

# CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION MEETING

Wednesday, June 22, 2022 at 7:00 pm  
Garfield Township Hall  
3848 Veterans Drive  
Traverse City, MI 49684  
Ph: (231) 941-1620

## A G E N D A

### **ORDER OF BUSINESS**

**Call meeting to order**  
**Pledge of Allegiance**  
**Roll call of Board Members**

#### **1. Public Comment**

##### **Public Comment Guidelines:**

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

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

#### **3. Minutes – June 8, 2022**

#### **4. Correspondence**

#### **5. Reports**

- a. Township Board
- b. Planning Commissioners
- c. Staff Report

#### **6. Unfinished Business**

- a. PD 2022-56 – Zoning Ordinance Amendments – Update

#### **7. New Business**

- a. Master Plan Update – Existing Land Use Analysis
- b. Master Plan Update – Potential Focus Areas / Corridors

**8. Public Comment**

**9. Other Business**

**10. Items for Next Agenda – July 13, 2022**

- a. Hammond Road Apartments R-3 Rezoning – Public Hearing
- b. 7 Brew US 31 – Special Use Permit – Introduction
- c. 7 Brew Cherryland Center – Site Plan Review
- d. Kensington Park PURD – Major Amendment – Introduction
- e. Fairfield Inn – Site Plan Review Amendment

**11. Adjournment**

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

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620.

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
June 8, 2022**

**Call Meeting to Order:** Chair Racine called the June 8, 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 McManus, Joe Robertson, Chris DeGood, Robert Fudge and John Racine

Absent and Excused: Pat Cline

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

**1. Public Comment (7:01)**

Mitchell Treadwell of 6<sup>th</sup> Street in Traverse City commented on Chick-fil-A and stated that the site plan that was approved lacks stacking and parking capacity. He encourages the Planning Commissioners to demand that Chick-fil-A obtain more parking.

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

*Agostinelli moved and McManus seconded to approve the agenda as amended*

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

*Nays: None*

**4. Minutes (7:04)**

**a. May 25, 2022 Regular Meeting**

*Fudge moved and Robertson seconded to approve the May 25, 2022 Regular Meeting minutes as presented.*

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

*Nays: None*

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

\* An email from Amy Hartzog of TART Trails regarding the Meijer site plan

\* A letter from Rob Larrea of Community Planning and Land Use Consultants regarding Chick-fil-A

\* Site plan for hotel to be located behind Chick-fil-A

\* Copy of the draft Master Plan community survey questionnaire

\* A draft of the transitional housing ordinance that the Township Board will be discussing

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

**Township Board Report**

Agostinelli asked commissioners to email her any comments on the transitional housing ordinance so she can be prepared for the Township Board meeting.

**Planning Commissioners**

No reports

**Staff Report**

No report

**6. Unfinished Business**

**a. PD 2022-47 – Life Story Crematorium – Conditional Rezoning – Findings of Fact (7:08)**

This application requests the conditional rezoning of Parcel #05-024-019-30, 400 West Hammond Road, totaling approximately 5.5 acres. The request is to conditionally rezone the parcel to I-G General Mixed Use Business District for use of the site as a crematorium and mortuary/ funeral home via the process described in Section 422 of the Zoning Ordinance. The Master Plan shows the subject site with a future land use designation of Agricultural/Rural. The site is currently zoned C-G General Commercial and the request is to conditionally zone the parcel as I-G General Industrial. The site is part of an existing Conditional Rezoning Agreement, which was originally approved in 2008, and which covered land that is now divided into three parcels: the subject site (05-024-019-30) and a site with a single-family home (05-024-020-00), as well as a larger parcel primarily comprised of wetlands (05-024-019-20). The subject site was separated into its own parcel in 2016 after review of a land division application and contains the Life Story Funeral Home site. The Conditional Rezoning Agreement from 2008 applied to all three parcels. In 2018, a new Conditional Rezoning was approved for just the larger parcel, to remove the site from the previous Conditional Rezoning Agreement and establish its own separate Conditional Rezoning Agreement to Agricultural. The conditions as proposed in this application would apply to only the Life Story parcel, and would limit the use of this site to a crematorium and mortuary/funeral home.

Hannon said that a public hearing was held last month. He performed some follow up on the mercury issue and there are mercury emissions but EGLE said it was below the level of concern. Hannon said that when the crematorium is built, the Commission can review an application for a Special Use. Commissioners reviewed the draft findings of fact and asked questions.

*Robertson moved and DeGood seconded THAT the Findings of Fact for application Z-2022-01, as presented in Planning Department Report 2022-47 and being made a part of this motion, BE ADOPTED.*

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

*Robertson moved and DeGood Seconded MOTION TO RECOMMEND TO the Township Board THAT application Z-2022-01 BE APPROVED.*

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

**b. PD 2022-48 – Wendy’s Sign Application for Cherryland Center – Update (7:14)**

Wendy’s drive-through restaurant is located at 1686 South Garfield Avenue in the Cherryland Center which is in the C-P Planned Shopping Center district. Wendy’s made an application for a freestanding sign. Mike Green, Zoning Administrator, who conducts sign permit application reviews, referred the application to the Planning Commission pursuant to Section 630.R.5. of the Zoning Ordinance. At the Planning Commission meeting on April 13, 2022, there was question about whether Wendy’s is permitted a freestanding sign. The Planning Commission was interested in having a legal review conducted on the sign application and tabled the application. The applicant submitted an escrow application for legal review. A legal review was conducted by Scott Howard, Township Attorney. He recommends denial of the application since freestanding signs for individual businesses in the Cherryland Center shopping development are not permitted under the Zoning Ordinance.

