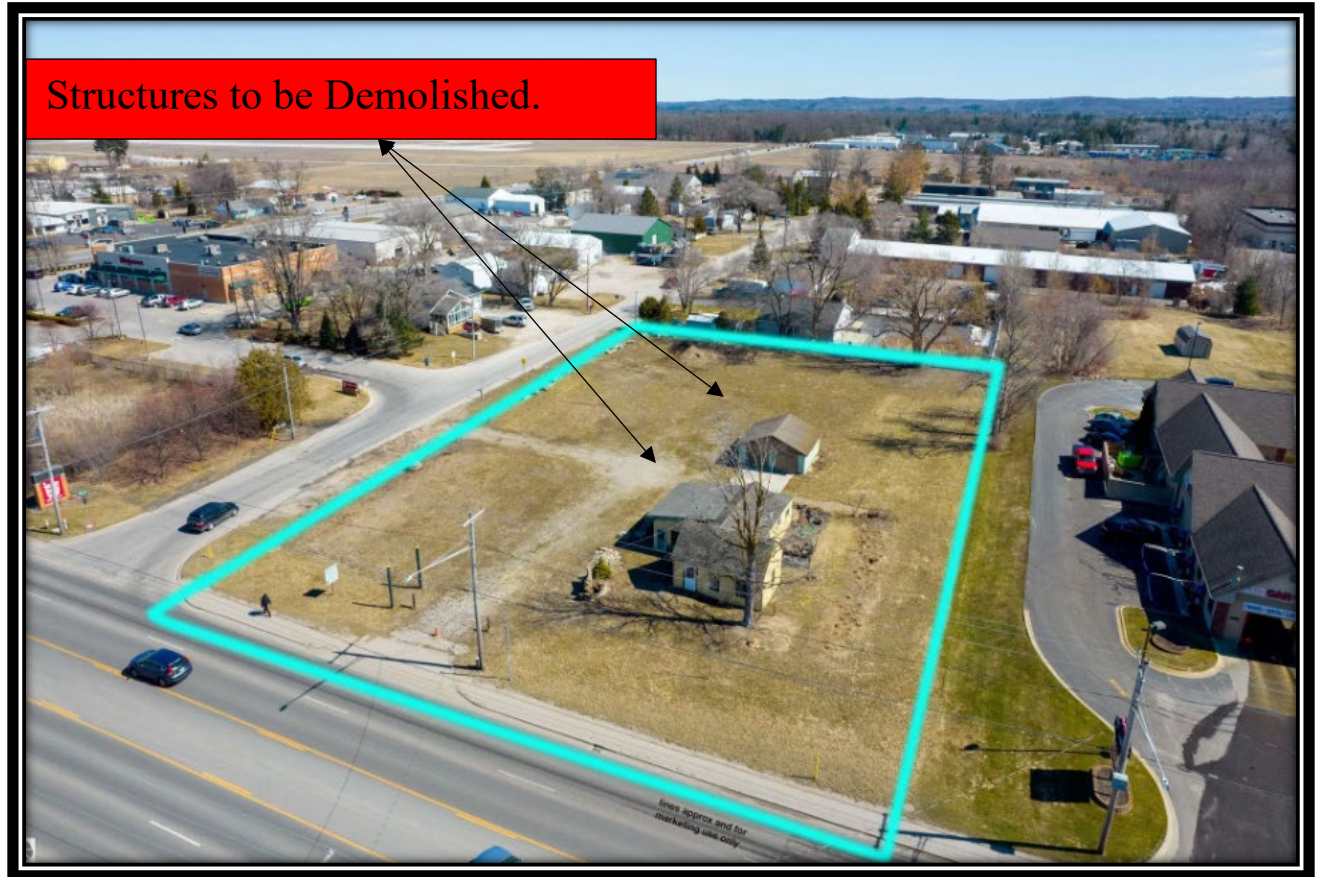


Future Land Use Map

The subject site is Zoned Commercial and surrounding area to the east zoned Industrial.



Current Site Features and Buildings for Demolition



Parking Lot Lighting Detail

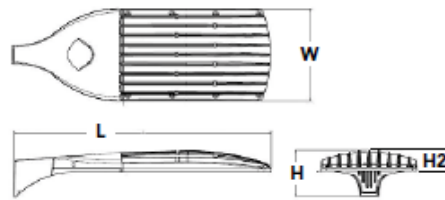


D-Series Size 2 LED Area Luminaire



Specifications

EPA: 1.1 ft²
(0.10 m²)
Length: 40"
(101.6 cm)
Width: 15"
(38.1 cm)
Height 1: 7-1/4"
(18.4 cm)
Height 2: 3.5"
Weight: 36lbs



Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information			EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD			
DSX2 LED						
Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX2 LED	Forward optics	30K 3000 K	T1S	Type I Short (Automotive)	TsVS	Type V Very Short ¹
	P1 P5 ¹	40K 4000 K	T2S	Type II Short	TSS	Type V Short ¹
	P2 P6	50K 5000 K	T2M	Type II Medium	TSM	Type V Medium ¹
	P3 P7 ¹		T3S	Type III Short	TSW	Type V Wide ¹
	P4 P8 ¹		T3M	Type III Medium	BLC	Backlight control ⁴
	Rotated optics		T4M	Type IV Medium	LCCO	Left corner cutoff ⁴
	P10 ² P13 ^{1,2}		TFTM	Forward Throw Medium	RCCO	Right corner cutoff ⁴
	P11 ² P14 ^{1,2}					
	P12 ²					
					MVOLT ¹	Shipped included
					XVOLT (277V-480V) ^{4,7,8}	SPA Square pole mounting
					120 ⁹	RPA Round pole mounting ¹⁰
					208 ⁹	WBA Wall bracket ¹
					240 ⁹	SPUMBA Square pole universal mounting adaptor ¹¹
					277 ⁹	RPUMBA Round pole universal mounting adaptor ¹¹
					347 ⁹	Shipped separately
					480 ⁹	KMAA DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹⁰
Control options			Other options		Finish (required)	
Shipped installed			Shipped installed		DDBXD Dark bronze	
NLTAIR2 nLight AIR generation 2 enabled ¹³			HS House-side shield ²²		DBLXD Black	
PIRHN Network, Bi-Level motion/ambient sensor ¹⁴			SF Single fuse (120, 277, 347V) ⁹		DNAXD Natural aluminum	
PER NEMA twist-lock receptacle only (no controls) ¹⁵			DF Double fuse (208, 240, 480V) ⁹		DWHXD White	
PER5 Five-wire receptacle only (no controls) ^{15,16}			L90 Left rotated optics ¹		DOBTXD Textured dark bronze	
PER7 Seven-wire receptacle only (no controls) ^{15,16}			R90 Right rotated optics ¹		DBLXD Textured black	
DMG 0-10V dimming extend out back of housing for external control (no controls) ¹⁷			HA 50°C ambient operations ¹		DNATXD Textured natural aluminum	
DS Dual switching ^{14,19}			BAA Buy American(n) Act Compliant		DWHGXD Textured white	
			Shipped separately			
			BS Bird spikes ²¹			
			EGS External glare shield			



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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 AU	PhotoCell - SSL Inlet-Back (120-277V) ¹⁴
DLL147F 1.5 CUL AU	PhotoCell - SSL Inlet-Back (347V) ¹⁴
DLL148F 1.5 CUL AU	PhotoCell - SSL Inlet-Back (480V) ¹⁴
DSH0RT SRA U	Shorting cap ¹⁴
DSCHS 90C U	House-side shield for 90 LED unit ¹⁴
DSCHS 90C U	House-side shield for 90 LED unit ¹⁴
DSCHS 100C U	House-side shield for 100 LED unit ¹⁴
PUMBA D00D U*	Square and round pole universal mounting bracket (Specify Finish) ¹⁴
KMAR D00D U	Max arm mounting bracket adapter (Specify Finish) ¹⁴
DSGEGS (FINISH) U	External glare shield

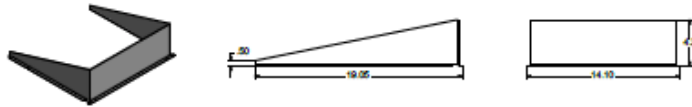
For more control options, visit [DTI](#) and [ROAM](#) online.

NOTES

- HA not available with P5, P7, P8, P13, and P14.
- P10, P11, P12, P13 or P14 and rotatable optics (S90, R90) only available together.
- Any Type 5 distribution with photocell, is not available with WSA.
- Not available with HS.
- MOVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- XVOLT is only suitable for use with P5, P6, P7, P8, P13 and P14.
- XVOLT works with any voltage between 277V and 480V.
- XVOLT not available with fusing (SF or DF) and not available with PIRH or PIRH1FC3V.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Suitable for mounting to round poles between 3.5" and 12" diameter.
- Universal mounting bracket intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANSI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- Must be ordered with PIRH-N. Sensor cover only available in dark bronze, black, white or natural aluminum color.
- Must be ordered with NCTAIR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap included.
- If ROAMW node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- DMG not available with PIRH-N, PER5, PER7, PIR, PIRH, PIRH1FC3V or PIRH1FC3N, FAO.
- Requires (2) separately switched circuits with isolated neutrals.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available with P1, P2, P10.
- Reference Controls Options table settings table on page 4. Reference Motion Sensor Default table on page 4 to see functionality.
- Reference controls options table on page 4.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessories; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

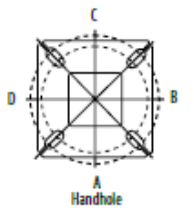
Options

EGS - External Glare Shield

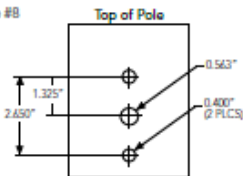


Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5190	AS3-5280	AS3-5290	AS3-5390	AS3-5320	AS3-5490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Feature Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 LED	1,100	2,200	2,120	3,300	2,850	4,064

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"



