

CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION MEETING

Wednesday, April 27, 2022 at 5:30 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 – April 13, 2022

4. Correspondence

5. Reports

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

6. Unfinished Business

7. New Business

- a. Presentation – MSU Urban Planning Students: Non-Motorized Opportunities / Analysis
- b. PD 2022-36 – Master Plan – Draft Survey Questions
- c. PD 2022-37 – Zoning Ordinance Amendments – Update

8. Public Comment

9. Other Business

10. Items for Next Agenda – May 11, 2022 @ 7:00 PM

- a. Life Story Crematorium – Conditional Rezoning – Public Hearing
- b. Traverse City Curling Center – Site Plan Review
- c. Spring Hill Farm – Conceptual Review
- d. Wendy's Sign Application for Cherryland Center – Follow-Up

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
April 13, 2022**

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

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

Present: Molly Agostinelli, Joe McManus, Joe Robertson, Pat Cline, 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)

Chair Racine asked to add two items under agenda item #9 - Other Business: Chick-fil-A Update and the Hartman Hammond Crossing.

Cline moved and Robertson seconded to approve the agenda as amended adding Other Business items 1 and 2.

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

Nays: None

4. Minutes (7:02)

a. March 23, 2022 Regular Meeting

Fudge moved and McManus seconded to approve the March 23, 2022 Regular Meeting minutes as presented.

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

Nays: None

4. Correspondence (7:02)

None

5. Reports (7:02)

Township Board Report

Agostinelli said that the board passed a resolution in support of the Hartman Hammond crossing.

Planning Commissioners

No reports

Staff Report

Sych said that the notice of intent to plan was sent out pursuant to the Planning Enabling Act. The Township Board approved the Gauthier rezoning and approved a contract with Traverse Connect for economic development services. The Joint Planning Commission will discuss the Commons Natural Area at its next meeting and Hannon added that the zoning map has been updated.

6. Unfinished Business

None

7. New Business**a. PD 2022-32 Life Story Crematorium – Conditional Rezoning – Introduction (7:07)**

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 conditional rezoning process outlined in Section 422 of the Zoning Ordinance. The subject property is currently the site of the Life Story Funeral Home. The site is mostly surrounded by wetlands on adjacent sites, agricultural uses further east, and industrial uses to the west along Hughes Drive and Traversefield Drive. Hannon said the parcel is under a conditional rezoning agreement approved in 2008. The condition proposed would only apply to the Life Story parcel.

Robertson moved and Cline seconded THAT application Z-2022-01 BE SCHEDULED for public hearing for the May 11, 2022 Planning Commission Regular Meeting.

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

b. PD 2022-33 Fox Motors Commercial Vehicle Service Center – Site Plan Review (7:20)

Fox Motors is proposing a commercial vehicle service center for a site at 3536 N US 31 South, south of the intersection with Franke Road. The site is currently vacant and was formerly the site of Wahlstrom Marine. Both “Vehicle Service Center, Minor” and “Vehicle Service Center, Major” are allowed by right within the C-H district; the Zoning Ordinance does not have a separate distinction for a commercial vehicle service center. The site is about 3.14 acres according to the application. The site is in the C-H Highway Commercial zoning district. Board members had concerns with

truck parts and storage of vehicles on site as well as oils that may be generated onsite and their impact on Kids Creek. Colin Schiefler from Fox Motors answered questions about the size of vehicles and where they would be stored on the site. Board members discussed the proposed service center and asked questions.

Agostinelli moved and Robertson seconded THAT application SPR-2022-03, submitted by Green Castle Properties, LLC, for a commercial vehicle service center on parcel 05-016-016-15 located at 3536 N US 31 South, BE APPROVED, subject to the following amended conditions:

- 1. All repair activities shall take place indoors.*
- 2. All vehicle parts shall be stored indoors.*
- 3. Install a 6-foot-tall opaque wooden fence along the northern property line next to the vehicle storage area, to minimize adverse impacts of the vehicle storage.*
- 4. Adjust the lighting and photometric plan to reduce the illumination levels below 2.0 foot-candles at the property lines.*
- 5. Planning Commission provides a waiver for the landscape buffer width along the north property line near the building as shown on the landscaping plan, to reflect existing curb line.*
- 6. A loading zone meeting all requirements shall be depicted on the site plan, which may be an off-hour loading zone.*
- 7. Snow storage requirements shall be calculated and indicated in an area on the site plan.*
- 8. Provide and record a cross-access easement agreement, subject to Township review, with the property to the north.*
- 9. There shall be no outdoor vehicle display.*
- 10. 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: Agostinelli, Robertson, DeGood, Fudge, McManus, Cline, Racine
Nays: None*

c. PD 2022-34 Cherryland Center Signs – Site Development Plan Amendment (8:04)

The subject parcel and neighboring parcels are zoned C-P Planned Shopping Center and constitute the Cherryland Center. The intent of the C-P District is for the development of planned centers located on a single, unified site and are designed and constructed as an integrated unit for shopping and other business activity. The current zoning of the C-P Planned Shopping Center District for this area matches the Cherryland Center site. Sych gave a brief history of the parcel and reviewed permitted C-P signage. Sych stated that a separate monument sign for an individual business was not allowed by Section 630 of the Zoning

Ordinance. Ross Leisman spoke on behalf of Wendy's and said that the business owners were requesting a 7x7 foot freestanding monument sign. They argued that Wendy's was a separate parcel and not part of the Cherryland Center since when this was approved, the parcel had to be split. Sych said the approved site plan overrides the individual property owners.

DeGood moved and Robertson 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 postponed for an attorney opinion.

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

8. Public Comment (8:33)

9. Other Business (8:33)

a. Chick-fil-A SUP

Zoning Administrator Mike Green sent a letter to Chick-fil-A regarding concerns about the requirements of the SUP. Concerns with queuing of vehicles and an unpaved parking area are an issue. A major amendment of the SUP may be warranted. After a lengthy discussion regarding enforcement of the SUP conditions and requirements, Commissioners asked for another review in a couple weeks to see if progress has been made towards a solution.

b. Hammond Hartman Crossing

Sych stated that an east-west connection study was completed recently by OHM which presented alternatives for getting across town. Pros and cons were discussed and the decision was that the Hartman Hammond connection was seen as the best choice.

10. Items for Next Agenda – April 13, 2022 (9:31)

- a. MSU Urban Planning Student Presentation – Non-Motorized Opportunities/Analysis
- b. Updates – Master Plan and Zoning Ordinance Amendments

11. Adjournment

Fudge moved to adjourn the meeting at 9:33pm.

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

LEGAL NOTICE OF ADOPTION
GREEN LAKE TOWNSHIP, GRAND TRAVERSE COUNTY
MASTER PLAN AMENDMENT

TO: THE RESIDENTS AND PROPERTY OWNERS OF GREEN LAKE TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN AND ANY OTHER INTERESTED PARTY: PLEASE TAKE NOTICE THAT AN AMENDMENT to the Green Lake Township Master Plan was recommended for approval after a public hearing was held by the Green Lake Township Planning Commission at its regular meeting March 28, 2022 and approved by the Green Lake Township Board of Trustees at its regular meeting April 11, 2022. Pursuant to the provisions of the Michigan Planning Enabling Act 33 of 2008. A description of the amendment follows:

Future Land Use Plan, Conservation, add Any state land currently in conservation sold for private use to be rezoned to the predominate zoning district surrounding the parcel.

Copies of the above items may be examined at the Township Hall, Monday through Thursday 8:00a.m. to 5:30p.m.