*Agostinelli moved and Fudge seconded THAT application SPR-2022-04, submitted by Bradley A. Fowler for a Sign Permit for Wendy’s restaurant at Parcel 05-014-049-30, BE DENIED as freestanding signs for individual businesses in the Cherryland Center shopping center development are not permitted as supported by the Township Attorney opinion memorandum dated May 25, 2022, and PD Report 2022-34 dated April 6, 2022.*

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

**7. New Business**

**a. PD 2022-49- Meijer PUD – Minor Amendment (7:18)**

The Meijer Planned Unit Development (PUD) is located at 3955 North U.S. 31 South, between Franke and Silver Lake Roads. Meijer covers a total of 44.97 acres with 29.45 acres in Garfield Township and 15.52 acres

in Traverse City. The PUD was granted approval in 1997. Since 1997, three amendments have been approved. The Meijer store building is 255,007 square feet with a detached 2,127 square foot gas station building for a total of 257,134 square feet. Meijer is proposing changes which would remodel the entire interior, update building facades, expand and reconfigure the pharmacy drive-through, repave the parking lot, and make new stormwater improvements. Staff has reviewed the application and determined that a lighting plan was still outstanding and signage would be reviewed separately by the Township Zoning Administrator. Staff also determined that additional reviews may be needed from the Township Engineer, Metro Fire and Grand Traverse County Soil Erosion. Most landscaping will remain and some new landscaping will be added. A letter from TART explains that they are looking for a possible trail connection to the west side near Franke Road. Matt Levin, a real estate manager from Meijer, stated that they have worked with the Garfield Planning Department to bring this application forth and made himself available to answer any questions. Commissioners asked questions regarding the pharmacy drive through. Steve Douglas, a project manager from Paradigm Design, answered some questions regarding the pharmacy drive through and how the site plan was designed to work around the new stormwater design. Levin stated that Meijer is working with MDOT on a bike path.

*DeGood moved and Agostinelli seconded THAT Findings of Fact for application PUD-1997-01-F, included in PD Report 2022-64 and forming part of this motion, BE APPROVED.*

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

*DeGood moved and Agostinelli seconded THAT application PUD-1997-01-F, submitted by Meijer to completely remodel the store interior, update building façades, reconfigure and expand the pharmacy drive-through, and install new stormwater improvements, including a water infiltration system, for the Meijer PUD on parcel 05-016-009-00, BE APPROVED with the following conditions:*

- 1. Location and details of the proposed traffic blocks need to be provided.*
- 2. Alternate bike racks need to be provided in accordance with Section 522.C of the Zoning Ordinance.*
- 3. Subject to the 1997 condition of approval, Section 618 of the Zoning Ordinance, and understanding that appropriate study and design are needed to occur prior to any improvement or traffic reconfiguration, the following requirements apply to the signaled driveway entrance on US-31:
  - a. Study and design of the subject intersection be completed by the applicant by January 1, 2023 in conjunction with MDOT. Following that date, a presentation by the applicant of the study and design shall be provided to the Township Planning Commission for review and approval.**

*b. Furthermore, any required improvements as determined by the study and design of the subject intersection and as approved by the Township Planning Commission shall be constructed and completed by January 1, 2025.*

*4. The site plan shall state that "All landscaping on the site, new or existing, shall be maintained in good condition and no additional landscaping shall be removed."*

*5. Staff review and approval of any lighting changes in accordance with Section 517 of the Zoning Ordinance.*

*6. The site plan shall state that "Proposed signs are subject to sign permit review and permitting."*

*7. Credentials from the engineer are needed as required by Section 730 of the Zoning Ordinance.*

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

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

*Nays: None*

**b. PD 2022-50 – 3566 North US 31 – Site Plan Review (7:56)**

The site is on US 31 near the intersection with Franke Road, just south of the proposed urgent care center approved by the Planning Commission in 2021. The site was formerly a part of the Bill Marsh automobile dealership. The proposed development is for a multi-tenant building with spaces for a drive-through restaurant, retail store, and restaurant. All these are uses permitted by right within the C-H district. The parcel is approximately 2 acres. Hannon talked about the application and raised questions regarding fencing of the dumpster, vehicle queuing, the flow of traffic on the site and a crosswalk. The applicant addressed questions and said most of the traffic will come off of US 31. Hannon added that any drive through requirements in the Zoning Ordinance need to be met no matter who the occupant is. Hannon stated that Section 730 of the Zoning Ordinance addressing service drive requirements would be enforceable for this site. Commissioners mentioned some sort of speed bump design for the crosswalk. The applicant has a tree preservation schedule and the Planning Commission may want to consider a waiver for the south and of the property with the existing trees already planted. Kids Creek runs through this site and according to the Section 535.C of the zoning ordinance, a vegetated buffer strip shall parallel and extend 35 feet inland from all points along the water mark of a lake-stream shoreline or normal stream bank which shall consist of native plantings. The buffer is indicated on the landscaping plan. The applicant stated that they could comply with all other requirements set forth by the planning staff.

*McManus moved and Robertson seconded THAT application SPR-2022-05, submitted by Garfield Retail Management LLC, for a multi-tenant building including restaurant with drive-through, retail space, and restaurant on parcel 05-016-016-65, BE APPROVED, subject to the following conditions:*

- 1. As per the requirements of Section 730, if the queuing of vehicles interferes with the free flow of traffic on the public roadway or service drive, then the Special Use Permit holder is subject to enforcement such as fines, injunctive relief and/or revocation of the Special Use Permit.*
- 2. A cross-access easement to the adjacent site to the south shall be recorded subject to review by the Township.*
- 3. The crosswalk shall incorporate signs and pavement markings and other engineering devices to avoid conflicts with drive-through traffic.*
- 4. Any landscaping plan deficiencies shall be addressed including a narrow width for the north buffer, no evergreen trees on the west buffer, and deficiencies in the number of medium and small trees for the north buffer. Planning Commission grants a waiver for tree requirements on south buffer given the preservation of existing trees*
- 5. Any discrepancies regarding number of parking spaces provided should be corrected.*
- 6. The applicant shall ensure snow storage will not damage any on-site landscaping.*
- 7. The applicant shall provide information demonstrating that the site is suitable for a drive-in or drive-through establishment, with regard to traffic safety, by a registered engineer with an educational specialization in traffic engineering.*
- 8. 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, Robertson, DeGood, Fudge, Agostinelli, Racine  
Nays: None*

**c. PD 2022-51 – Hammond Road Apartments R-3 Rezoning – Introduction (8:45)**

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. Previously portions of 05-023-042-01 were approved as a Planned Unit Development (PUD) for the BATA/Traverse City Housing Commission Transit-Oriented Mixed-Use Development. The Master Plan indicates that the subject parcel is designated “High Density Residential” on the future land use map. The most compatible zoning district for the “High Density

Residential” designation is the R-3 Multi-Family Residential zoning district. Commissioners discussed the application and asked questions.