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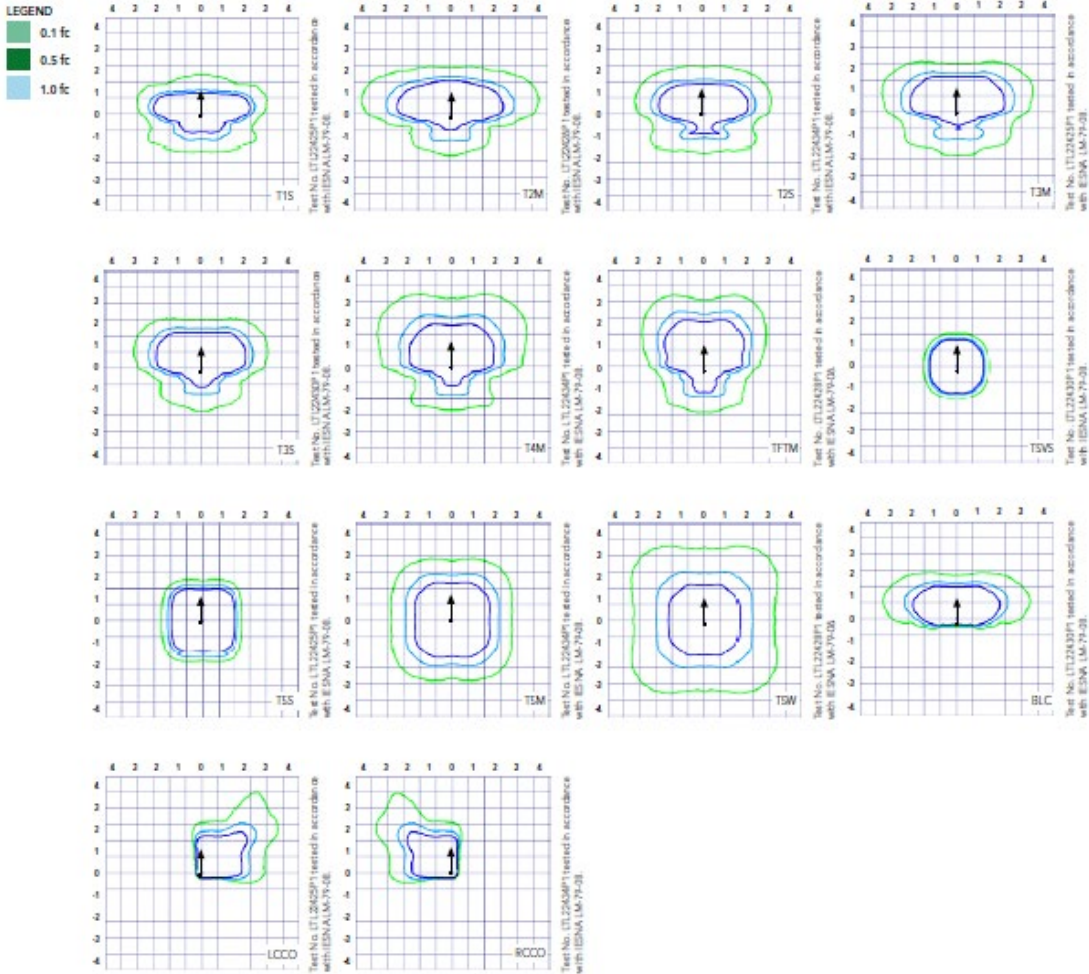
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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 2 homepage](#).

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.04
5°C	1.04
10°C	1.03
15°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
35°C	0.98
40°C	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LM, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	80	530	140	1.18	0.68	0.59	0.51	0.40	0.32
	P2	80	700	185	1.56	0.90	0.78	0.66	0.52	0.39
	P3	80	850	217	1.82	1.05	0.90	0.80	0.63	0.48
	P4	80	1050	270	2.27	1.31	1.12	0.99	0.79	0.59
	P5	80	1250	321	2.68	1.54	1.34	1.17	0.93	0.68
	P6	100	1050	343	2.89	1.66	1.59	1.37	1.00	0.71
	P7	100	1250	398	3.31	1.91	1.66	1.45	1.16	0.81
	P8	100	1350	431	3.61	2.07	1.81	1.57	1.25	0.91
Rotated Optics (Requires L90 or R90)	P10	90	530	156	1.30	0.76	0.65	0.62	0.45	0.32
	P11	90	700	207	1.75	1.01	0.87	0.74	0.60	0.46
	P12	90	850	254	2.12	1.22	1.06	0.94	0.73	0.55
	P13	90	1200	344	2.88	1.65	1.44	1.25	1.00	0.73
	P14	90	1400	405	3.39	1.95	1.71	1.48	1.18	0.86

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control.

Controls Options				
Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads.
DS	Drivers wired independently for 50/50 luminaire operation.	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PESS or PER7	Twist-lock photocell receptical	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DILL Elite or advanced control nodes such as ROAD.	Pins 4 & 5 to dimming leads on driver; Pins 6 & 7 are capped inside luminaire.
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting.	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
nLIGHT2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBGR	nLight AIR sensors can be programmed and commissioned from the ground using the CLARITY Pro app.



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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	530	P1	140W	T1S	17,575	3	0	3	126	18,933	3	0	3	135	19,173	3	0	3	137
				T2S	17,556	3	0	3	125	18,913	3	0	3	135	19,152	3	0	3	137
				T2M	17,647	3	0	3	126	19,010	3	0	3	136	19,251	3	0	3	138
				T3S	17,090	3	0	3	122	18,411	3	0	3	132	18,644	3	0	3	133
				T3M	17,604	3	0	3	126	18,964	3	0	3	135	19,204	3	0	3	137
				T4M	17,221	3	0	3	123	18,552	3	0	4	133	18,787	3	0	4	133
				TFIM	17,593	3	0	3	126	18,952	3	0	4	135	19,192	3	0	4	137
				TSVS	18,297	4	0	1	131	19,711	4	0	1	141	19,961	4	0	1	143
				TSS	18,312	4	0	2	131	19,727	4	0	2	141	19,977	4	0	2	143
				TSM	18,266	4	0	2	130	19,677	4	0	2	141	19,926	4	0	2	142
				TSW	18,146	5	0	3	130	19,540	5	0	3	140	19,796	5	0	3	141
				BLC	14,424	2	0	2	103	15,539	2	0	3	111	15,736	2	0	3	112
				LCDD	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
				RCCD	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
				80	700	P2	185W	T1S	22,305	3	0	3	121	24,029	3	0	3	130	24,333
T2S	22,281	3	0					4	120	24,003	3	0	4	130	24,307	3	0	4	131
T2M	22,396	3	0					3	121	24,127	3	0	3	130	24,432	3	0	3	132
T3S	21,690	3	0					4	117	23,366	3	0	4	126	23,662	3	0	4	128
T3M	22,342	3	0					4	121	24,068	3	0	4	130	24,373	3	0	4	132
T4M	21,857	3	0					4	118	23,545	3	0	4	127	23,844	3	0	4	129
TFIM	22,328	3	0					4	121	24,054	3	0	4	130	24,358	3	0	4	132
TSVS	23,222	5	0					1	126	25,016	5	0	1	135	25,333	5	0	1	137
TSS	23,241	4	0					2	126	25,037	4	0	2	135	25,354	4	0	2	137
TSM	23,182	5	0					3	125	24,974	5	0	3	135	25,290	5	0	3	137
TSW	23,030	5	0					4	124	24,870	5	0	4	134	25,124	5	0	4	136
BLC	18,307	2	0					3	99	19,721	2	0	3	107	19,971	2	0	3	108
LCDD	13,622	2	0					3	74	14,674	2	0	4	79	14,860	2	0	4	80
RCCD	13,622	2	0					3	74	14,674	2	0	4	79	14,860	2	0	4	80
80	850	P3	217W					T1S	26,202	3	0	3	121	28,226	3	0	3	130	28,584
				T2S	26,174	3	0	4	121	28,196	3	0	4	130	28,553	3	0	4	132
				T2M	26,309	3	0	3	121	28,342	3	0	3	131	28,700	3	0	3	132
				T3S	25,479	3	0	4	117	27,448	3	0	4	126	27,795	3	0	4	128
				T3M	26,245	3	0	4	121	28,273	3	0	4	130	28,631	3	0	4	132
				T4M	25,675	3	0	4	118	27,659	3	0	4	127	28,009	3	0	4	129
				TFIM	26,229	3	0	4	121	28,255	3	0	4	130	28,613	3	0	4	132
				TSVS	27,279	5	0	1	126	29,387	5	0	1	135	29,739	5	0	1	137
				TSS	27,301	4	0	2	126	29,410	5	0	2	136	29,783	5	0	2	137
				TSM	27,232	5	0	3	125	29,336	5	0	3	135	29,707	5	0	3	137
				TSW	27,053	5	0	4	125	29,144	5	0	4	134	29,513	5	0	4	136
				BLC	21,504	2	0	3	99	23,166	2	0	3	107	23,459	2	0	4	108
				LCDD	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
				RCCD	16,001	2	0	4	74	17,238	2	0	4	79	17,456	2	0	4	80
				80	1050	P4	270W	T1S	30,963	4	0	4	115	33,355	4	0	4	124	33,777
T2S	30,930	4	0					4	115	33,320	4	0	4	123	33,742	4	0	4	125
T2M	31,089	3	0					4	115	33,491	3	0	4	124	33,915	3	0	4	126
T3S	30,108	4	0					4	112	32,435	4	0	5	120	32,845	4	0	5	122
T3M	31,014	3	0					4	115	33,410	3	0	4	124	33,833	3	0	4	125
T4M	30,340	3	0					5	112	32,684	3	0	5	121	33,098	3	0	5	123
TFIM	30,995	3	0					5	115	33,390	3	0	5	124	33,812	3	0	5	125
TSVS	32,235	5	0					1	119	34,726	5	0	1	129	35,166	5	0	1	130
TSS	32,261	5	0					2	119	34,754	5	0	2	129	35,194	5	0	2	130
TSM	32,180	5	0					4	119	34,667	5	0	4	128	35,105	5	0	4	130
TSW	31,969	5	0					4	118	34,439	5	0	5	128	34,875	5	0	5	129
BLC	25,412	2	0					4	94	27,376	2	0	4	101	27,722	2	0	4	103
LCDD	18,909	2	0					4	70	20,370	2	0	4	75	20,628	2	0	4	76
RCCD	18,909	2	0					4	70	20,370	2	0	4	75	20,628	2	0	4	76