Alycia Reiten, Green Lake Township, Planning Zoning Director
April 14 – 1T

RECEIVED
APR 19 2022
PLANNING

Executive Summary

Access to sidewalks and trails provides important mobility options that can improve overall health and quality of life. Michigan townships with up-to-date non-motorized transportation plans are eligible for funding allocated for walking and biking facilities. This Spring 2022, our Urban and Regional Planning Practicum group built a framework intended to help develop Garfield Township's non-motorized transportation plan. Our scope of work was to create an evidence-based replicable process for future planning. This was specific to Garfield Township areas that displayed the highest opportunity and need for built non-motorized infrastructure.

Our methods used case studies of five Michigan Townships like Garfield Township that have non-motorized transportation plans. This assured key factors were used to develop our method of prioritization. We analyzed Garfield Township's plans and survey data to measure interest for non-motorized infrastructure. The Township's demographics and socio-economic profile were examined. This data was used to create a method for prioritization using a two-phase process to identify key areas for final recommendations.

Phase 1 utilized data from the US Census and the Township's Geodatabase to determine areas of need based on existing infrastructure, high population, and residential density. Equity for special groups was prioritized and mapped along with other key demographic data found using geographic information systems (ArcGIS Pro and ESRI GIS (Geographic Information Systems)). This information created a series of maps showing demographics with a final map displaying the three areas of highest residential density with special groups included. The areas were close to essential destinations and existing infrastructure.

Phase 2 produced a final score for those three areas based on site evaluations and field observations. Our team measured the level of connectivity, safety, and ease of implementation, which prioritized each of the three study areas.

Our findings suggested Garfield Township can improve non-motorized mobility by first building infrastructure and facilities along three highest priority areas. These areas showed the most need for built infrastructure due to their high residential density with special groups, their proximity to clustered destinations of interest and existing infrastructure. The priority areas are Lafranier Road, South Airport Road between US-31 and Miller Creek Nature Reserve and South Airport Road between Barlow Street and Park Drive. Our suggested improvements ranged from near-term and least expensive to long-term and most expensive.

Recommendations were based on potential improvements to connectivity, safety, and ease of implementation. Connectivity for all areas encouraged connected orphaned sidewalks and ADA compliant multi-use trails and improved bus stops. Safety recommendations included repainting crosswalks, adding lighting, signage, and traffic calming. Ease of implementation included the need to coordinate with Grand Traverse County Road Commission and other stakeholders to secure available funding. These recommendations were placed in a matrix that ranged from low-cost to high-cost and near-term to long-term projects (figure 1). Low-cost and near-term recommendations included signs, crosswalk painting and applying for grants. Medium-cost and longer-term recommendations included installing benches, bike racks, lighting, and sidewalk gap infill. The highest-cost and long-term recommendations were multi-use trail and sidewalk installations ideally along both sides of the roads. Protected bus stops containing benches, lighting and covered bike racks was also a long-term and high-cost recommendation. Suggestions for funding strategies with other agencies were provided.

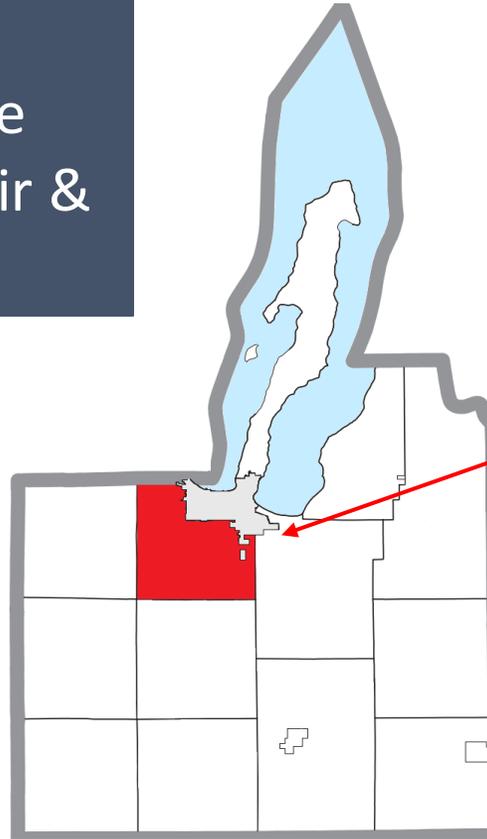
Planning for Non-Motorized Transportation Garfield Township

Zack DiStefano, Toby Hayes, Logan McKaig, Andrew Mancinelli,
Joseph Russel, Fern Spence, Ian Thompson, Reese Trahey



Where is Garfield Township?

- Northern Lower Peninsula of Michigan
- 26.59 square miles
- Surrounded by City of Traverse City, Elmwood, Long Lake, Blair & East Bay Charter Townships



Garfield Township relative to Michigan

Goals and Scope of Work

Create

- Framework for non-motorized plan in Garfield Township
- Collect all relevant documents, data, and maps
- Framework promotes walking and cycling culture

Develop

- Method of prioritization for future projects
- 2022 Master Plan Implementation Matrix
- ID areas with most pros and least cons
- Connect people to essential destinations

Make

- Recommendations for non-motorized infrastructure
- Low-cost, high-cost, long-term, short-term
- Recommendations based on supporting documentation