*Agostinelli moved and Fudge seconded THAT application Z-2022-02 BE SCHEDULED for public hearing for the July 13, 2022 Planning Commission Regular Meeting.*

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

**8. Public Comment (8:50)**

None

**9. Other Business:**

**a. Chick-fil-A SUP – Update (8:51)**

Sych stated that a letter was received from Rob Larrea of Community Planning and Land Use Consultants representing Chick-fil-A. Commissioners were given time to read the letter. Sych explained the two site condo units on the property where Chick-fil-A is located. Larrea stated in his letter that an agreement is in place for shared parking serving both sites and Chick-fil-A was always intending to have the shared parking. The rest of property is in the approval process for a use-by-right hotel and the parking issue should then be rectified. Staff will continue to monitor the site and it will be revisited in the fall. Staff feels that Chick-fil-A is working towards a resolution. Larrea stated that the temporary parking is only used for temporary employees and trainers and at this time, there are very few spaces being used. He added that the current site exceeds the parking standards in the Zoning Ordinance. Commissioners shared concerns with marking or signing the pedestrian walkway and queuing issues in the service drive when a hotel is built.

**b. Brookside Commons PUD – Use Discussion (9:16)**

Staff asked that commissioners discuss possible new commercial uses for the undeveloped commercial areas of the Brookside Commons PUD. A list of approved uses was included in commissioner packets. Developer is asking for residential above commercial. Such a use and any other added would need a major amendment. Uses on the list could be done administratively. Rob Larrea, of Community Planning and Land Use Consultants representing the owner of Brookside Commons, stated that he drafted the list of uses and explained the intent was to allow residential as an accessory use on top of commercial. Drive-thru pharmacies were discussed as was a neighborhood commercial “feel” to the PUD.

**c. PD 2022-52 – Master Plan Survey – Recommendation to Township Board (9:38)**

Staff has stated that they have incorporated the changes suggested by commissioners last month.

*Fudge moved and Robertson seconded THAT the draft questionnaire be FORWARDED to the Township Board for its review and approval.*

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

*Nays: None*

**10. Items for Next Agenda – June 8, 2022 (9:41)**

- a. Master Plan Update – Existing Land Use Analysis
- b. Master Plan Update – Potential Focus Areas/Corridors
- c. Zoning Ordinance Amendments - Update

**11. Adjournment**

*Fudge moved to adjourn the meeting at 9:44pm.*

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



Marvin Radtke, Jr., SUPERVISOR  
Judith Kramer, CLERK  
Andy Marek, TREASURER  
Dave Bieganowski, TRUSTEE  
Paul Biondo, TRUSTEE  
Patrick McDonald, TRUSTEE  
Sherry West, TRUSTEE

PUBLIC NOTICE

Green Lake Township, Grand Traverse County, Michigan  
Notice of Intent to Undertake Master Planning

Green Lake Township is preparing to undertake a planning effort to review our Master Plan and the Plan's Future Land Use Map for possible changes, in accordance with the requirements of the Michigan Planning Enabling Act, PA 33 of 2008, as amended.

The Township asks for your cooperation and assistance in this plan update by providing any comments regarding the Plan at any time before a draft is completed.

Once a draft of the changes has been prepared and approved for distribution, Green Lake Township will send a draft copy of the Plan for your review, cooperation and comment as required by the Act. The Township welcomes your comments regarding the Plan's content. Unless specifically requested, the Township intends to distribute the draft electronically.

Please direct any correspondence or questions to:

Green Lake Township  
9394 10<sup>th</sup> Street  
Interlochen, MI 49643  
231-276-9329  
[zoning@greenlaketownship.org](mailto:zoning@greenlaketownship.org)

Sincerely,

Alycia Reiten  
Planning Zoning Director

RECEIVED  
JUN 13 2022  
PLANNING

 <b>Charter Township of Garfield</b> <b>Planning Department Report No. 2022-56</b>			
Prepared:	June 20, 2022	Pages:	2
Meeting:	June 22, 2022 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Zoning Ordinance Amendments – Update		

**BACKGROUND:**

The Planning Commission has been reviewing potential priority updates to the Zoning Ordinance at their past few study sessions. These priorities include clarifying wetland regulations, providing for changeable copy signs in Industrial districts, updating drive-through requirements, and other topic areas.

Staff offers the following comments on these proposed Zoning Ordinance changes. Draft language for the proposed changes is attached to this report.

**WETLAND REGULATIONS:**

Planning Commissioners discussed draft language for Section 534 (Wetlands) and Section 551.E(6) (Snow Storage) as described by the following:

- **Section 534.A** – Rename to “Applicability” and describe that this section applies to all wetlands except if the applicant has a valid EGLE permit and require such EGLE permit to be submitted to the Township as part of an application.
- **Section 534.B** – Add a section called “Delineation” and describe requirements for having a wetland delineation and verifying this delineation via EGLE. The Planning Commission has historically required applicants to provide EGLE verification of the wetland delineation, however this specific requirement is not currently described in the Zoning Ordinance.
- **Section 534.C** – Currently Section 534.B, this section would remain mostly the same but requiring the 25-foot buffer requirement also apply to snow storage areas.
- **Section 551.E(6)** – Add subsection (d) to the Snow Storage section requiring snow storage areas to be at least 25 feet away from the wetlands and add subsection (e) requiring snow storage areas to be outside of any required riparian vegetative buffer, per Section 535.C.