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	1250	P5	321W	T1S	35,193	4	0	4	110	37,912	4	0	4	118	38,392	4	0	4	120
				T2S	35,155	4	0	5	110	37,872	4	0	5	118	38,351	4	0	5	119
				T2M	35,236	4	0	4	110	38,067	4	0	4	119	38,549	4	0	4	120
				T3S	34,222	4	0	5	107	36,866	4	0	5	115	37,333	4	0	5	116
				T3M	35,251	3	0	4	110	37,974	3	0	5	118	38,455	4	0	5	120
				T4M	34,485	3	0	5	107	37,149	4	0	5	116	37,620	4	0	5	117
				TF1M	35,229	3	0	5	110	37,951	3	0	5	118	38,431	3	0	5	120
				TSVS	36,639	5	0	1	114	39,470	5	0	1	123	39,970	5	0	1	125
				TSS	36,669	5	0	2	114	39,502	5	0	2	123	40,002	5	0	2	125
				TSM	36,576	5	0	4	114	39,403	5	0	4	123	39,901	5	0	4	124
				TSW	36,336	5	0	5	113	39,144	5	0	5	122	39,640	5	0	5	123
				BLC	28,884	3	0	4	90	31,115	3	0	4	97	31,509	3	0	4	98
				LCCD	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
				RCCD	21,492	2	0	4	67	23,153	2	0	5	72	23,446	3	0	5	73
				100	1050	P6	343W	T1S	37,824	4	0	4	110	40,747	4	0	4	119	41,263
T2S	37,784	4	0					5	110	40,704	4	0	5	119	41,219	4	0	5	120
T2M	37,979	4	0					4	111	40,913	4	0	4	119	41,431	4	0	4	121
T3S	36,780	4	0					5	107	39,623	4	0	5	116	40,124	4	0	5	117
T3M	37,886	3	0					5	110	40,814	4	0	5	119	41,331	4	0	5	120
T4M	37,863	4	0					5	108	39,927	4	0	5	116	40,433	4	0	5	118
TF1M	37,863	3	0					5	110	40,789	4	0	5	119	41,305	4	0	5	120
TSVS	39,379	5	0					1	115	42,422	5	0	1	124	42,959	5	0	1	125
TSS	39,411	5	0					2	115	42,456	5	0	2	124	42,993	5	0	2	125
TSM	39,311	5	0					4	115	42,349	5	0	4	123	42,885	5	0	4	125
TSW	39,053	5	0					5	114	42,071	5	0	5	123	42,604	5	0	5	124
BLC	31,043	3	0					4	91	33,442	3	0	4	97	33,865	3	0	4	99
LCCD	23,099	2	0					5	67	24,884	3	0	5	73	25,199	3	0	5	73
RCCD	23,099	2	0					5	67	24,884	3	0	5	73	25,199	3	0	5	73
100	1250	P7	398W					T1S	42,599	4	0	4	107	45,890	4	0	4	115	46,471
				T2S	42,553	4	0	5	107	45,842	4	0	5	115	46,422	4	0	5	117
				T2M	42,773	4	0	4	107	46,078	4	0	4	116	46,661	4	0	5	117
				T3S	41,423	4	0	5	104	44,624	4	0	5	112	45,189	4	0	5	114
				T3M	42,609	4	0	5	107	45,966	4	0	5	115	46,548	4	0	5	117
				T4M	41,742	4	0	5	105	44,967	4	0	5	113	45,537	4	0	5	114
				TF1M	42,643	4	0	5	107	45,938	4	0	5	115	46,519	4	0	5	117
				TSVS	44,350	5	0	1	111	47,777	5	0	1	120	48,381	5	0	1	122
				TSS	44,385	5	0	2	112	47,815	5	0	3	120	48,420	5	0	3	122
				TSM	44,273	5	0	4	111	47,695	5	0	4	120	48,298	5	0	4	121
				TSW	43,983	5	0	5	111	47,382	5	0	5	119	47,982	5	0	5	121
				BLC	34,962	3	0	4	88	37,664	3	0	5	95	38,140	3	0	5	96
				LCCD	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
				RCCD	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
				100	1350	P8	448W	T1S	45,610	4	0	4	106	49,135	4	0	4	114	49,757
T2S	45,562	4	0					5	106	49,083	4	0	5	114	49,704	4	0	5	115
T2M	45,797	4	0					4	106	49,336	4	0	5	114	49,960	4	0	5	116
T3S	44,352	4	0					5	103	47,779	4	0	5	111	48,384	4	0	5	112
T3M	45,686	4	0					5	106	49,216	4	0	5	114	49,839	4	0	5	116
T4M	44,693	4	0					5	104	48,147	4	0	5	112	48,756	4	0	5	113
TF1M	45,657	4	0					5	106	49,186	4	0	5	114	49,808	4	0	5	116
TSVS	47,485	5	0					1	110	51,155	5	0	1	119	51,802	5	0	1	120
TSS	47,524	5	0					3	110	51,196	5	0	3	119	51,844	5	0	3	120
TSM	47,404	5	0					4	110	51,067	5	0	5	118	51,713	5	0	5	120
TSW	47,093	5	0					5	109	50,732	5	0	5	118	51,374	5	0	5	119
BLC	37,434	3	0					5	87	40,326	3	0	5	94	40,837	3	0	5	95
LCCD	27,854	3	0					5	65	30,006	3	0	5	70	30,386	3	0	5	71
RCCD	27,854	3	0					5	65	30,006	3	0	5	70	30,386	3	0	5	71

Commercial District Housing Development Site Plan Review Submittal

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
90	530	P10	150W	T15	20,145	4	0	4	129	21,702	4	0	4	139	21,977	4	0	4	141
				T25	20,029	4	0	4	128	21,577	4	0	4	138	21,850	4	0	4	140
				T2M	20,391	4	0	4	131	21,967	4	0	4	141	22,245	4	0	4	143
				T35	19,719	4	0	4	126	21,242	4	0	4	136	21,511	4	0	4	138
				T3M	20,379	4	0	4	131	21,954	4	0	4	141	22,232	4	0	4	143
				T4M	19,995	4	0	4	128	21,540	4	0	4	138	21,812	5	0	5	140
				TF1M	20,511	4	0	4	131	22,096	5	0	5	142	22,376	5	0	5	143
				TSVS	20,655	4	0	1	132	22,251	4	0	1	143	22,533	4	0	1	144
				TSS	20,482	4	0	2	131	22,064	4	0	2	141	22,343	4	0	2	143
				TSW	20,477	5	0	3	131	22,059	5	0	3	141	22,338	5	0	3	143
				TSW	20,293	5	0	3	130	21,861	5	0	3	140	22,138	5	0	4	142
				BLC	16,846	4	0	4	108	18,148	4	0	4	116	18,378	4	0	4	118
				LCOD	12,032	2	0	3	77	12,961	2	0	3	83	13,125	2	0	3	84
				RCOD	12,016	4	0	4	77	12,944	4	0	4	83	13,108	4	0	4	84
				90	700	P11	207W	T15	25,518	4	0	4	123	27,490	4	0	4	133	27,837
T25	25,371	5	0					5	123	27,331	5	0	5	132	27,677	5	0	5	134
T2M	25,829	4	0					4	125	27,825	4	0	4	134	28,177	4	0	4	136
T35	24,977	5	0					5	121	26,907	5	0	5	130	27,248	5	0	5	132
T3M	25,814	5	0					5	125	27,809	5	0	5	134	28,161	5	0	5	136
T4M	25,327	5	0					5	122	27,284	5	0	5	132	27,629	5	0	5	133
TF1M	25,981	5	0					5	126	27,989	5	0	5	135	28,343	5	0	5	137
TSVS	26,164	5	0					1	126	28,185	5	0	1	136	28,542	5	0	1	138
TSS	25,943	4	0					2	125	27,948	5	0	2	135	28,302	5	0	2	137
TSW	25,937	5	0					3	125	27,941	5	0	3	135	28,295	5	0	3	137
TSW	25,704	5	0					4	124	27,691	5	0	4	134	28,041	5	0	4	135
BLC	21,339	4	0					4	103	22,988	4	0	4	111	23,279	4	0	4	112
LCOD	15,240	2	0					4	74	16,418	2	0	4	79	16,626	2	0	4	80
RCOD	15,220	5	0					5	74	16,396	5	0	5	79	16,604	5	0	5	80
90	850	P12	254W					T15	29,912	4	0	4	118	32,223	4	0	4	127	32,631
				T25	29,740	5	0	5	117	32,038	5	0	5	126	32,443	5	0	5	128
				T2M	30,277	4	0	4	119	32,616	5	0	5	128	33,029	5	0	5	130
				T35	29,278	5	0	5	115	31,540	5	0	5	124	31,940	5	0	5	126
				T3M	30,259	5	0	5	119	32,597	5	0	5	128	33,010	5	0	5	130
				T4M	29,688	5	0	5	117	31,962	5	0	5	126	32,387	5	0	5	128
				TF1M	30,455	5	0	5	120	32,808	5	0	5	129	33,224	5	0	5	131
				TSVS	30,669	5	0	1	121	33,039	5	0	1	130	33,457	5	0	1	132
				TSS	30,411	5	0	2	120	32,761	5	0	2	129	33,176	5	0	2	131
				TSW	30,404	5	0	3	120	32,753	5	0	3	129	33,168	5	0	3	131
				TSW	30,131	5	0	4	119	32,459	5	0	4	128	32,870	5	0	4	129
				BLC	25,013	4	0	4	98	26,946	4	0	4	106	27,287	4	0	4	107
				LCOD	17,865	2	0	4	70	19,245	2	0	4	76	19,489	2	0	4	77
				RCOD	17,841	5	0	5	70	19,220	5	0	5	76	19,463	5	0	5	77
				90	1200	P13	344W	T15	38,768	5	0	5	113	41,764	5	0	5	121	42,292
T25	38,545	5	0					5	112	41,523	5	0	5	121	42,049	5	0	5	122
T2M	39,241	5	0					5	114	42,273	5	0	5	123	42,808	5	0	5	124
T35	37,947	5	0					5	110	40,879	5	0	5	119	41,396	5	0	5	120
T3M	39,218	5	0					5	114	42,249	5	0	5	123	42,783	5	0	5	124
T4M	38,478	5	0					5	112	41,451	5	0	5	120	41,976	5	0	5	122
TF1M	39,472	5	0					5	115	42,522	5	0	5	124	43,060	5	0	5	125
TSVS	39,749	5	0					1	116	42,821	5	0	1	124	43,363	5	0	1	126
TSS	39,415	5	0					2	115	42,461	5	0	2	123	42,998	5	0	2	125
TSW	39,405	5	0					4	115	42,450	5	0	4	123	42,988	5	0	4	125
TSW	39,052	5	0					5	114	42,069	5	0	5	122	42,602	5	0	5	124
BLC	32,419	5	0					5	94	34,925	5	0	5	102	35,367	5	0	5	103
LCOD	23,154	3	0					5	67	24,943	3	0	5	73	25,259	3	0	5	73
RCOD	23,124	5	0					5	67	24,910	5	0	5	72	25,226	5	0	5	73
90	1400	P14	405W					T15	42,867	5	0	5	106	46,180	5	0	5	114	46,764
				T25	42,621	5	0	5	105	45,914	5	0	5	113	46,495	5	0	5	115
				T2M	43,390	5	0	5	107	46,743	5	0	5	115	47,335	5	0	5	117
				T35	41,959	5	0	5	104	45,201	5	0	5	112	45,773	5	0	5	113
				T3M	43,365	5	0	5	107	46,716	5	0	5	115	47,307	5	0	5	117
				T4M	42,547	5	0	5	105	45,834	5	0	5	113	46,414	5	0	5	115
				TF1M	43,646	5	0	5	108	47,018	5	0	5	116	47,614	5	0	5	118
				TSVS	43,952	5	0	1	109	47,349	5	0	1	117	47,948	5	0	1	118
				TSS	43,583	5	0	2	108	46,950	5	0	2	116	47,545	5	0	2	117
				TSW	43,572	5	0	4	108	46,939	5	0	4	116	47,533	5	0	4	117
				TSW	43,181	5	0	5	107	46,518	5	0	5	115	47,107	5	0	5	116
				BLC	35,847	5	0	5	89	38,617	5	0	5	95	39,106	5	0	5	97
				LCOD	25,602	3	0	5	63	27,580	3	0	5	68	27,930	3	0	5	69
				RCOD	25,569	5	0	5	63	27,544	5	0	5	68	27,893	5	0	5	69



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DSK2-LED
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FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to 185,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocell receptacle is available.