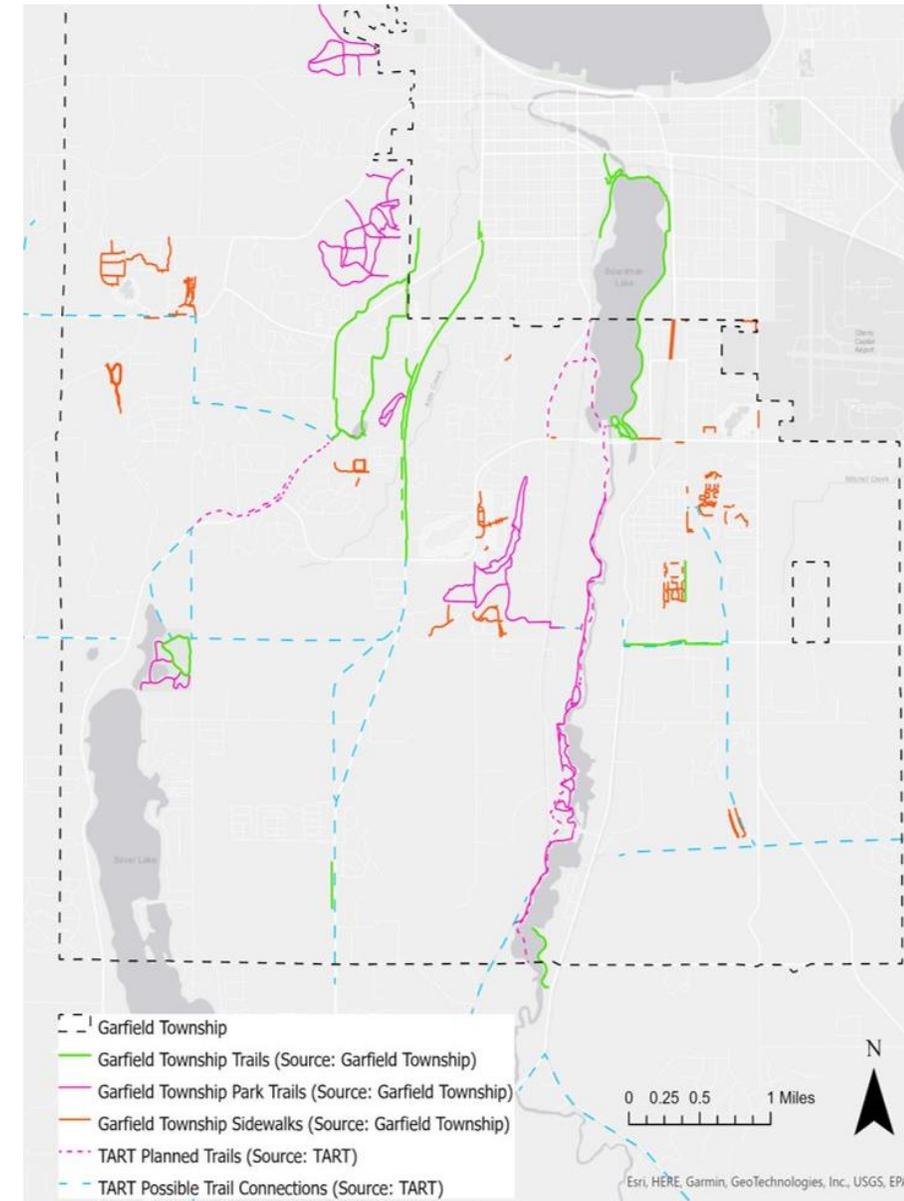
Non-Motorized Needs and Benefits

Needs

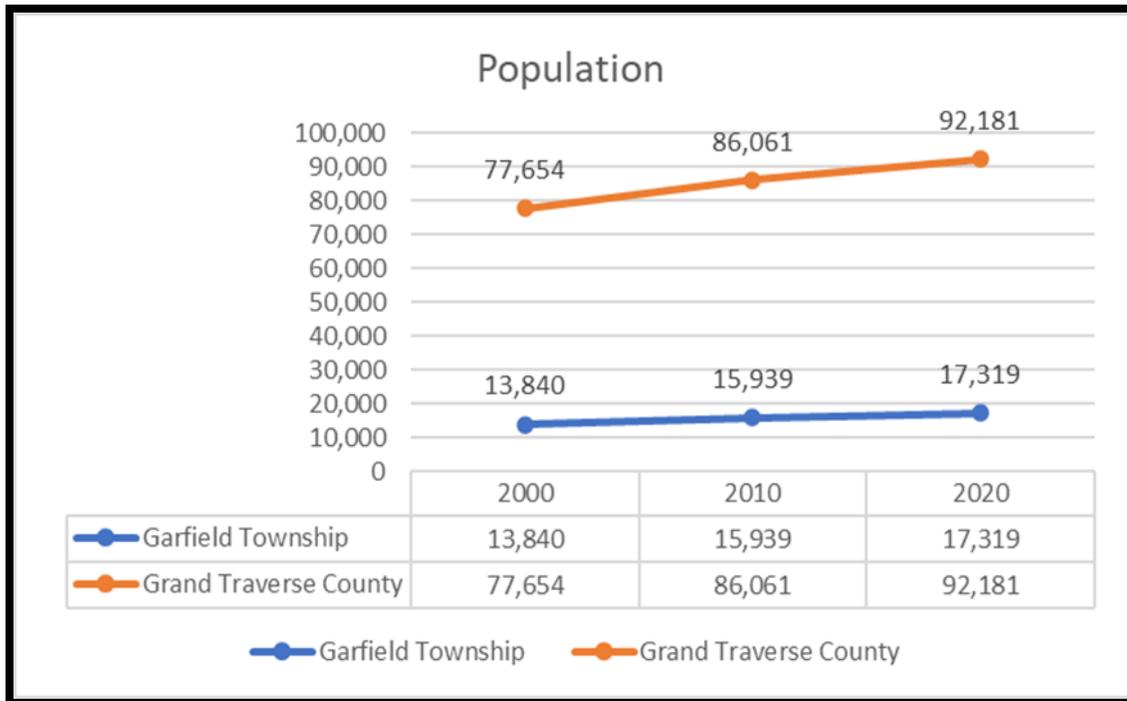
- 2021 Survey-Residents want walkability and accessibility from home
- Increase connectivity to reach nearby destinations without driving
- Connect neighborhoods to schools, business centers, and recreation

Benefits

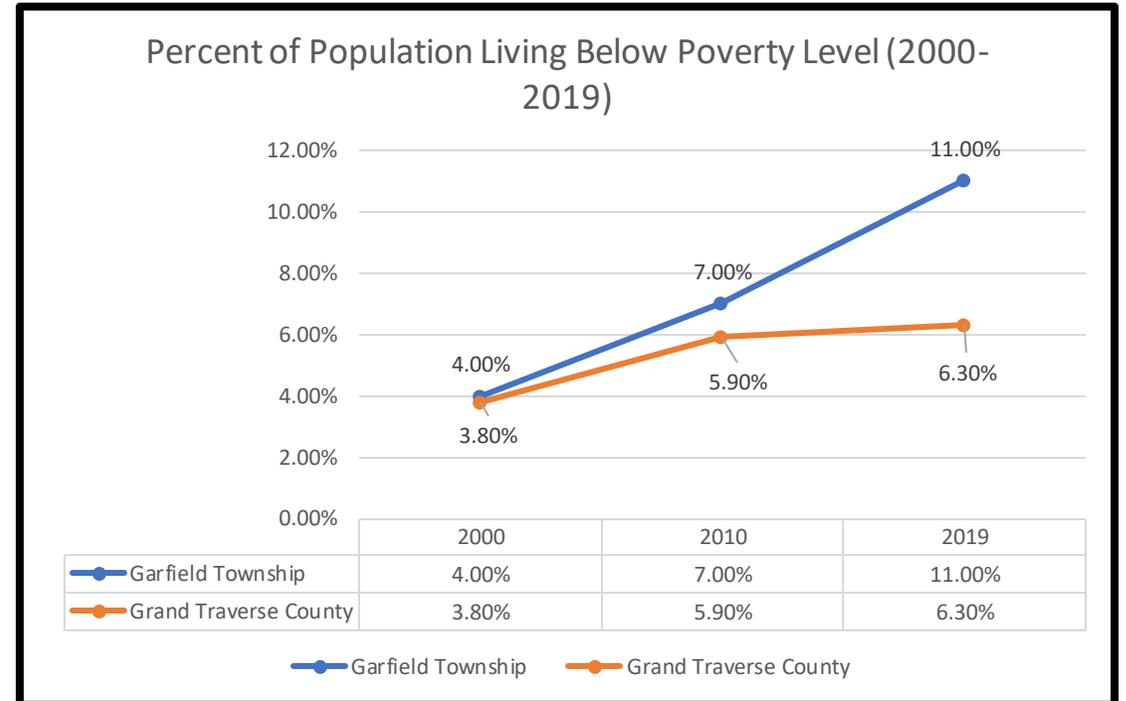
- Alternative mobility options provide more choices
- Reduces traffic congestion
- Equality for everyone especially those who cannot drive



Township Profile



Garfield Township's total population over three decades compared to Grand Traverse County.



Garfield Township's poverty level over three decades compared to Grand Traverse County.

Case Studies of Comparable Townships

Analyze: Five comparable Michigan Townships non-motorized transportation plans

- Prioritization matrix
- Survey Data

Dewitt

Delta

Kalamazoo

Ypsilanti

Oshtemo

Results

- Identified Funding sources
- Identified Partnerships
- Developed our Method for Prioritization

Method for Prioritization

Why?