**CHANGEABLE COPY SIGNS IN INDUSTRIAL DISTRICTS:**

Planning Commissioners discussed the following proposed changes regarding changeable copy signs in the I-G and I-L industrial districts, including details on nighttime illumination:

- **Section 630.E.(2)(b)** – Add the following sentence: “Sign luminance shall not be greater than 4,200 candelas per meter squared beginning one hour after sunrise and continuing until one hour before sunset. Sign luminance shall not be greater than 200 candelas per meter squared at all other times. Sign lighting shall meet the requirements of this Ordinance.”
- **Section 630.H.(1)** – Remove the phrase which states: “with the exception that all changeable copy signs are prohibited.”

**OUTDOOR DISPLAY AREAS:**

The Planning Commission has discussed regulations for outdoor display areas after reviewing an outdoor display area at their regular meeting on March 9, 2022. Staff offers the following language to consider for outdoor display areas:

- **Section 613.A.(1)(c)** – Consider several changes including the following:
  - Replace the first portion of the first sentence, “The Planning Commission may approve...” with the following language: “The Zoning Administrator in the case of a site diagram or administrative site plan, or the approval authority in all other cases, may approve...”
  - Add a requirement for the following standard: “Such display area shall be located to avoid interference with required landscaping areas, parking lots, vehicular maneuvering lanes, sidewalks, and pathways.”
  - Add a sentence: “The Zoning Administrator shall retain the right to forward the review of any such proposed display area to the Planning Commission for their review and approval.”

**OTHER:**

Staff offers the following comments on some additional potential Zoning Ordinance changes:

- The Planning Commission has recently reviewed several developments and noted the requirements for dumpster enclosures. One of these standards is to include “an opaque gate constructed of wood or similar material, but not including chain link gates with plastic or vinyl type slats.” Some recent developments have had a chain link gate with wood slats. If the Planning Commission would like to prevent chain link gates from being used on dumpster enclosures, Staff recommends amending the language to read “...but not including chain link gates with slats.”
- Zoning and Building Staff provided input on current regulations of Section 611, Accessory Uses and Structures, which require a minimum of 10 feet between an accessory structure and any other structure on the lot (e.g., a dwelling and a detached garage). Zoning and Building Staff indicated that 3 feet would be acceptable and gave an example from East Bay Township which only requires 3 feet of separation. The City of Traverse City does not specify a minimum separation.

**DISCUSSION ONLY:**

This information is provided for review and discussion by the Planning Commission. No action is required. If the Planning Commission is comfortable with the proposed language, Staff can prepare to introduce the changes as a proposed Zoning Ordinance Text Amendment at the July 13, 2022 meeting.

**Attachments:**

1. Draft Zoning Ordinance language for discussion.
2. Example regulations from East Bay Township and the City of Traverse City on accessory buildings.

## **SECTION 534 WETLANDS (current)**

### **A. Regulated Wetlands**

An applicant planning to make any improvements or changes to a regulated wetland within the district must obtain a permit from the DEQ in accordance with Part 303 (Wetlands Protection) of the Natural Resources and Environmental Protection Act, 1994 PA 451 prior to submitting a site plan or land use permit application under this Zoning Ordinance.

### **B. Wetland Setbacks**

For a regulated wetland, or for an unregulated wetland area which otherwise meets the criteria to be designated as a wetland, no structure or parking lot shall be constructed within twenty-five (25) feet of such wetland. However, recognized wetlands may be incorporated into a stormwater management strategy provided that the wetland values will not be impaired and provided further that incorporation of the wetland will provide a net ecological benefit to groundwater and surface water.

## **SECTION 534 WETLANDS (proposed)**

### **A. Applicability**

This section applies to any wetland which is regulated under Part 303 (Wetlands Protection) of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, except for the following:

- (1) Any wetland or portion of wetland for which an applicant has obtained a permit from the State of Michigan to fill or modify such wetland, where such permit has not expired or otherwise been revoked, and where such permit has been submitted to the Township as part of a site plan or land use permit application in accordance with the provisions of this Zoning Ordinance.

### **B. Delineation**

As part of a site plan or land use permit application submitted in accordance with the provisions of this Zoning Ordinance, such application shall be accompanied by a delineation of all wetlands on the site. This delineation shall be conducted by a professional engineer with relevant expertise. This delineation shall be verified by the State of Michigan. Documentation of such verification shall be submitted to the Township.

### **C. Wetland Setbacks**

No structure, parking lot area, or snow storage area shall be located within twenty-five (25) feet of such wetland. However, recognized wetlands may be incorporated into a stormwater management strategy provided that the wetland values will not be impaired and provided further that incorporation of the wetland will provide a net ecological benefit to groundwater and surface water.

**SECTION 551.E(6) (current)**

**(6) Snow Storage**

Whenever a development requiring off street parking has parking areas containing two thousand seven hundred (2,700) square feet or more, provision shall be made for on-site snow storage. Such snow storage shall:

- (a) Be provided at the ratio of ten (10) square feet per one hundred (100) square feet of parking area.
- (b) Be located so as to prevent damage to landscaping required by this ordinance.
- (c) Not occupy required parking spaces or areas that would interfere with the clear visibility of traffic within the site or on adjacent streets.