STANDARD CONTROLS

The DSX2 LED area luminaire has a number of control options. DSX Size 2, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX2 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocell functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLARITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/CPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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Exterior Dark Night Sky Lighting Detail



WST LED Architectural Wall Sconce



Buy American

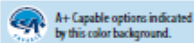
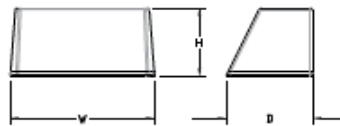
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Specifications

Luminaire

Height: 8-1/2"
(21.59 cm)
Width: 17"
(43.18 cm)
Depth: 10-3/16"
(25.9 cm)
Weight: 20 lbs
(9.1 kg)



Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixelated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED							
Series	Performance Package	Color temperature		Distribution	Voltage	Mounting	
WST LED	P1 1,500 Lumen package	27K	2700 K	VF Visual comfort forward throw	MVOLT ¹	277 ²	Shipped included (blank) Surface mounting bracket PBBW Premium surface-mounted back box ⁴ Shipped separately BBW Surface-mounted back box ⁴
	P2 3,000 Lumen package	30K	3000 K	VW Visual comfort wide	120 ²	347 ²	
	P3 6,000 Lumen package	40K	4000 K		208 ²	480 ²	
		50K	5000 K		240 ²		
Options							Finish (required)
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights ^{14,7}						DDBXD Dark bronze
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ^{14,7}						DBLXD Black
PE	Photoelectric cell, button type ⁸						DNAXD Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) ⁹						DWHXD White
PER5	Five-wire receptacle only (controls ordered separate) ⁹						DSSXD Sandstone
PER7	Seven-wire receptacle only (controls ordered separate) ⁹						DDBTXD Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8-15' mounting height ¹⁴						DBLTXD Textured black
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹⁴						DNATXD Textured natural aluminum
PIR1H	180° motion/ambient light sensor, 15-30' mounting height ¹⁴						DWHGXO Textured white
PIR1HFC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹⁴						DSSTXD Textured sandstone
SF	Single fuse (120, 277, 347V) ⁷						
DF	Double fuse (208, 240, 480V) ⁷						
DS	Dual switching ¹⁰						
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) ¹¹						
E7WH	Emergency battery backup, Non CEC compliant (7W) ⁷						
E7WC	Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) ^{12,7}						
E7WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) ¹³						
E20WH	Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS ⁷						
E20WC	Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS ^{12,7}						
E23WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) ^{13,14}						
LCE	Left side conduit entry ¹⁵						
RCE	Right side conduit entry ¹⁵						
BAA	Buy America(n) Act Compliant						
Shipped separately							
RBPW	Retrofit back plate ³						
VG	Vandal guard ¹⁵						
WG	Wire guard ¹⁵						

See Accessories and Notes on next page.



COMMERCIAL OUTDOOR

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WST-LED
Rev. 08/02/22

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Accessories

Ordered and shipped separately.

WSTVCPBWW D0630-0	Premium Surface - mounted back box
WSEBW D0810-0	Surface - mounted back box
BBPW D0630-0	Refit/fit backplate
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹¹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹¹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹¹

NOTES

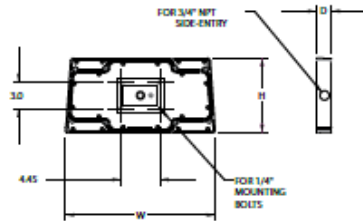
- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 3 Also available as a separate accessory; see accessories information.
- 4 Top conduit entry standard.
- 5 Not available with VG or WG. See PER Table.
- 6 Reference Motion Sensor table.
- 7 Not available with 347/480V.
- 8 Need to specify 120, 208, 240 or 277 voltage.
- 9 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- 10 Not available with Emergency options, PE or PER options.
- 11 DMG option not available with standalone or networked sensors/controllers.
- 12 Battery pack rated for -20° to 40°C.
- 13 Comes with PBBW.
- 14 Warranty period is 3-years.
- 15 Not available with BBW.
- 16 Must order with fixture; not an accessory.
- 17 Requires luminaire to be specified with PER, PERS or PER7 option. See PER Table.

Optional Back Box (PBBW)

Height: 8.49"
(21.56 cm)

Width: 17.01"
(43.21 cm)

Depth: 1.70"
(4.32 cm)

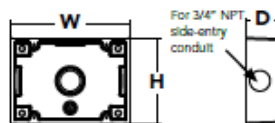


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Emergency Battery Operation

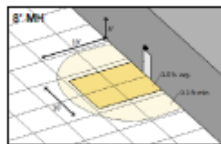
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70/NEC 2008 - 700.16

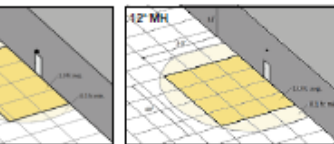
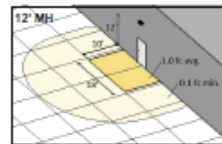
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH



COMMERCIAL OUTDOOR

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WST-LED
Rev. 08/02/22

Commercial District Housing Development Site Plan Review Submittal

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	—	—
	14	—	—	—	—	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	—	—
P2	25	0.21	0.13	0.11	0.1	—	—
	30	—	—	—	—	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	—	—
P3	50	0.42	0.24	0.21	0.19	—	—
	56	—	—	—	—	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	—	—

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIRIFCV or PIRHFCV	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*For use with site wide Dusk to Dawn control

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MWOLT)	Dist. type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134



COMMERCIAL OUTDOOR

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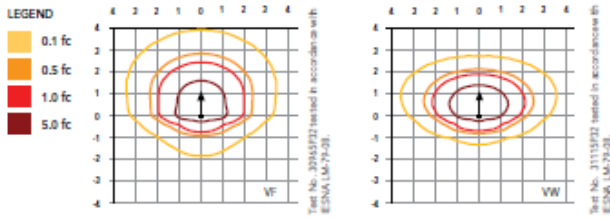
WST-LED
Rev. 08/02/22

Commercial District Housing Development Site Plan Review Submittal

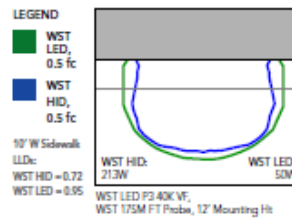
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isolot candle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 96 High-efficiency LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

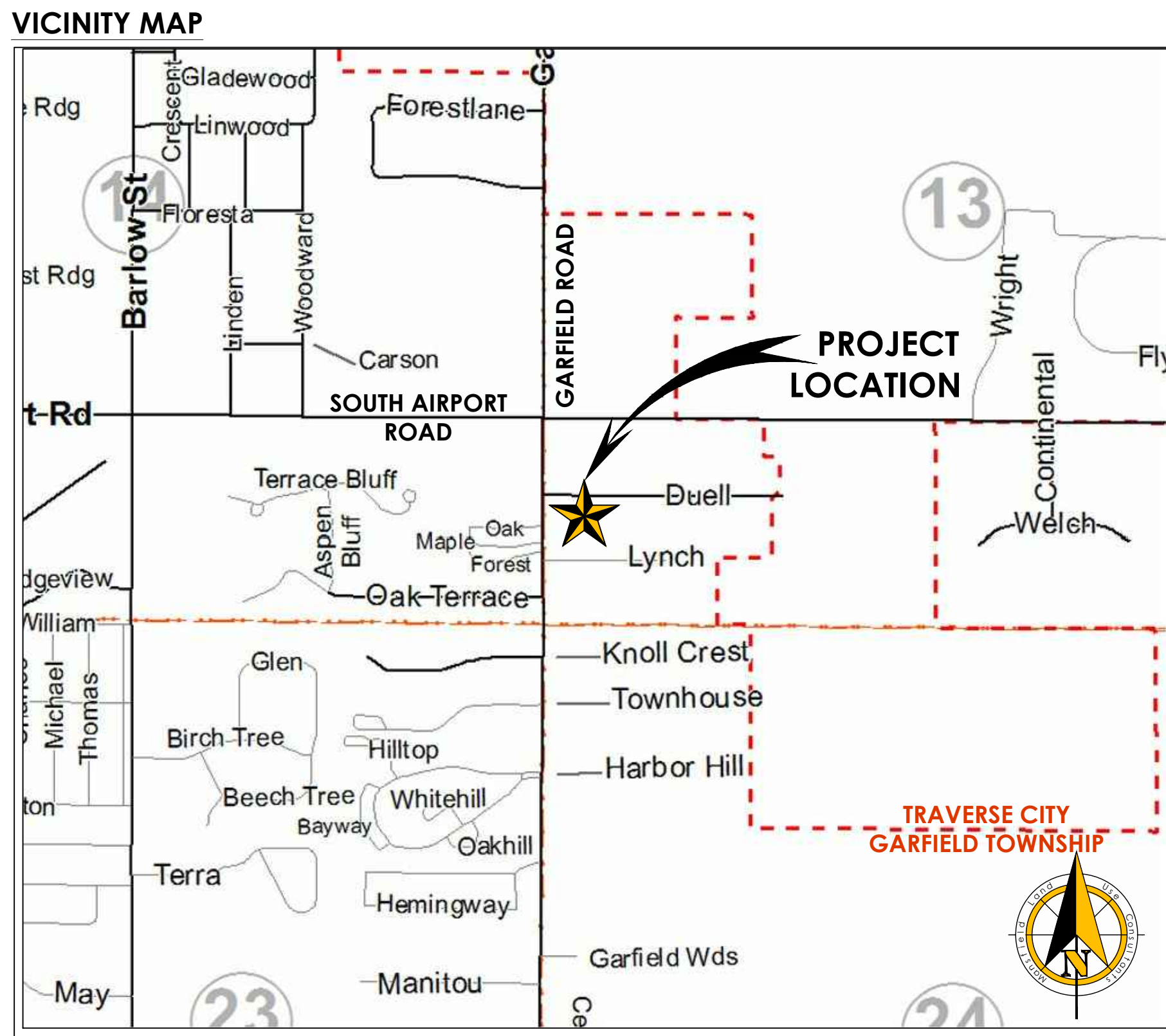
All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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WST-LED
Rev. 08/02/22



Garfield Twp.: 231-941-7682

DESCRIPTION	EXISTING	PROPOSED
GROUND CONTOUR		
SPOT ELEVATION		
CONTOUR FROM USGS TOPOGRAPHIC MAP		
TOP OF CURB ELEVATION PAVEMENT (OR GUTTER FLOW LINE) ELEVATION		
DIRECTION OF SURFACE FLOW		
DRAINAGE HIGH POINT		HP.
DRAINAGE LOW POINT		LP.
WATER MAIN		
SANITARY FORCE MAIN		
SANITARY SEWER		
STORM SEWER		
GAS MAIN		
OVERHEAD ELECTRIC		
PROPERTY LINE		
TREE LINE		
PINE LINE		
EDGE OF WETLAND		
EDGE OF WATER		
C/L OR DRAINAGE DITCH OR WATER LINE		
SILT FENCE		
DETENTION BASIN BERM		
MANHOLE (MH)		
CATCH BASIN (CB)		
CLEAN OUT (CO)		
RISER		
GATE VALVE		
FIRE HYDRANT ASSEMBLY		
CURB STOP & BOX		
POLE, POWER OR ELECTRIC		
LIGHT POLE/WALL MOUNTED LIGHT		
SIGN		
BENCH MARK (BM)		
U/G UTILITY SIGN		
GUY ANCHOR		
SOIL EROSION CONTROL MEASURE (MICHIGAN UNIFIED KEYING SYSTEM) P=PERMANENT T=TEMPORARY		
IRON FOUND / IRON SET		
CONCRETE MONUMENT		
GOVERNMENT CORNER		
NAIL FOUND / NAIL SET		
RECORD / MEASURED	(R)	(M)
FENCE		
WOOD STAKE		