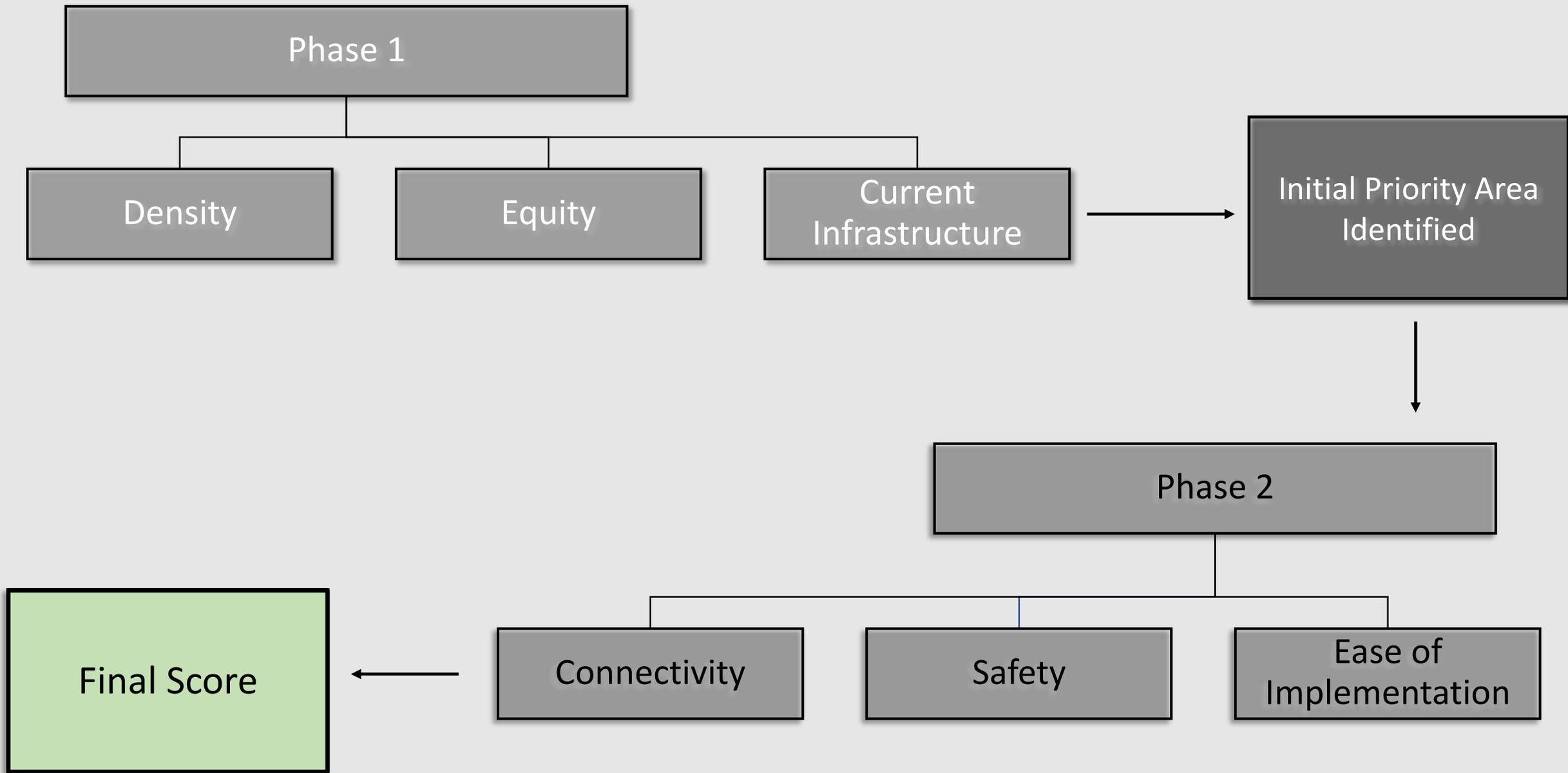
Garfield Township Planners expressed the need for better non-motorized connectivity within the Township and the challenge of prioritizing areas of interest.

What?

Framework that identifies priority sites or corridors within Garfield Township and ranks them through a scoring system.

How?

Our method for prioritization was developed using case study analysis of comparable townships' non-motorized transportation plans, Garfield Township Planning documents, and demographic data.