**SECTION 551.E(6) (proposed)**

**(6) Snow Storage**

Whenever a development requiring off street parking has parking areas containing two thousand seven hundred (2,700) square feet or more, provision shall be made for on-site snow storage. Such snow storage shall:

- (a) Be provided at the ratio of ten (10) square feet per one hundred (100) square feet of parking area.
- (b) Be located so as to prevent damage to landscaping required by this ordinance.
- (c) Not occupy required parking spaces or areas that would interfere with the clear visibility of traffic within the site or on adjacent streets.
- (d) Not be located within twenty-five (25) feet of a wetland regulated under Section 534 of this Zoning Ordinance, per Section 534.C.
- (e) Not be located within any required riparian vegetative buffer, per Section 535.C.

**SECTION 630.E. Signs Permitted in C-L, C-G, and C-H Commercial Districts... (current)**

(2) (b) Changeable copy (e.g. LED or manual change). Freestanding signs incorporating manual changeable letter, digital static messages, or images that change are permissible, provided the changeable copy does not exceed 20% of the permitted sign area and provided further that the rate of change between two static messages or images is not less than one (1) hour. The change sequence must be accomplished by means of instantaneous re-pixelization and shall be configured to default to a static display in the event of mechanical or electronic failure.

**SECTION 630.E. Signs Permitted in C-L, C-G, and C-H Commercial Districts... (proposed)**

(2) (b) Changeable copy (e.g. LED or manual change). Freestanding signs incorporating manual changeable letter, digital static messages, or images that change are permissible, provided the changeable copy does not exceed 20% of the permitted sign area and provided further that the rate of change between two static messages or images is not less than one (1) hour. The change sequence must be accomplished by means of instantaneous re-pixelization and shall be configured to default to a static display in the event of mechanical or electronic failure. Sign luminance shall not be greater than 4,200 candelas per meter squared beginning one hour after sunrise and continuing until one hour before sunset. Sign luminance shall not be greater than 200 candelas per meter squared at all other times. Sign lighting shall meet the requirements of this Ordinance.

**SEC 630.H. Signs Permitted in I-G and I-L Mixed-Use Industrial Business Districts (current)**

In the I-G and I-L Districts the following signs shall be permitted:

(1) All signs as permitted by Section 630.E., with the exception that all changeable copy signs are prohibited.

**SEC 630.H. Signs Permitted in I-G and I-L Mixed-Use Industrial Business Districts (proposed)**

In the I-G and I-L Districts the following signs shall be permitted:

(1) All signs as permitted by Section 630.E.

## **SECTION 613 OUTDOOR STORAGE (current)**

Unless specifically permitted in this Section, no land in any District shall be used in whole or in part for the storage of unused or discarded equipment or materials, or the storage of unlicensed cars, boats, salvage, waste and junk outside of properly authorized buildings within said District. For purposes of this section, “outdoor storage” is divided into residential and non-residential districts and uses, as described below.

### **A. Regulations and Conditions**

#### **(1) Commercial Districts or Uses**

- (a) Except as otherwise noted in this ordinance, commercial activities and accessory uses shall be carried on in completely enclosed buildings or screened areas.
- (b) Outdoor storage of inventory is permitted within the side or rear yard provided such inventory is appropriately screened from public view by a fence, wall, landscaping, or combination thereof, and provided further that no storage may occur within a no-build buffer zone or required landscaping area. Also see § 515, Fences and Walls.
- (c) The Planning Commission may approve designated areas of product display for large inventory items (boats, campers, trailers, snowmobiles, RV’s, swing sets, or similar items) or sales of natural vegetation in the front yard or side yard area for commercial uses, if permitted in the district.

## **SECTION 613 OUTDOOR STORAGE (proposed)**

Unless specifically permitted in this Section, no land in any District shall be used in whole or in part for the storage of unused or discarded equipment or materials, or the storage of unlicensed cars, boats, salvage, waste and junk outside of properly authorized buildings within said District. For purposes of this section, “outdoor storage” is divided into residential and non-residential districts and uses, as described below.

### **A. Regulations and Conditions**

#### **(1) Commercial Districts or Uses**

- (a) Except as otherwise noted in this ordinance, commercial activities and accessory uses shall be carried on in completely enclosed buildings or screened areas.
- (b) Outdoor storage of inventory is permitted within the side or rear yard provided such inventory is appropriately screened from public view by a fence, wall, landscaping, or combination thereof, and provided further that no storage may occur within a no-build buffer zone or required landscaping area. Also see § 515, Fences and Walls.
- (c) The Zoning Administrator in the case of a site diagram or administrative site plan, or the approval authority in all other cases, may approve designated areas of product display for large inventory items (boats, campers, trailers, snowmobiles, RV’s, swing sets, or similar items) or sales of natural vegetation in the front yard or side yard area for commercial uses, if permitted in the district, provided that such display area shall be located to avoid interference with required landscaping areas, parking lots, vehicular maneuvering lanes, sidewalks, and pathways. The Zoning Administrator shall retain the right to forward the review of any such proposed display area to the Planning Commission for their review and approval

other than a permanent or temporary dock shall be permitted to be located nearer than fifty (50) feet from a lake, stream, drainage way or other body of water; provided, however, that on the Boardman River, such minimum setback distance shall be one hundred fifty (150) feet on those portions of the river upstream from the Brown Bridge Dam and one hundred (100) feet on those portions downstream from the Brown Bridge Dam, and on Mitchell and Baker Creek where the minimum setback shall be one hundred (100) feet.

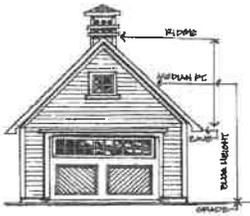
- c. Fire escapes, outside stairways, and balconies, if of open construction, may project into the yard to a maximum of five (5) feet.
2. A canopy or marquee may project into a required front or rear yard not more than ten (10) feet.