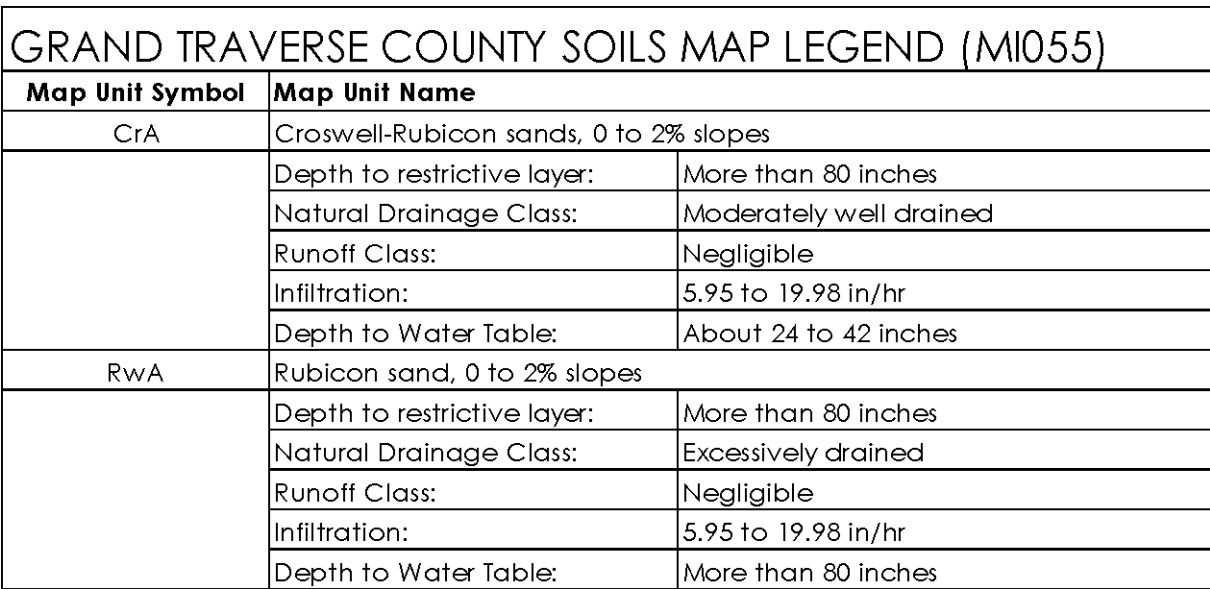
FRONT	=	40'
SIDE	=	VARIABLE
REAR	=	VARIABLE



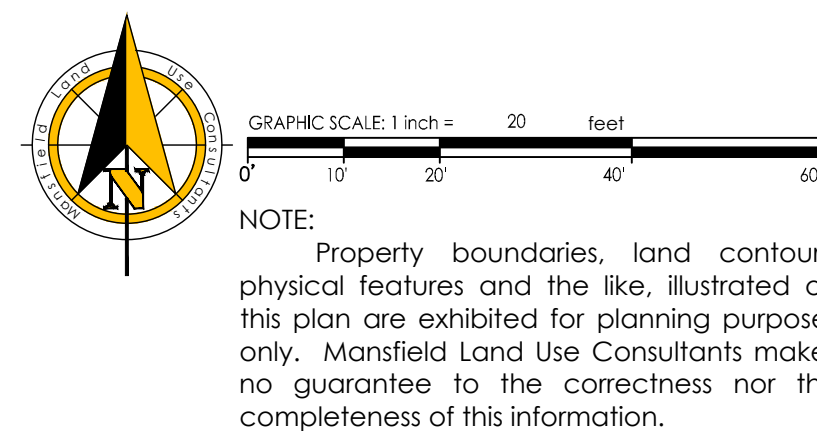
C1.0 COVER SHEET
C2.0 EXISTING CONDITIONS & DEMOLITION PLAN
C4.0 SITE & DIMENSION PLAN
L1.0 LANDSCAPE PLAN

GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

C1.0



SURROUNDING PARCEL INFORMATION				DATE: 9/11/2023	
Tax ID	Owner/Address	Parcel Address	Current Zoning	Current Use	
28-05-013-022-00	DAB WAG TC LLC C/O BRET BACKUS P O BOX 217 WAUNAKEE, WI 53597	975 W. SOUTH AIRPORT ROAD	C-G	COMMERCIAL	
28-05-013-026-00	PAUL & VALERIE EVERTS 950 DUELL ROAD TRAVERSE CITY, MI 4968	950 DUELL ROAD	I-G	COMMERCIAL	
28-05-013-030-00	MELISSA RIGGS 1193 LYNN LANE TRAVERSE CITY, MI 49684	931 DUELL ROAD	I-G	COMMERCIAL	
28-05-013-020-00	WASHNGO CAR WASH 2025 N GENESEE ROAD BURTON, MI 49509	3030 N. GARFIELD RD.	C-G & I-G	COMMERCIAL	
28-05-014-085-10	3011 N. GARFIELD LLC GARFIELD OAKS MOBILE HOME 3011 N. GARFIELD RD. TRAVERSE CITY, MI 49686	3011 N. GARFIELD RD.	C-G	MULTI-FAMILY	
28-05-014-077-00	3077 GARFIELD LLC 12307 SW BAYSHORE DRIVE TRAVERSE CITY, MI 49686	3077 N. GARFIELD RD.	C-G	COMMERCIAL	
28-05-013-050-00	THOMAS & MARY SCHALL 805 BIRCHWOOD AVENUE TRAVERSE CITY, MI 49686	3066 N. GARFIELD RD.	C-G	COMMERCIAL	



Mansfield
— **and** —
Land Use Consultants

[illegible]

JLG Properties
Proposed Commercial District Housing
EXISTING CONDITIONS and DEMOLITION PLAN
Section 13, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

CONCEPTUAL

P.M.:
dlm

DR.:	CKD.:	CREATED:
mmm	dln	08.01.23

JOB NO.: 00000

C2.0



NOTES:

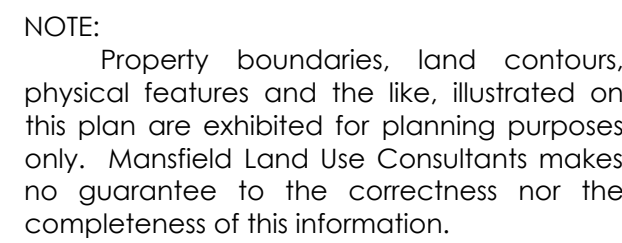
Mansfield
— **co** —
Land Use Consultants

[illegible]

SITE AND DIMENSION PLAN

Section 13, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

C4.0



PLANTING NOTES:

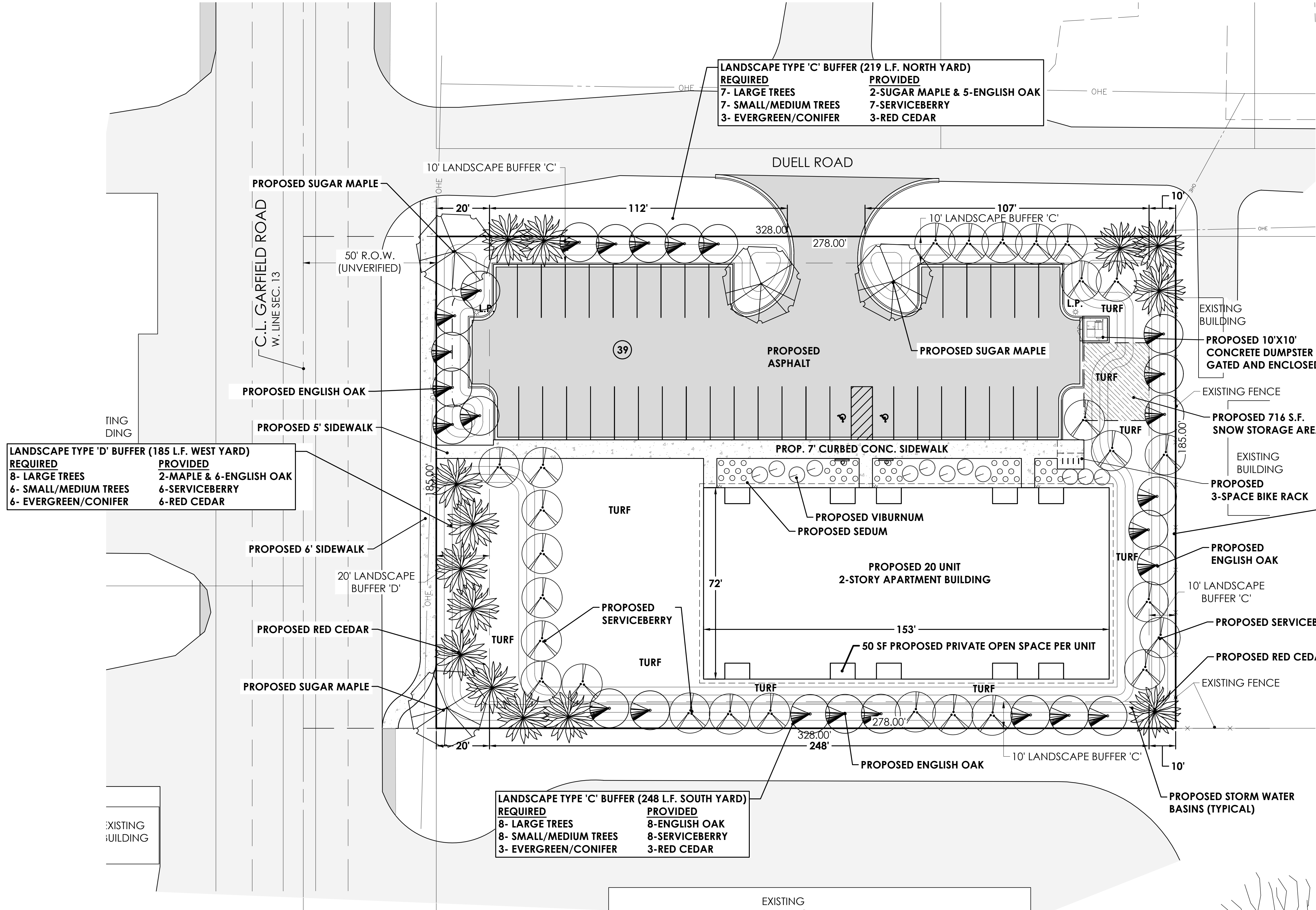
- CLEAN UP AND REMOVE FROM THE PLANTING AREAS WEEDS AND GRASSES, INCLUDING ROOTS, AND ANY MINOR ACCUMULATED DEBRIS AND RUBBISH BEFORE COMMENCING WORK.
- REMOVE AND DISPOSE OF ALL SOIL IN PLANTING AREAS THAT CONTAINS ANY DELETERIOUS SUBSTANCE SUCH AS OIL, PLASTER, CONCRETE, GASOLINE, PAINT, SOLVENTS, ETC., REMOVING THE SOIL TO A MINIMUM DEPTH OF SIX (6) INCHES OR TO THE LEVEL OF DRYNESS IN THE AFFECTED AREAS. THE AFFECTED SOIL SHALL BE REPLACED WITH NATIVE OR IMPORTED SOIL AS REQUIRED.
- FINISH GRADING ALL PLANTING AREAS TO A SMOOTH AND EVEN CONDITION, MAKING CERTAIN THAT NO WATER POCKETS OR IRREGULARITIES REMAIN. REMOVE AND DISPOSE OF ALL FOREIGN MATERIALS, CLOUDS AND ROCKS OVER 1 INCH IN DIAMETER WITHIN 3 INCHES OF SURFACE.
- ALL PLANT MATERIALS SHALL BE HEALTHY, WELL DEVELOPED REPRESENTATIVES OF THEIR SPECIES OR VARIETIES, FREE FROM DISFIGUREMENT WITH WELL-DEVELOPED BRANCH AND ROOT SYSTEMS, AND SHALL BE FREE FROM ALL PLANT DISEASES AND INSECT INFESTATION.
- ALL PLANT SUBSTITUTIONS WILL BE SUBJECT TO THE OWNER'S APPROVAL.
- EACH PLANT SHALL BE PLANTED WITH ITS PROPORTIONATE AMOUNT OF SOIL AMENDMENT AND FERTILIZER. HAND SMOOTH PLANTING AREA AFTER PLANTING TO PROVIDE AN EVEN, SMOOTH, FINAL FINISH GRADE. TO AVOID DRYING OUT, PLANTINGS SHALL BE IMMEDIATELY WATERED AFTER PLANTING UNTIL THE ENTIRE AREA IS SOAKED TO THE FULL DEPTH OF EACH HOLE UNLESS OTHERWISE NOTED ON THE DRAWING.
- MULCH ALL PLANTING BEDS WITH 3 INCHES OF SHREDDED BARK MULCH.
- REMOVE ALL TAGS, LABELS, NURSERY STAKES AND TIES FROM ALL PLANT MATERIAL ONLY AFTER THE APPROVAL OF THE OWNER.
- ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. THE GUARANTEE PERIOD COMMENCES FROM THE TIME OF FINAL ACCEPTANCE BY THE OWNER. REPLACE AS SOON AS WEATHER PERMITS, ALL DEAD PLANTS NOT IN VIGOROUS CONDITION AS NOTED DURING THE MAINTENANCE PERIOD. SAID PLANTS SHALL BE MAINTAINED FOR A PERIOD OF 90 CALENDAR DAYS FROM THE REPLACEMENT DATE. PLANTS USED FOR REPLACEMENTS SHALL BE SAME KIND AND SIZE AS ORIGINALLY PLANTED. THEY SHALL BE FURNISHED, PLANTED AND FERTILIZED AS SPECIFIED AND GUARANTEED.
- ALL DISTURBED AREAS SHALL BE TOP SOILED TO A DEPTH OF 4", SEEDED, FERTILIZED AND MOLDED MULCH BLANKETS SHALL BE USED AS NEEDED IN AREAS OF POTENTIAL EROSION PRIOR TO ESTABLISHMENT OF LAWN AREAS.