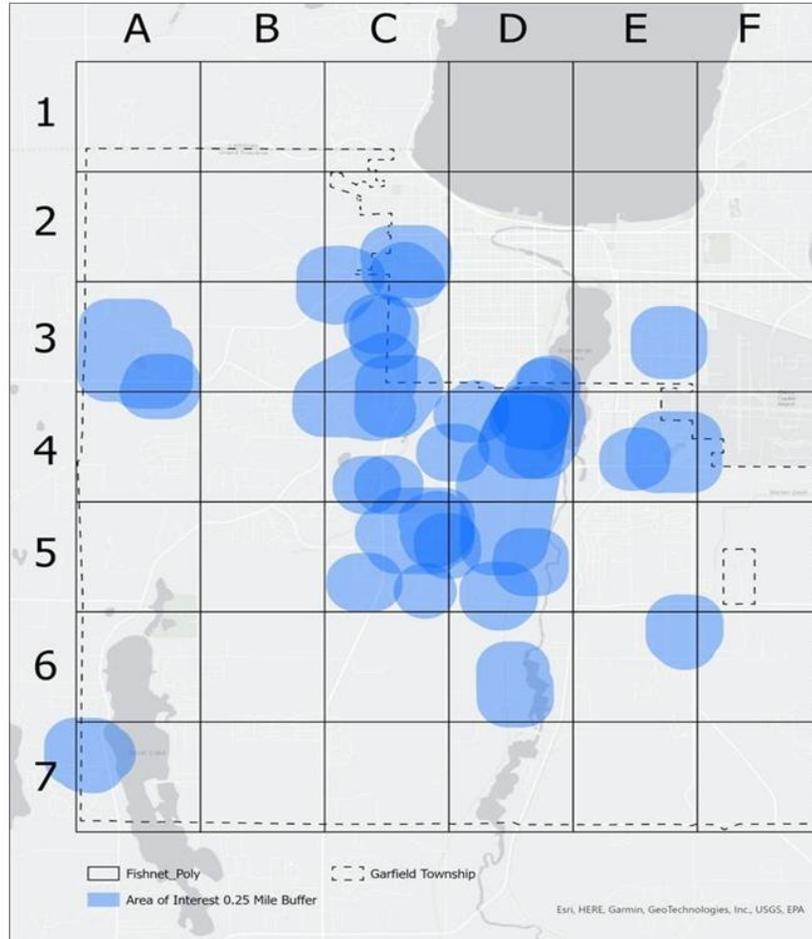


Method for Prioritization: Phase 1

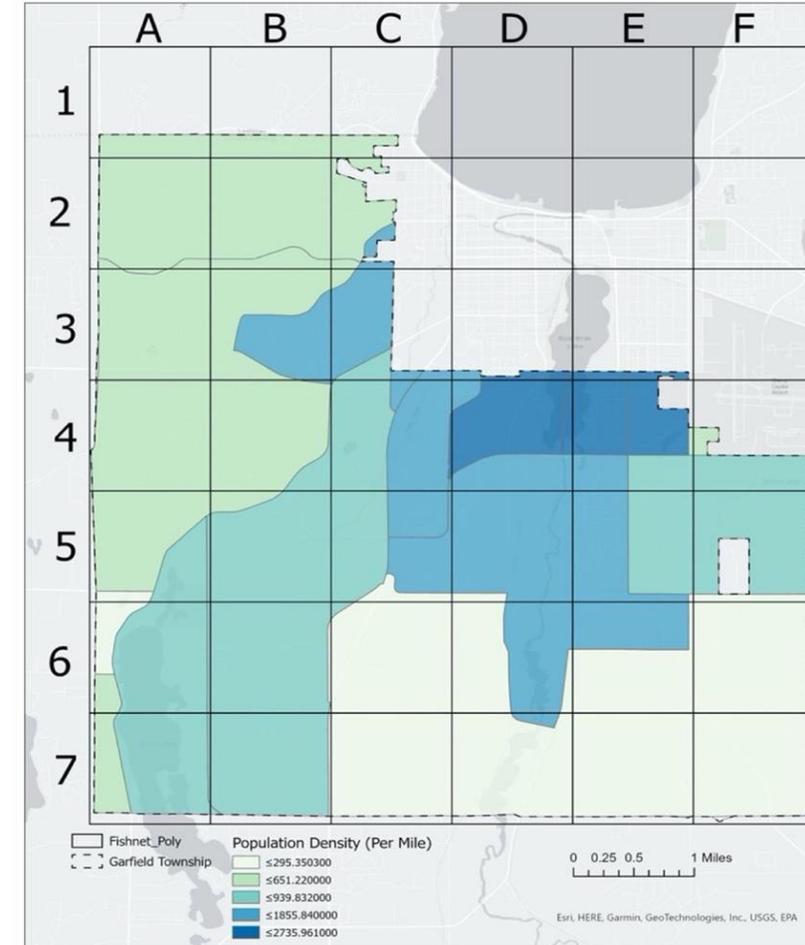
Density (Areas of Interest & Population Density)

Phase 1: measures three criteria within the entire Township:

- **Density**
- **Equity**
- **Current Infrastructure**

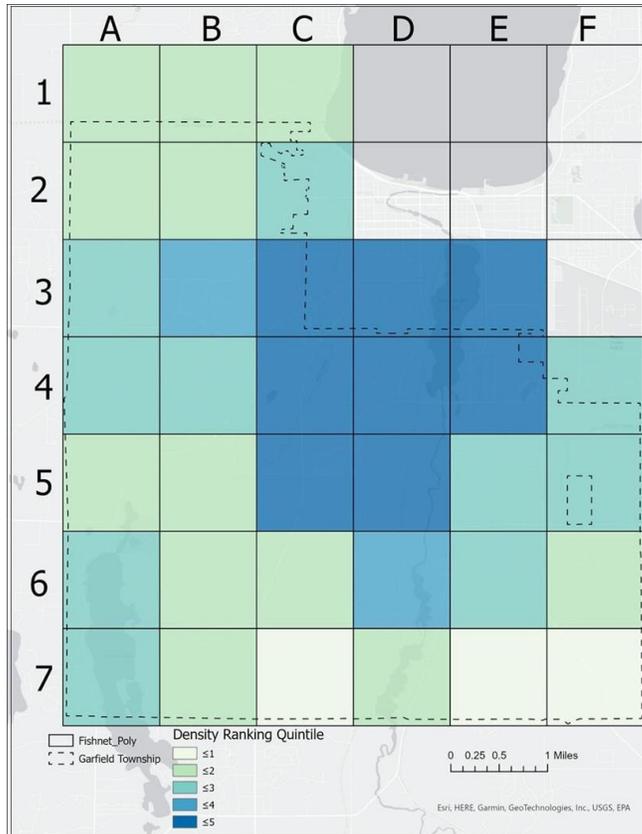


Ranked each zone by the number of AOIs that overlap



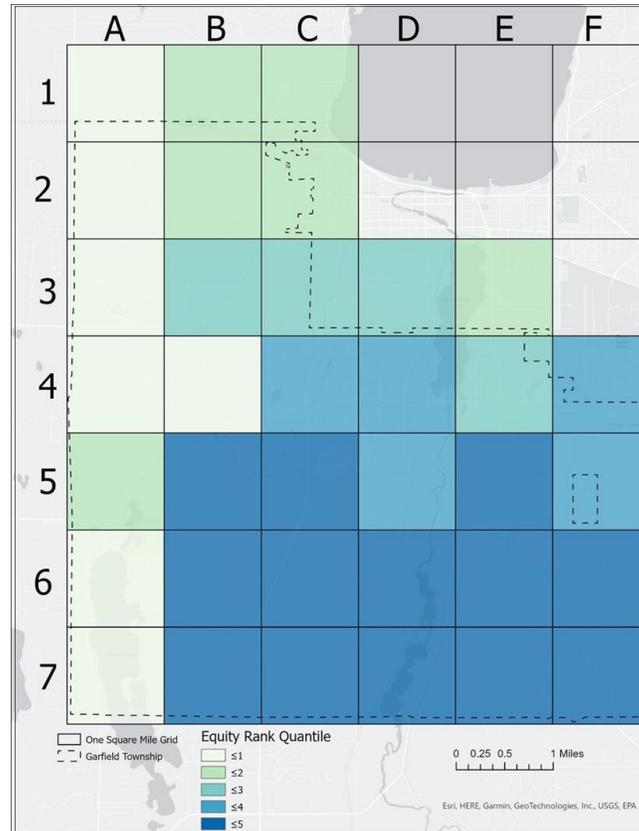
Population density per square mile

Method for Prioritization: Phase 1



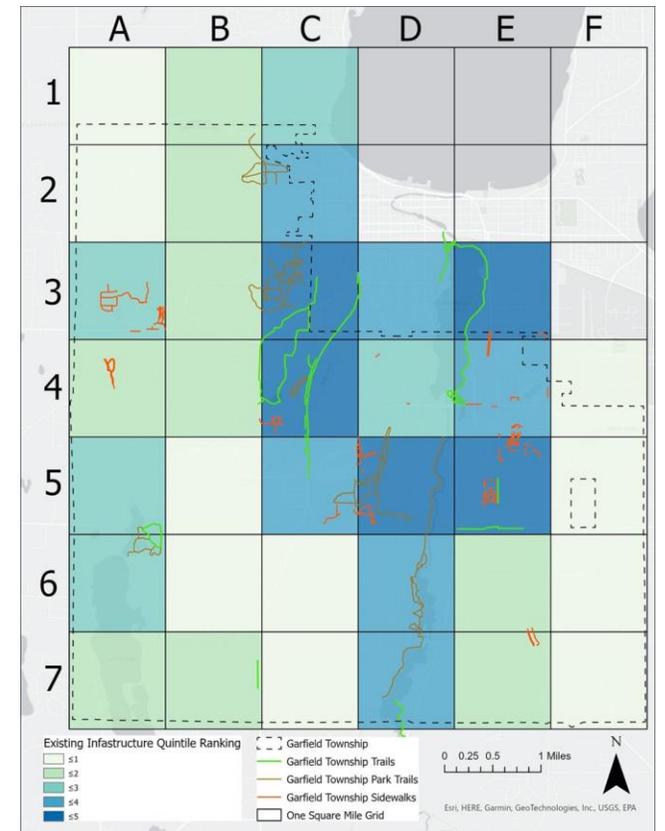
Density (Area of interests)

- Ranked each zone by the number of AOIs that overlap
- Population density per square mile



Equity

- School Aged Population
- Population 65+
- Percentage of Households Below Poverty
- Percentage of Households With Below Poverty With Children



