

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
July 13, 2022**

Call Meeting to Order: Chair Racine called the July 13, 2022 Planning Commission meeting to order at 7:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

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

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

1. Public Comment (7:00)

None

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

Cline moved and Robertson seconded to approve the agenda as presented

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

Nays: None

4. Minutes (7:02)

a. June 22, 2022 Regular Meeting

Fudge moved and Agostinelli seconded to approve the June 22, 2022 Regular Meeting minutes as presented.

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

Nays: None

4. Correspondence (7:02)

Sych said that a Master Plan Review Notice was received from East Bay Township and a letter from Haggards Plumbing was received regarding agenda item 6a.

5. Reports (7:02)

Township Board Report

Agostinelli reported that the Board approved the Life Story Cremation conditional rezoning.

Planning Commissioners

No reports

Staff Report

None

6. Unfinished Business**a. PD 2022-62 – Hammond Road Apartments R-3 Rezoning – Public Hearing (7:03)**

This application requests the rezoning of land at the northwest of the intersection of Garfield and Hammond Roads, totaling 23.86 acres, from its current zoning of A-Agricultural to the R-3 Multi-Family Residential zoning district via the Zoning Map Amendment process, without restriction. The land is further described as the remainder of 05-023-042-01. The Future Land Use Map designation for the site is High Density Residential (6-10 units per acre) and the proposed R-3 Multi-Family Residential zoning district is considered the most compatible zoning district for this designation.

Chair Racine opened the public hearing at 7:04pm and seeing no one wishing to speak, closed the public hearing.

Agostinelli moved and McManus seconded a MOTION TO direct Staff to draft Findings of Fact for application Z-2022-02.

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

7. New Business**a. PD 2022-61 – 7 Brew 2537 North US 31 – Special Use Permit (7:06)**

This application requests approval of a Special Use Permit for a proposed 510-square foot drive-through coffee shop with only drive-through and walk-up service, with no dine-in services. Drive-through business uses are permitted via Special Use Permit in the C-G General Commercial District. The site (Parcel ID #05- 021-036-10) is occupied by the former PNC Bank building with drive-through. The bank building was approved by the Township Planning Commission as a Special Use Permit in 1999 for National City Bank. At the time, there was considerable concern about having a drive-through business located near the US-31 and South Airport Road intersection due to the high amount of traffic and potential conflicts for making left turns. A traffic impact report was prepared by the applicant and OHM Advisors is reviewing the report on behalf of the Township as well as MDOT for any traffic concerns. John Schebaum, Civil Engineer representing the applicant, discussed the project. He stated that there have been significant changes on the roadway since 1999 and they have worked on the concerns shared by the Planning Department with traffic and the building size. Other site plan issues have also been addressed

concerning lighting and landscaping. Ben Hidalgo, the franchisee for 7 Brew discussed the concept of the 7 Brew coffee shop. TJ Likens, a traffic engineer representing the applicant, prepared the impact study but they do not have anything from OHM or MDOT yet. Commissioners discussed the application, the traffic issues and a possible cross access agreement with neighboring businesses.

DeGood moved and Robertson seconded THAT application SUP 2022-01, submitted by BFA, Inc. for a Special Use Permit for a drive-through restaurant at Parcel 05-021-036-10, BE TABLED to address the issues listed in PD Report 2022-61.

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

b. PD 2022-60 7 Brew Cherryland Center -Site Plan Review (7:46)

The project is to construct a 7Brew drive-through coffee shop on a 0.47-acre parcel on West South Airport Road, just west of South Garfield Avenue, between Big Lots and the approved Biggby Coffee. The proposed building would be 510 square feet and offer only drive-through and walk-up service, with no dine-in services. The site (Parcel ID #05-014-049-40) is occupied by the former Hometown Pharmacy. Restaurants with a drive-through are permitted by right in the C-P Planned Shopping Center district. Commissioners discussed the proposed drive-through coffee shop.

Robertson moved and DeGood seconded THAT application SPR 2022-06, submitted by BFA, Inc. on behalf of NLD Acquisitions LLC to construct a drive-through coffee shop on the parcel 05-014-049-40, BE APPROVED, subject to the following conditions:

- 1. Information needs to be provided on the type of fixtures and whether the fixtures meet all lighting standards of Section 517 including shielding, illumination, and color temperature.*
- 2. The sidewalk proposed along South Airport Road shall be 6 feet wide. The applicant is required to record a public access easement for the proposed sidewalk.*
- 3. An internal sidewalk is required to be constructed between the front of the new building with the proposed new sidewalk along South Airport Road.*
- 4. Revise the landscaped area on the west side of the site so as not to exceed twenty percent (20%) of the total for gravel.*
- 5. The applicant shall provide information demonstrating that the site shall have been found to be a suitable site for a drive-in or drive-through establishment, with regard to traffic safety, by a registered engineer with an educational specialization in traffic engineering.*

6. All agency reviews, including stormwater and utility review by the Township Engineer, shall be received, and deemed compliant prior to issuing a Land Use Permit or Building Permit.