IRRIGATION NOTES:

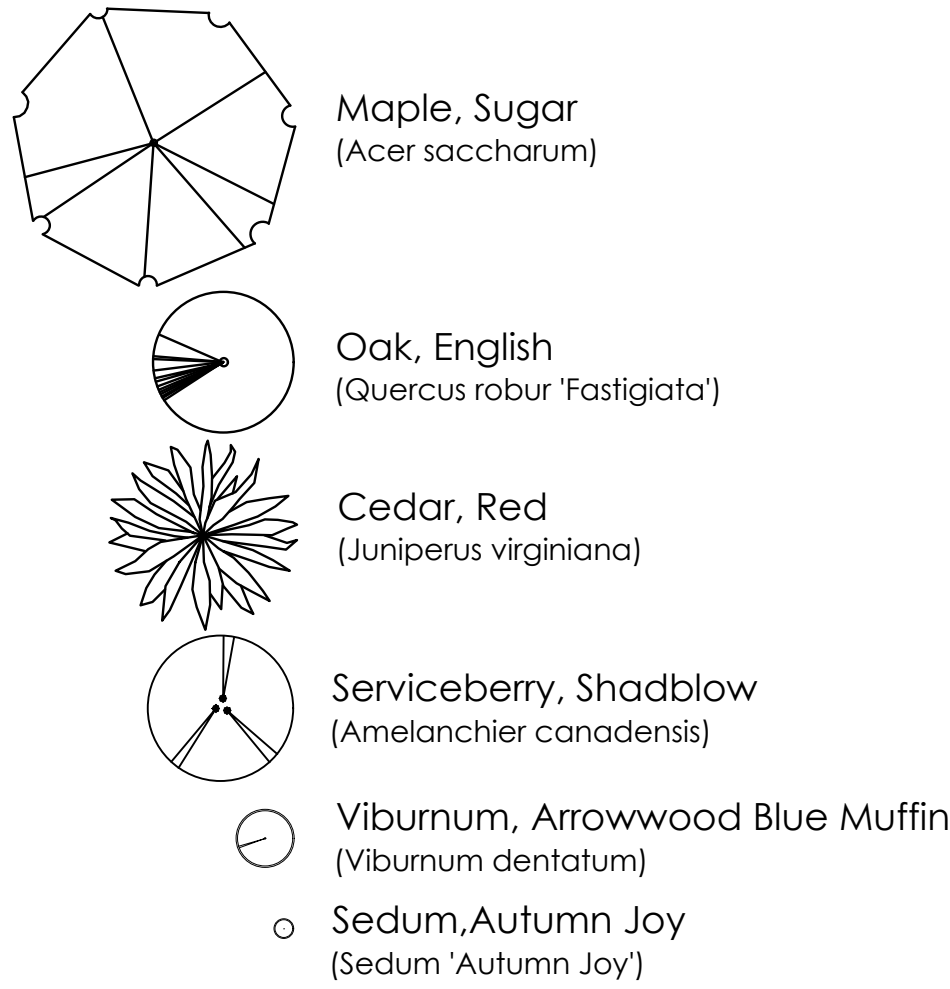
- LANDSCAPING TO BE IRRIGATED, INSTALLATION TO BE PERFORMED BY A REPUTABLE IRRIGATION CONTRACTOR.

LANDSCAPING PREPARED BY:

PETRA H. KUEHNIS, RLA
LANDSCAPE ARCHITECT
No. 3901001386



LANDSCAPE LEGEND



LANDSCAPE TYPE 'C' BUFFER (219 L.F. NORTH YARD)			
REQUIRED		PROVIDED	
7- LARGE TREES		2-SUGAR MAPLE & 5-ENGLISH OAK	
7- SMALL/MEDIUM TREES		7-SERVICEBERRY	
3- EVERGREEN/CONIFER		3-RED CEDAR	

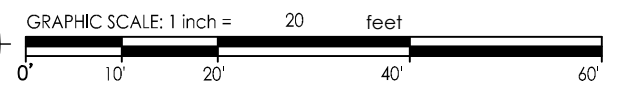
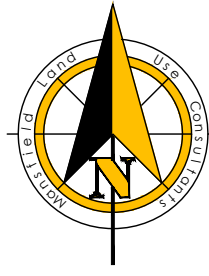
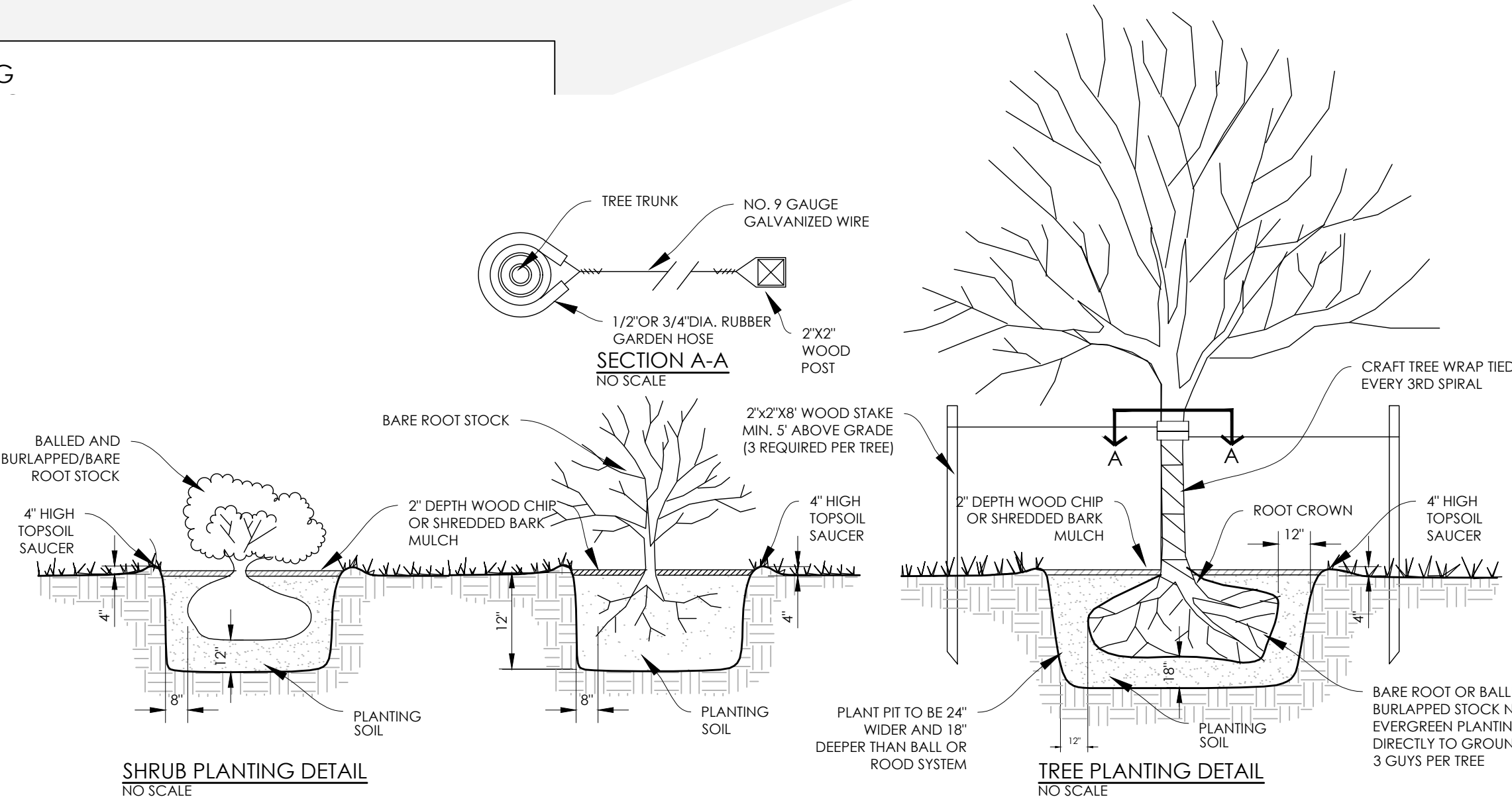
LANDSCAPE TYPE 'C' BUFFER (185 L.F. EAST YARD)			
REQUIRED		PROVIDED	
6- LARGE TREES		6-ENGLISH OAK	
6- SMALL/MEDIUM TREES		6-SERVICEBERRY	
2- EVERGREEN/CONIFER		2-RED CEDAR	

PLANT LIST			
TREES			
common name	botanical name	size	estimated quantity
Cedar, Red	Juniperus virginiana	6' B&B	14
Maple, Sugar	Acer saccharum	2' Caliper	4
Oak, English	Wuercus robur 'Fastigiata'	2' Caliper	25
Serviceberry, Shadblow	Amelanchier canadensis	6' B&B	27

SHRUBS			
common name	botanical name	size	estimated quantity
Viburnum, Blue Muffin Arrowwood	Viburnum Dentatum	5 gallon	12

PERENNIALS			
common name	botanical name	size	estimated quantity
Sedum, Autumn Joy	Sedum 'Autumn Joy'	1 gallon	41

Note: Plant quantities shown are estimates and may be subject to change depending upon actual site layout/install.