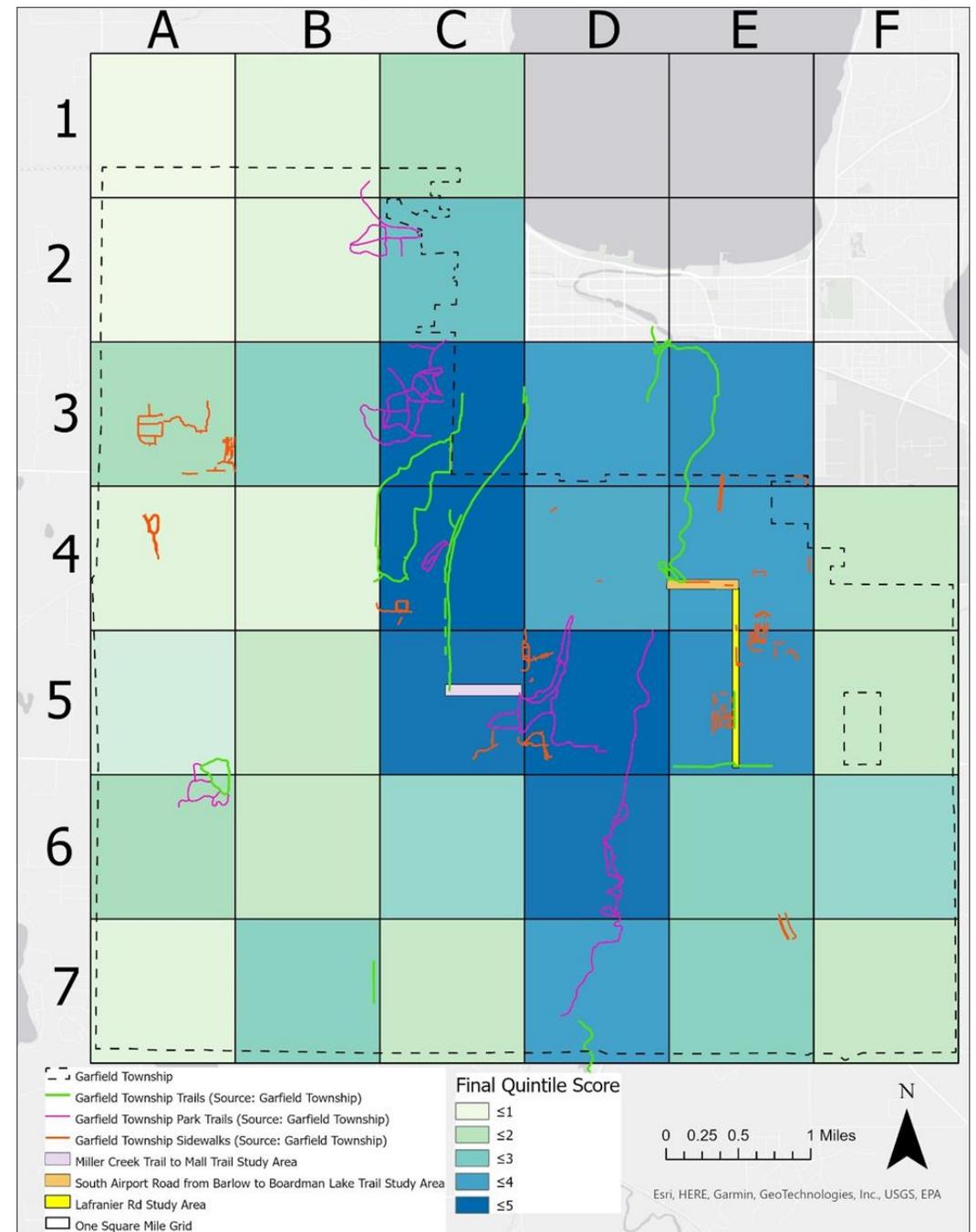
Infrastructure

- The length of non-motorized infrastructure per zone ranked to gauge opportunities for connecting existing infrastructure

Method for Prioritization Phase 1 Results

Initial Priority Areas Identified

- Lafranier Road Corridor 
- South Airport Road Corridor from Barlow to Boardman Lake Loop 
- Mall Trail to Miller Creek Corridor 



Method for Prioritization – Phase 2

0 – Does Not Meet
 1 – Somewhat Meets
 2- Completely Meets

Connectivity

The site provides a continuous connection between existing non-motorized infrastructure	-/2
The site provides a continuous connection to public transportation or an existing trail network	-/2
The site provides continuous non-motorized infrastructure connecting to a high-density residential area, or high-density corridor	-/2
The site provides continuous non-motorized infrastructure that connects to areas of interest (employment centers, schools, hospitals, grocery store)	-/2

Safety

The site provides safety for Garfield Residents with attention to the following groups (elderly, children, low-income, disabled)	-/2
The site contains non-motorized infrastructure located near high-volume vehicular traffic area	-/2
The site contains safe barriers between pedestrians and motorized traffic	-/2
The site contains non-motorized infrastructure that incorporates such items (crosswalks, ADA crossings, pedestrian crossings, barriers)	-/2

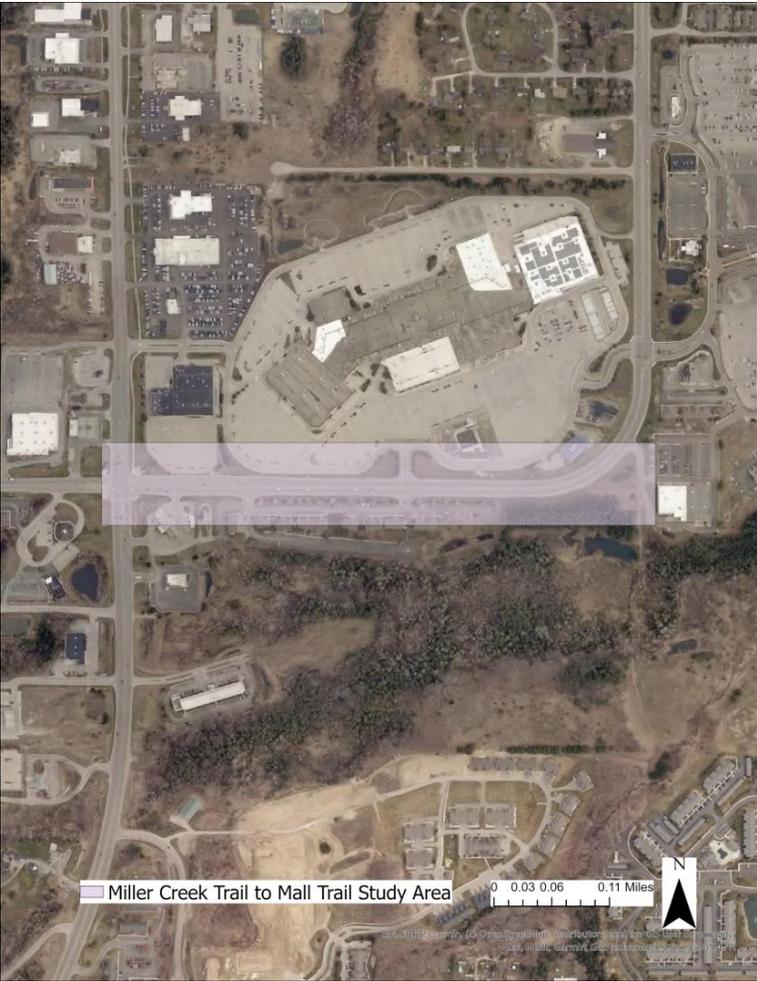
Ease of Implementation

Environmental Factors: There are environmental challenges related to topography and difficulty of construction	-/2
Environmental Factors: There is environmental impact or sensitivity according to the Michigan Department of Environment, Great Lakes and Energy (EGLE)	-/2
Property Ownership & Easements: The project poses challenges to property acquisition, ownership and easements	-/2