## **SECTION 502      ACCESSORY BUILDINGS (Revised 11/30/15)**

1. Except as provided in subparagraph 2 of this section, no accessory building shall be located between the lot line and the side yard setback line. On properties that do not include water frontage, accessory buildings shall not be located closer than twenty (20) feet from the front or rear property line. In the Lakes Area (LA) and Boardman River (BR) Districts, no accessory buildings shall be permitted to be located within one hundred-fifty (150) feet of the Boardman River upstream from the Brown Bridge Dam or one hundred (100) feet downstream from the Brown Bridge Dam, or fifty (50) feet of any other lake or stream.
2. **Minor Accessory Buildings. In all zoning districts, up to 2 Minor Accessory Buildings shall be permitted per lot.** Minor Accessory Buildings may be located between the lot line and the side or rear yard setback line and Minor Accessory buildings shall not require a land use permit. In the Lakes Area (LA) and Boardman River (BR) Districts on waterfront properties, not more than one (1) of the Minor Accessory Buildings allowed per parcel may be located within the rear (waterfront) yard setback area, but not less than sixteen (16) feet from the ordinary high water mark nor less than ten (10) feet from any side lot line. Such Minor Accessory Building shall be located on a portion of the property without existing woody vegetation and on a permeable surface such as two (2) inch stone or an erosion mat extending at least twelve (12) inches beyond the dripline of the building roof to control runoff. Per Section 231, 6, f, such Minor Accessory Building shall have a non-reflective exterior finish. (Revised 11/30/15)
3. Minor accessory buildings may occupy not more than 30 percent of a required rear yard, and unenclosed parking spaces may occupy not more than 90 percent of a required rear yard.
4. Except as provided in this sub-paragraph, no accessory building or private garage shall be moved onto or constructed on a parcel before the principal building is moved onto or constructed on said parcel. Provided, however, a storage building used for greenhouses, storage of farm related equipment, nursery or wood lot may be permitted without a single family dwelling within the RR, AG, LA, BR and NA zoning districts.
5. **No detached private garages shall be located closer than three (3) feet to the main/principal building.**

## 1332.07 - Accessory buildings.

Accessory buildings shall:



- (1) Only be permitted in the rear yard except accessory buildings may be located streetward on lots on navigable water and may be located streetward of the principal building on the less traveled street on through lots.
- (2) Not exceed 25 feet or the height of the principal building, whichever is less.
- (3) Not be closer than 4 feet to any side or rear property line. A boat house up to 250 square feet in gross floor area may be built to the water's edge.
- (4) Have a total gross floor area of all accessory buildings on the lot shall not exceed the greater than of 75 percent of the gross floor area of the principal building or 484 square feet.
- (5) Accessory buildings over 200 square feet in gross floor area, shall be constructed using building materials, design elements and roof pitches substantially similar to the exterior of the principal building.
- (6) For parcels on corner lots, except in the Boardman and Central Neighborhood Historic Districts, an accessory building can be connected to the principal building provided the connector is no longer than 10 feet in length, no taller than 15 feet in height, and the area of the connector does not exceed 100 square feet. The connector area shall be applied to the gross floor area of the accessory building.

(Ord. 476. Passed 7-6-99. Ord. 542. Passed 8-20-01. Ord. 554. Passed 2-4-02. Ord. 637. Passed 4-5-04. Ord. 1020. Passed 4-6-15; Ord. No. 1053. Passed 6-5-17; Ord. 1065. Passed 2-5-18; Ord. 1082, Passed 9-4-18.)

etc. An accessory use shall not generate any effects on neighboring properties, including, but not limited to, noise, parking, traffic, glare, or dust, greater than or more burdensome than such impacts from the main use on the property.

- (2) WITHIN THE "R-1," "R-2," AND "R-R" DISTRICTS: Accessory buildings may be erected as part of the principal building or may be connected to it by a roofed-over porch, patio, breezeway, or similar structure, or they may be completely detached. If attached to the principal building, an accessory building shall be made structurally a part of it, and shall comply in all respects with the requirements applicable to the principal building.

An accessory building not attached and not made a part of the principal building shall be permitted provided that:

- (a) The structure is located a minimum of ten (10) feet from any other separate structure on the same lot;
- (b) The structure meets the minimum side yard setback, is not located in any front yard, does not exceed more than twenty-five percent (25%) of a required rear yard, and is located a minimum of 10-feet from the rear yard property line;
- (c) The structure shall not exceed a size equal to the ground floor area of the principal building and shall not exceed one (1) story or eighteen (18) feet in height; and
- (d) The structure may not be placed closer to the side street lot line than the side yard setback of the principal building on a corner lot.

- (3) WITHIN THE "A" AGRICULTURAL DISTRICT:

- i. Lots measuring less than two (2) acres: subject to the standards of Paragraph (2), above.
- ii. Lots of two (2) acres or more: subject to the dimensional standards of § 325 A Agricultural (See Attached Dimensional Standards).