NOTE:
Property boundaries, land contours, physical features and the like, illustrated on this plan are exhibited for planning purposes only. Mansfield Land Use Consultants makes no guarantee to the correctness nor the completeness of this information.

830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.maeaps.com
info@maeaps.com

Mansfield
Land Use Consultants

REV#	DATE	DESCRIPTION	BY	CHK	APP
01	07-01-23	Original design			
02	08-21-23	Revised design			
03	09-13-23	Submitted - Preliminary review			

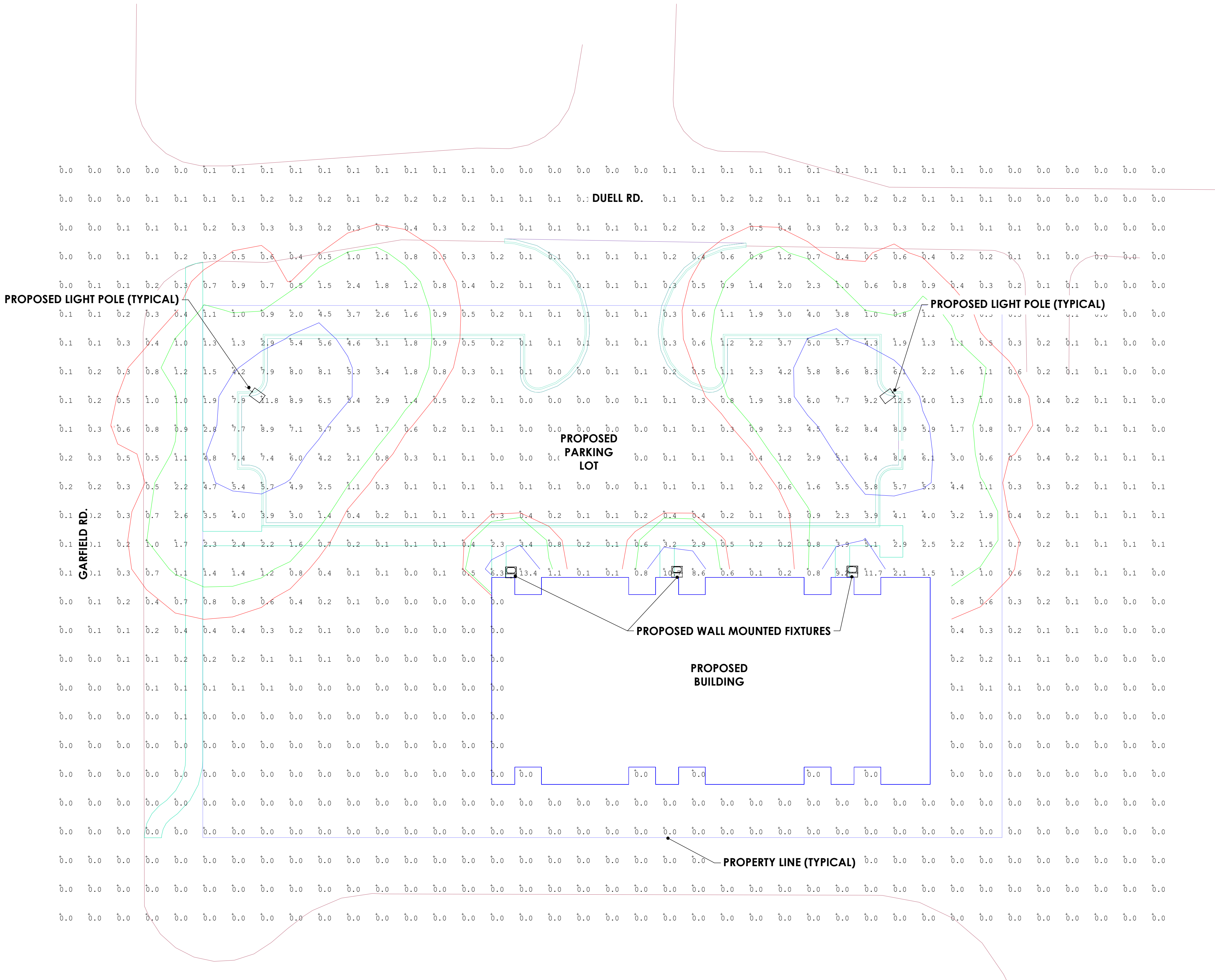
JLG Properties
Proposed Commercial District Housing
LANDSCAPE PLAN
Section 13, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

CONCEPTUAL

PM:	dim
DE:	mmmm
CD:	dim
CREATED:	08.01.23

JOB NO.: 23181

L1.0



- NOTES:
- This lighting plan is for illustrative and zoning approval purposes only, is not an electrical design plan, and is not for construction.
 - Light fixture type, specifications, and locations based on assumed new fixture locations and information provided by property owner. Mansfield Land Use Consultants makes no guarantees to the accuracy of illustrated data. Refer to electrical design plans for all design, specification, and construction purposes.
 - See relevant architectural and electrical project plans for additional detail related to site lighting, fixture types, fixture specifications, and fixture locations.
 - Lithonia Lighting WST LED Wall Sconce photometric data used for proposed wall mounted fixtures with an assumed mounting height of 8'.
 - Lithonia Lighting D-Series Size 2 photometric data used for proposed parking lot pole fixtures with an assumed mounting height of 20'.
 - All fixtures are full cut-off and comply with Township Zoning Ordinance standards.
 - All fixtures have a lamp color temperature of 3000K or less.

DISPLAY NOTES:
GRID POINTS ARE LABELED WITH SPECIFIC FOOT CANDLE MEASUREMENT AT EACH POINT

ISOLINE VALUES:
RED - 0.5 F.C.
GREEN - 1.0 F.C.
BLUE - 5.0 F.C.

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF
	3	Wall Pack	Single	N.A.	0.808
	2	Light Pole	Single	N.A.	0.808
				Description	
				WST LED P2 30K VF MVOLT	
				DSX2 LED P7 30K T3M MVOLT	



GRAPHIC SCALE: 1 inch = 20 feet

NOTE: Property boundaries, land contours, physical features and the like, illustrated on this plan are exhibited for planning purposes only. Mansfield Land Use Consultants makes no guarantee to the correctness nor the completeness of this information.

830 Cottageview Dr., Ste. 201
P.O. Box 4015
Traverse City, MI 49685
Phone: 231-946-9310
www.maleps.com
info@maleps.com

Mansfield

Land Use Consultants

REV#	DATE	DES	DRN	CHK	DESC
01	07-01-23	dim	mm	dim	Original design
02	08-21-23	dim	mm	dim	Revise design
03	09-13-23	dim	mm	dim	Submittal - Preliminary review