Final Score

-/22

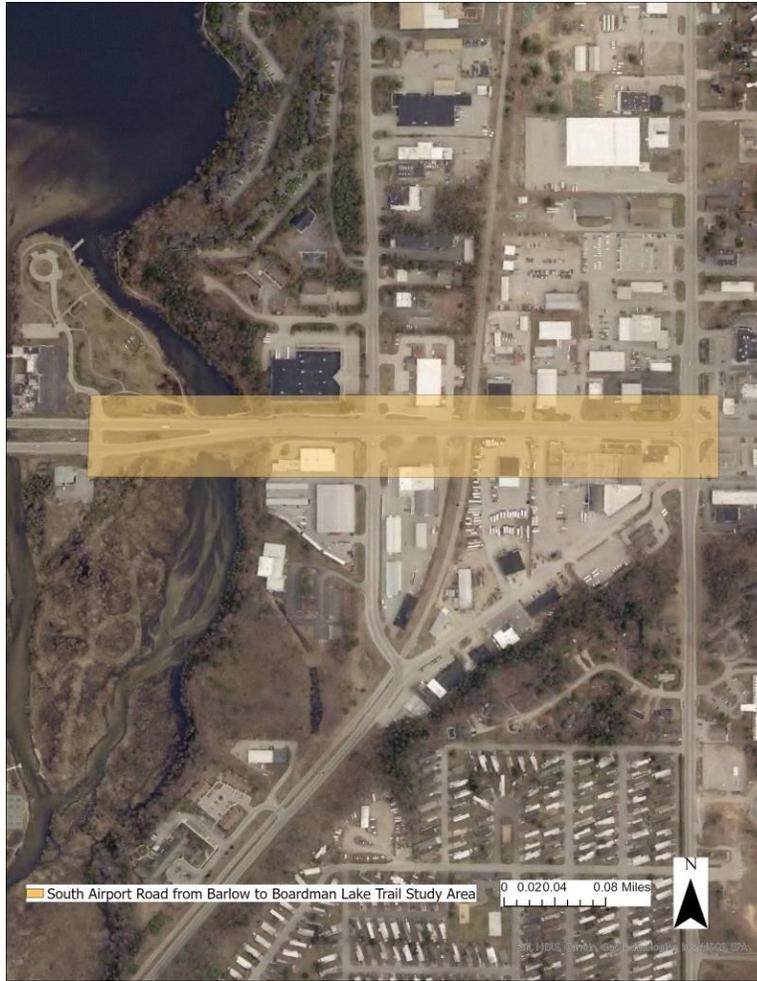
Method for Prioritization – Phase 2



Mall Trail to Miller Creek Corridor



Lafranier Road Corridor



South Airport Road Corridor from Barlow to Boardman Lake Loop.



Mall Trail to Miller Creek Corridor



Connectivity

0/8

Safety

0/8

Ease of Implementation

2/6

Final Score

2/22



Lafranier Road Corridor

Connectivity

1/8

Safety

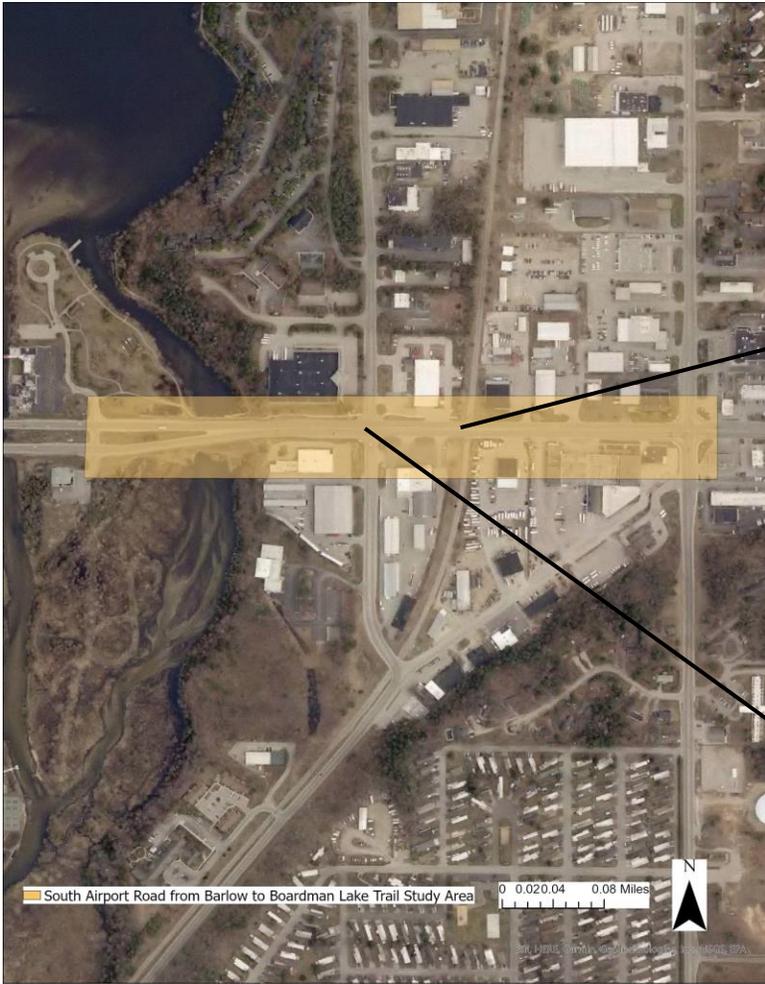
0/8

Ease of Implementation

3/6

Final Score

4/22



South Airport Road Corridor from Barlow to Boardman Lake Loop.



Connectivity

1/8

Safety

4/8

Ease of Implementation

2/6

Final Score

7/22

Method for Prioritization: Phase 2 Results

	Mall Trail to Miller Creek Corridor	Lafranier Road Corridor	South Airport Road Corridor
The site provides a continuous connection between existing non-motorized infrastructure	0/2	0/2	0/2
The site provides a continuous connection to public transportation or an existing trail network.	0/2	0/2	1/2
The site provides continuous non-motorized infrastructure connecting to a high-density residential area, or high-density corridor.	0/2	0/2	0/2
The site provides continuous non-motorized infrastructure that connects to areas of interest (employment centers, schools, hospitals, grocery store).	0/2	1/2	0/2
The site provides safety for Garfield Residents with attention to the following groups (elderly, children, low-income, disabled).	0/2	0/2	1/2
The site contains non-motorized infrastructure located near high-volume vehicular traffic area	0/2	0/2	1/2
The site contains safe barriers between pedestrians and motorized traffic.	0/2	0/2	1/2
The site contains non-motorized infrastructure that incorporates such items (crosswalks, ADA crossings, pedestrian crossings, barriers).	0/2	0/2	1/2
Environmental Factors: There are environmental challenges related to topography and difficulty of construction.	1/2	1/2	1/2
Environmental Factors: There is environmental impact or sensitivity according to the Michigan Department of Environment, Great Lakes and Energy (EGLE).	0/2	0/2	0/2
Property Ownership & Easements: The project poses challenges to property acquisition, ownership and easements.	1/2	2/2	1/2
	2/22	4/22	7/22

Recommendations: Mall Trail to Miller Creek

Connectivity

Installing non-motorized infrastructure along corridor

- ADA Compliant Path connecting Mall Trail & Miller Creek Trail

Safety

Improve and increase visibility of pedestrians

- Pedestrian Signage & Warm LED Lighting
- Crosswalks along business entrance/exits
- Consider installing an ADA compliant multi-use path along this corridor

Ease of Implementation

Coordinate efforts with Grand Traverse County Road Commission and private property owners.