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

c. PD 2022-63 Kensington Park PURD – Major Amendment – Introduction (8:00)

The Kensington Park PURD is located west of the Cherryland Center site. The main portion of the project is roughly bounded by Carson Street, Linden Avenue, Floresta Street, and Woodward Avenue. East of this portion is a second phase of the project done by Homestretch. South of the main portion is Carson Square apartments done by Goodwill Industries. This new application (SUP 2022-06-E) requests a Major Amendment to the Kensington Park PURD for the accommodation of expanded building footprints for several yet-to-be-built duplex units. The proposal is for single-story structures to be built instead of the previously approved two-story structures. According to the application, the building footprint will increase but the overall square footage of the structures will be roughly the same. The project density would also decrease slightly with one fewer unit being built along Carson Street. The requirement to construct sidewalks on Carson Street, Linden Avenue, Floresta Street, and Woodward Avenue, forming a loop around this phase of the Kensington Park PURD, remains in place. According to the application, the applicant has obtained written support from the association to install sidewalks in front of existing homes and will also construct sidewalks in front of new the homes, to eventually complete the neighborhood loop as well as changing from a two-story duplex to a one-story duplex. Rob Larrea of Community Planning and Land Use Consultants reviewed the application with commissioners.

Cline moved and Agostinelli seconded THAT application SUP-2022-06-E, submitted by Patrick Rokosz & Ryan McCoon, for a major amendment to the Kensington Park Planned Unit Residential Development, BE ACCEPTED, and BE SCHEDULED for a public hearing for the regular Planning Commission meeting on August 10, 2022.

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

d. PD 2022-64 – Fairfield Inn – Site Plan Review Amendment (8:10)

This site is on US 31 near the intersection with Franke Road, behind the McDonald's and Lake Michigan Credit Union. The site was approved for a hotel by the Planning Commission at their regular meeting on October 9, 2019, along with another hotel on the site immediately to the south and

which is currently under construction. The applicants are proposing some alterations to approved site plan. Hotels are permitted by right in the C-H district. The subject parcel is approximately 3.35 acres. Hannon said that the site plan was minimally changed in terms of parking location and pool location. Dusty Christensen on behalf of the applicant stated that the proposed amendments are additions to the patio area and the relocation of some parking spaces to front of the building.

McManus moved and Agostinelli seconded THAT application SPR-2022-07, submitted by Traverse Hospitality Three, LLC, for an amendment to a site plan for a hotel on parcel 05-016-016-80, BE APPROVED, subject to the following conditions:

- 1. Clarify that other than changes applied for in this amendment, all aspects of the previous approval remain valid, including the dumpster enclosure and lighting.*
- 2. Provide a comparison Site Plan illustration between the site plan approval dated 6-6-2022 and the Site Plan approval dated October 9, 2019.*
- 3. All agency reviews, including stormwater and utility review by the Township Engineer, shall be received, and deemed compliant prior to issuing a Land Use Permit or Building Permit.*

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

e. PD 2022-65 – Proposed Zoning Ordinance Amendments – Introduction (8:22)

Draft language was proposed for changes in Section 516 – Dumpster Enclosures; Section 534 – Wetlands; Section 551.E.(6) – snow storage; Section 611 – Accessory Uses and Structures; Section 613.A(1)(c) – Outdoor Display and Section 630 – signs. Commissioner discussed enclosures and agreed to add language pertaining to chain link fencing. Under item B, a period would be placed after the word “material” and a sentence stating “Chain link fencing shall not be used for any portion of the enclosure or gate.” will be added. Outdoor storage was discussed and item C will have language added that indicates “display area may not be built in a no build buffer zone or required landscaping area” . . .

Agostinelli moved and Fudge seconded THAT the draft proposed Zoning Ordinance text amendment, as attached to Planning Department Report 2022-65 and with the amendments discussed, BE SCHEDULED for a public hearing for the August 10, 2022 Planning Commission Regular Meeting.

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

8. **Public Comment (8:45)**

None

9. **Other Business: (8:45)**

None

10. **Items for Next Agenda – July 27, 2022 (8:45)**

- a. Master Plan Update – Future Land Use and Infrastructure
Township Engineer Jennifer Graham will be present to discuss infrastructure.

11. **Adjournment**

Fudge moved to adjourn the meeting at 8:47pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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