## SECTION 612 HOME OCCUPATIONS

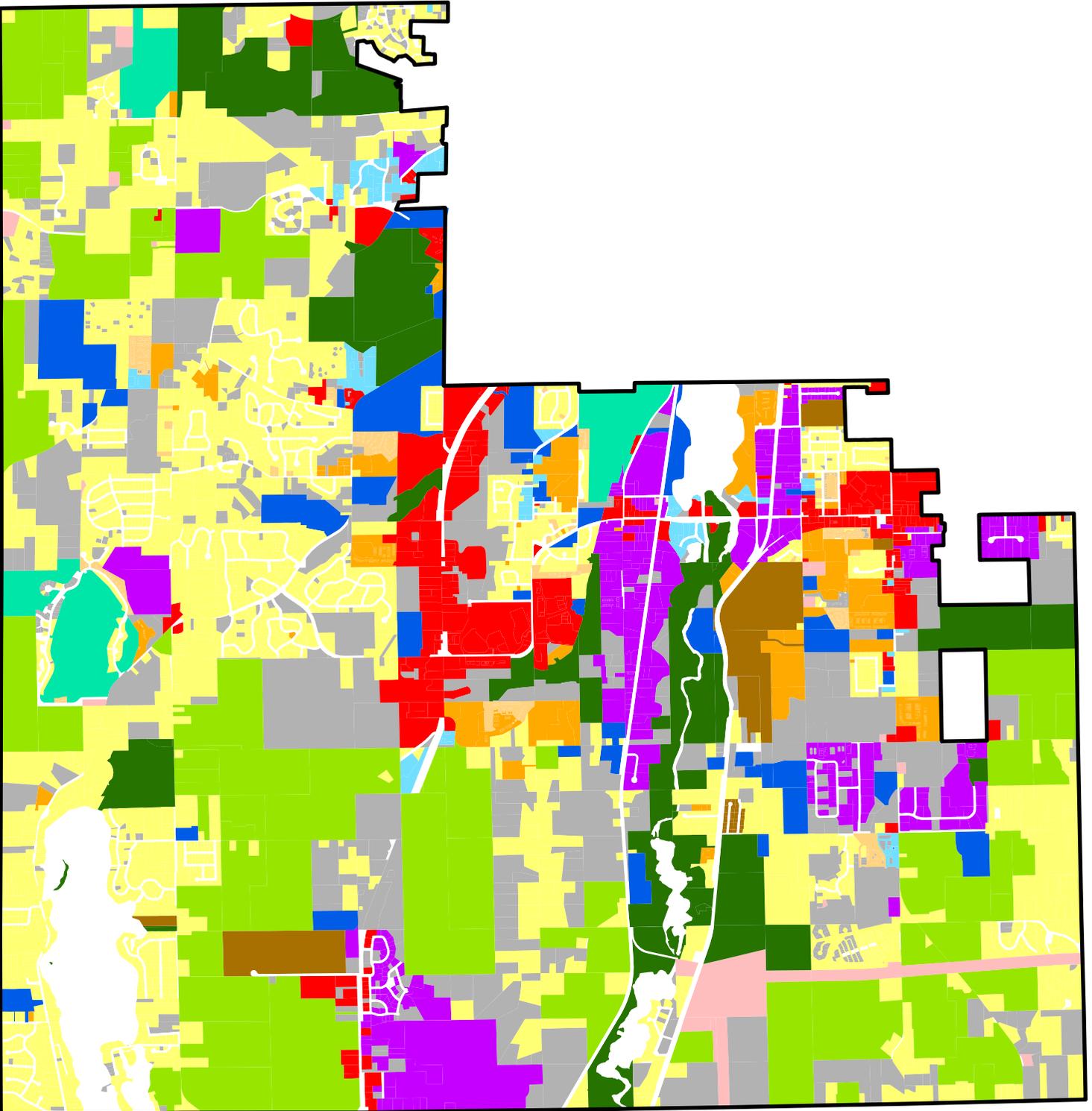
Home occupations are permitted within the primary structure of the residence provided the home occupation is incidental to the residential use of the home and provided the following conditions can be met:

### A. Regulations and Conditions

- (1) The portion of the home devoted to the home occupation shall not exceed twenty-five percent (25%) of total floor area of one (1) story of the dwelling;
- (2) Home occupations shall not be permitted in an accessory structure;
- (3) No outdoor activities shall be carried on in connection with the use;
- (4) The equivalent of one (1) full time employee may be permitted to assist the owner/occupant;
- (5) The essential character of a lot or structure in terms of use or appearance will not be changed to the slightest degree by the establishment of a home occupation or its activities;
- (6) Noise, glare, fumes, odors, or electrical interference are prohibited;
- (7) Not more than one (1) client, patron, or patient is permitted at any time;
- (8) Deliveries and pick-ups by tractor trailers are prohibited; and
- (9) One (1) wall sign up to 3 sq. ft. identifying the home occupation may be permitted.