JLG Properties

Proposed Commercial District Housing

LIGHTING PLAN EXHIBIT

Section 13, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

CONCEPTUAL

PM: dim

DE: mm CD: dim CREATED: 08.01.23

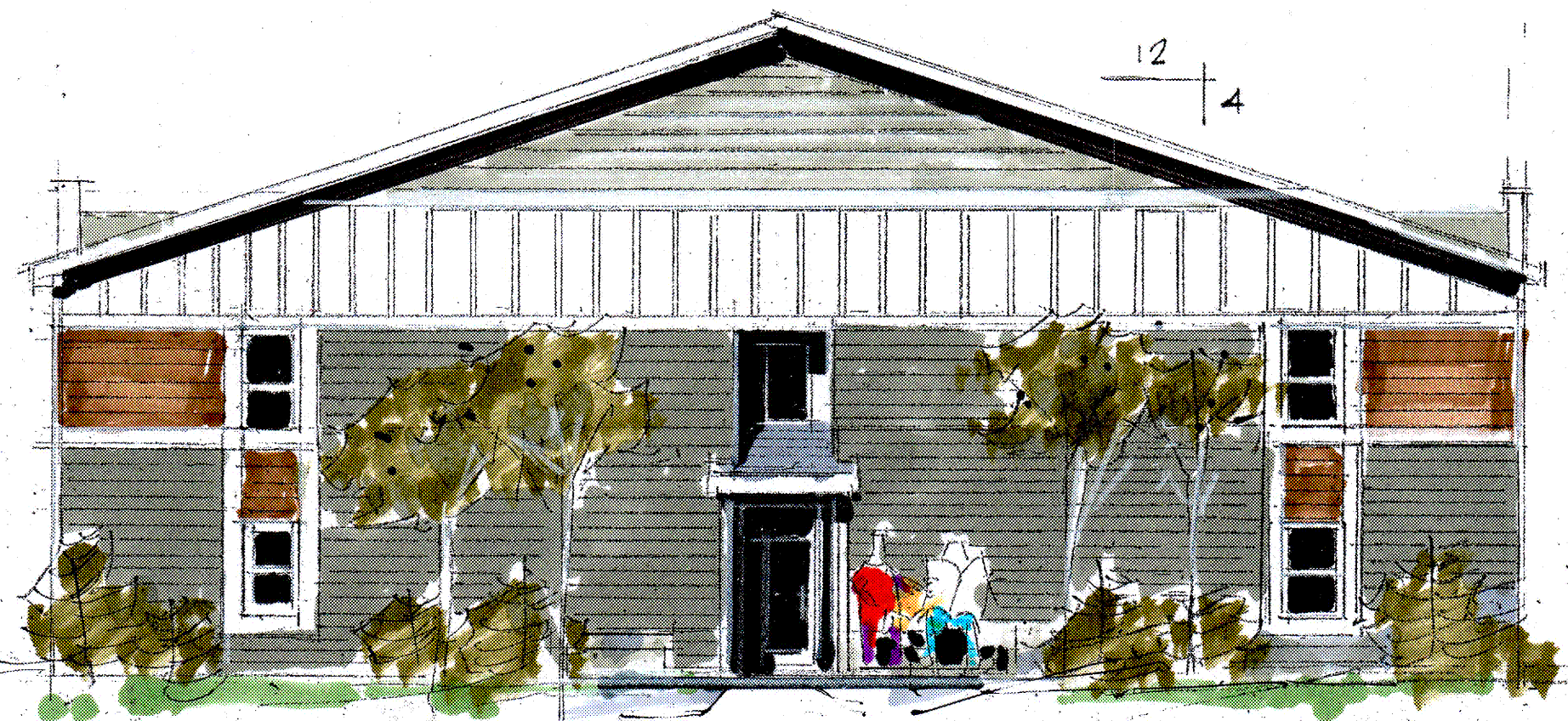
CON NO.: 23181

1 OF 1

GARFIELD ROAD

APARTMENTS

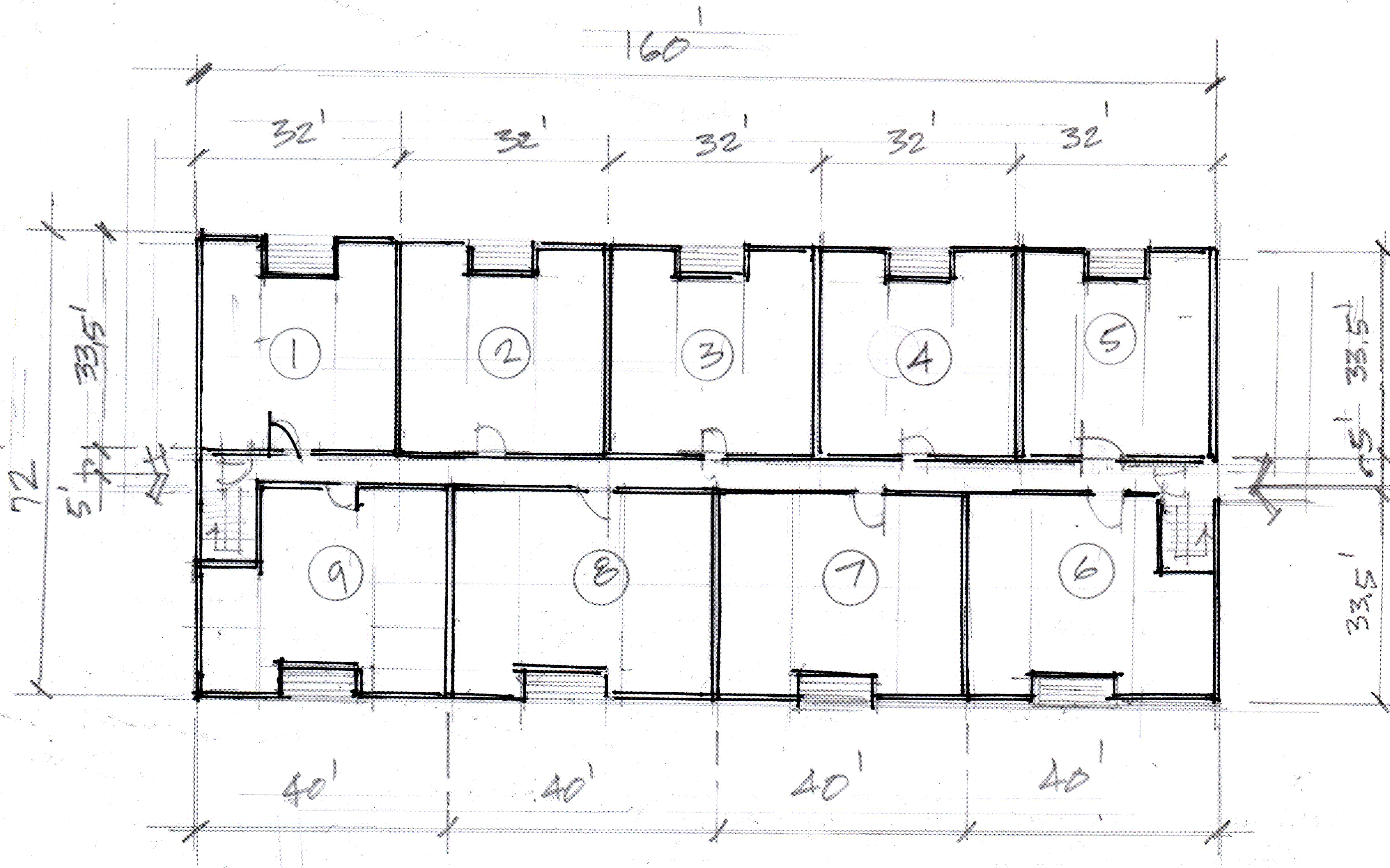
3306 N. GARFIELD RD.
TRAVERSE CITY, MI 49686



EAST WEST ENTRY ELEVATION



NORTH ELEVATION



9-15-23

* PROVIDE (1) ?
BARRIER-FREE
UNIT - VERIFY!

BEDRM.
10' x 12'
PLUS

KITCH.
9' x 10'

DINING/
LIVING.
16' x 17'

TERRACE
OR BALC.
5' x 10' (TYP.)

LAUN
MECH.

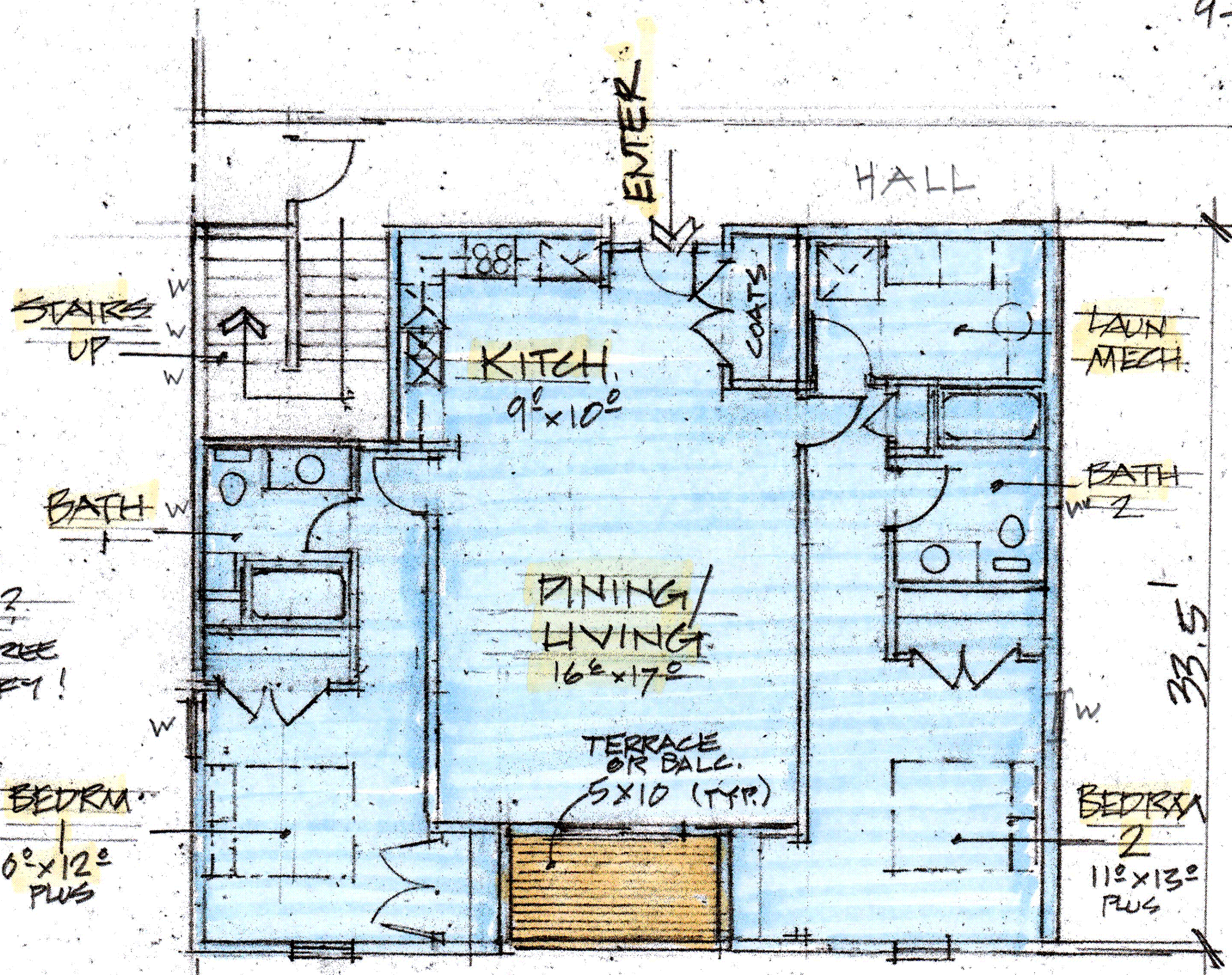
BATH
2

BEDRM.
2
11' x 13'
PLUS

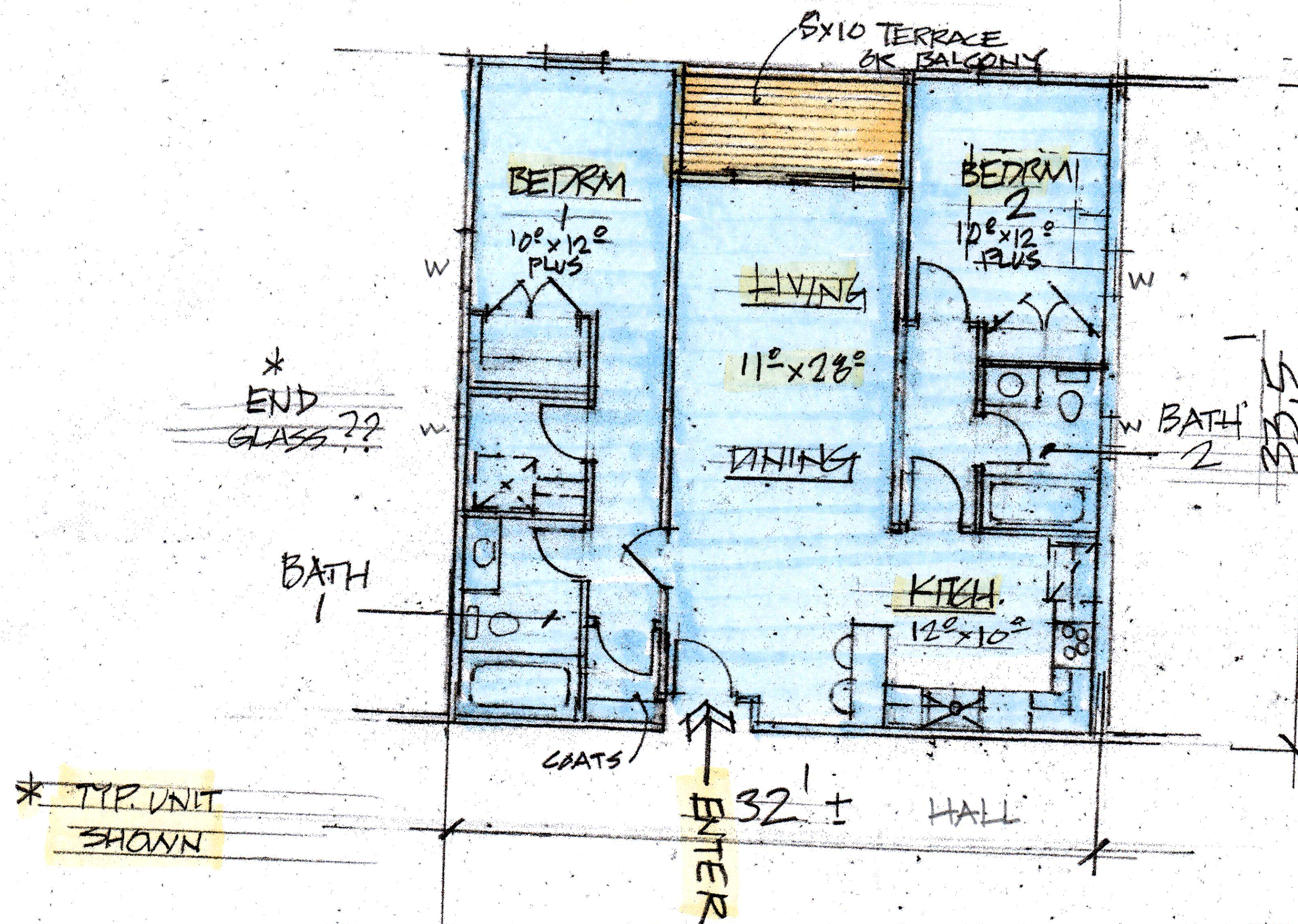
1,240 SF
UNIT
(8 REQ.)

40' ±

PRELIMINARY
1/8" = 1'-0"



9-15-23



* TYP. UNIT
SHOWN

970 SF
UNIT
(10 REQ)

PRELIMINARY
1/8" = 1'-0"