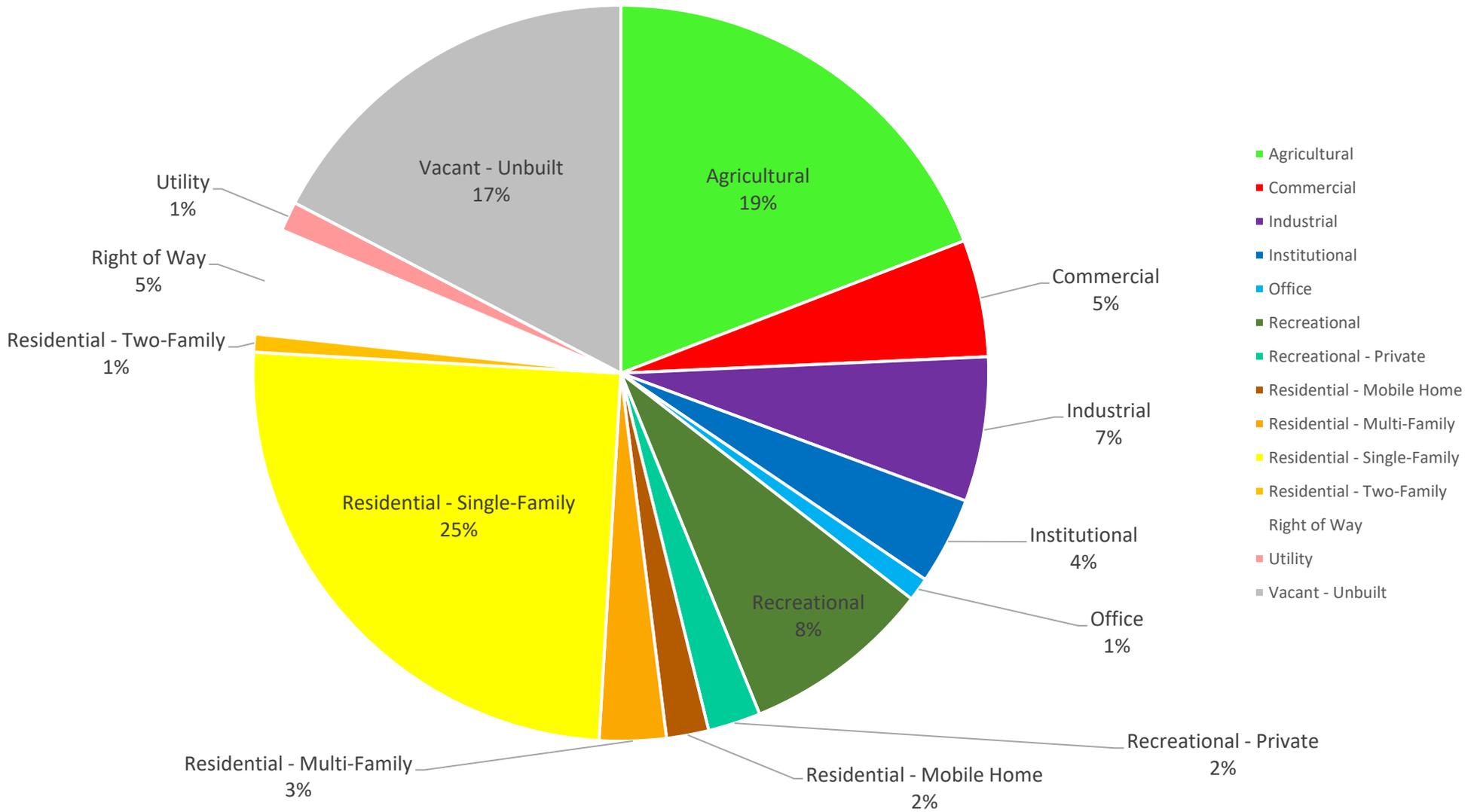
## SECTION 613 OUTDOOR STORAGE

Unless specifically permitted in this Section, no land in any District shall be used in whole or in part for the storage of unused or discarded equipment or materials, or the storage of unlicensed cars, boats, salvage,



7a.

# Existing Land Use - Garfield Township



### Summary Table – Existing Land Use – Garfield Township

<b>ELU Category</b>	<b>Acres</b>	<b>Percentage</b>
Agricultural	3,290.25	19.1%
Commercial	884.35	5.1%
Industrial	1,092.09	6.4%
Institutional	658.90	3.8%
Office	176.97	1.0%
Recreational	1,433.14	8.3%
Recreational - Private	397.80	2.3%
Residential - Mobile Home	319.15	1.9%
Residential - Multi-Family	503.62	2.9%
Residential - Single-Family	4,291.61	25.0%
Residential - Two-Family	135.64	0.8%
Right of Way	800.59	4.7%
Utility	223.25	1.3%
Vacant - Unbuilt	2,980.27	17.3%
<b>Total</b>	<b>17,187.63</b>	<b>100.0%</b>

## Master Plan Update – Potential Focus Areas / Corridors

### Charter Township of Garfield 2023 Master Plan

Focus areas and corridors may be defined as neighborhoods, nodes, and corridors. Neighborhoods, nodes, and corridors provide a hierarchical set of identified land use and development patterns within the Township:

- **Neighborhoods** are the largest expanse and may cover up to hundreds of acres of land, various land use activity, and multiple streets.
- **Nodes** are smaller and higher concentrated areas of land use activity. Typically, nodes are centered around intersections.
- **Corridors** are linear in form, typically along a street or road, and link neighborhoods and nodes within the Township and beyond.

Development of specific policy for these areas provide guidance for future planning decisions and certainty to residents, property owners, developers, and the community at-large. These specific policies provide greater detail than the overall land use policy provided in the Master Plan.

#### **Neighborhoods**

A neighborhood is a subarea within the Township that has noticeable concentrations of residential, commercial and/or institutional uses. Neighborhoods may be further defined by geographic features and access from major roads. A neighborhood serves the daily needs of residents and visitors to the area. Possible neighborhoods for study purposes may include:

1. Spring Hill – Southeast Township centered along Garfield Road
2. Barlow/Garfield – Garfield Road/South Airport Road/Barlow Street
3. Northwest Garfield – Long Lake Road to M-72
4. Rennie Plains – US-31/North of Rennie School Road
5. McCrae Hill – US-31/South of Hartman Road
6. Cedar Run Campus - Front Street/Cedar Run/North and West Royal Drives/North of Munson
7. Garfield Center – US-31/South Airport Road/Grand Traverse Mall/Traverse Crossings

#### **Nodes**

Smaller than a neighborhood, a node is an activity center of concentrated residential, commercial, and/or institutional uses. A node serves the daily needs of nearby residents and has the potential to exude a strong sense of place. Possible nodes for study purposes may include:

1. Copper Ridge – Silver Lake/Barnes Roads
2. Buffalo Ridge – US-31/Marketplace Circle
3. Green Hill – Zimmerman/Silver Lake Roads
4. LaFranier Hill – Residential subarea of Barlow/Garfield Neighborhood
5. Logan’s Landing – South Airport Road/Boardman River
6. Brookside Commons - North Long Lake/Zimmerman Roads

## **Corridors**

Corridors are linear areas centered on a major road that connect places and support transportation needs. Corridors are further defined by land uses and land use patterns such as commercial, institutional, office, and/or industrial. Corridors link nodes and neighborhoods together within the Township. Possible corridors for study purposes may include:

1. US-31 - McCrae Hill Road to Township/City Line (Southview Parkway)
2. Hartman/Hammond Roads – Townline Road to US-31
3. Veterans Drive – South Airport Road to Township/City Line
4. North Long Lake/Zimmerman Roads – Herkner Road to Harris Road
5. Cass Road – Hartman Road to Township/City Line

## **Master Plan Policy for Neighborhoods, Nodes, and Corridors**

For each neighborhood, node, and corridor, general descriptions of these areas will be provided in the Master Plan, including:

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