- Apply for funding through MDOT



Mall Trail to Miller Creek Corridor

Recommendations: Lafranier Road Corridor

Connectivity

Improve non-motorized infrastructure along corridor

- Filling empty sidewalk gaps

Safety

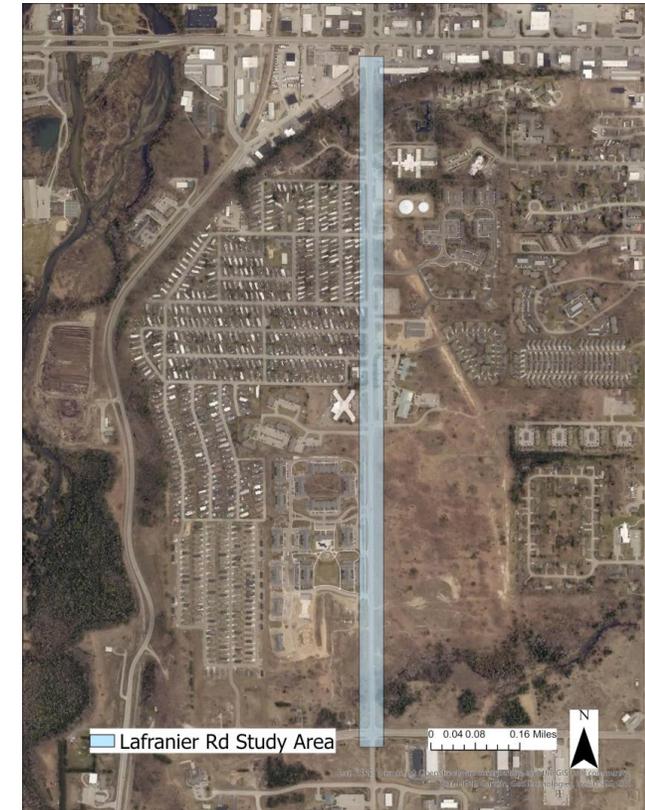
Improve and increase visibility of pedestrians

- Install signage, repaint crosswalks, and add lighting along corridor
- Consider traffic calming measures such as trees, shrubs and greenery between sidewalks and road.

Ease of Implementation

Coordinate with Grand Traverse County Road Commission and the Bay Area Transportation Authority (BATA)

- Coordinate plans with future developers along corridor



Lafranier Road Corridor

Recommendations: South Airport Road Corridor

Connectivity

Improve non-motorized infrastructure along corridor

- Fill in sidewalk gaps
- Install ADA compliant multi-use trail

Safety

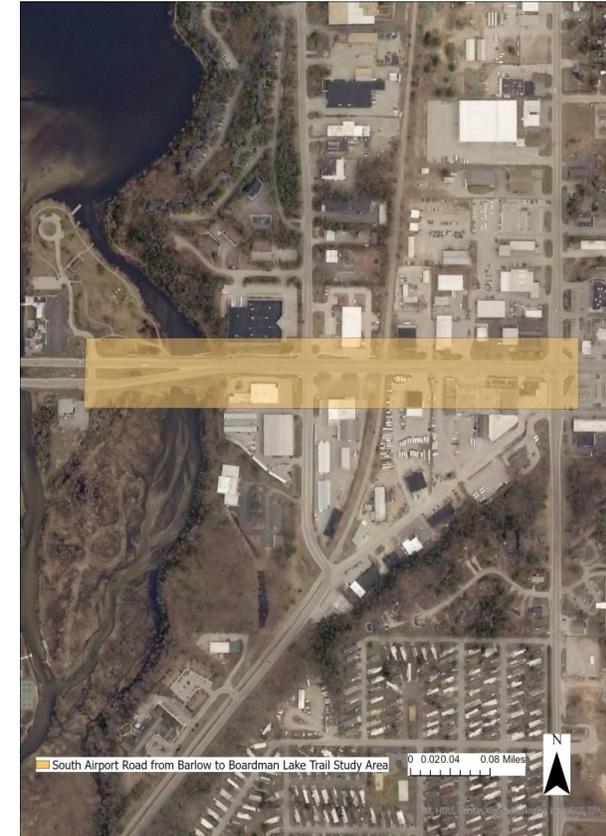
Improve and increase visibility of pedestrians

- Install signage
- Repaint crosswalks and add lighting
- Install protected bus stops with benches and bike racks

Ease of Implementation

Coordinate with Grand Traverse County Road Commission and the Bay Area Transportation Authority (BATA)

- Consider Safe Routes to School (SRTS) grant funding
- Community engagement-measure interest and sense of urgency



South Airport Road Corridor from Barlow to Boardman Lake Loop.

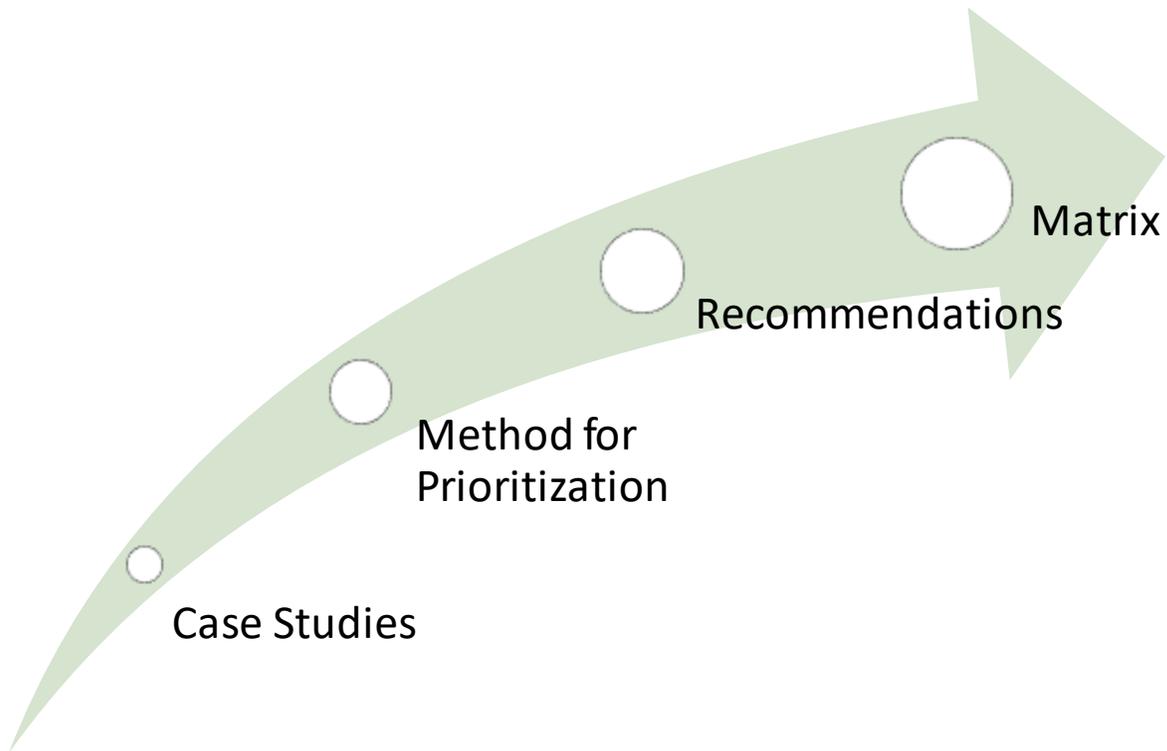
Recommendations: Priority Matrix

Lafranier Corridor			
	Low Cost	Medium Cost	High Cost
Near Term	Install pedestrian crossing signage Repaint existing faded crosswalks		
Medium Term		Install traffic calming measures to increase pedestrian safety	Prevent flooding at bus stop Install additional bus stop infrastructure Fill gaps in the existing infrastructure
Long Term			Install additional sidewalks to connect the north and south ends

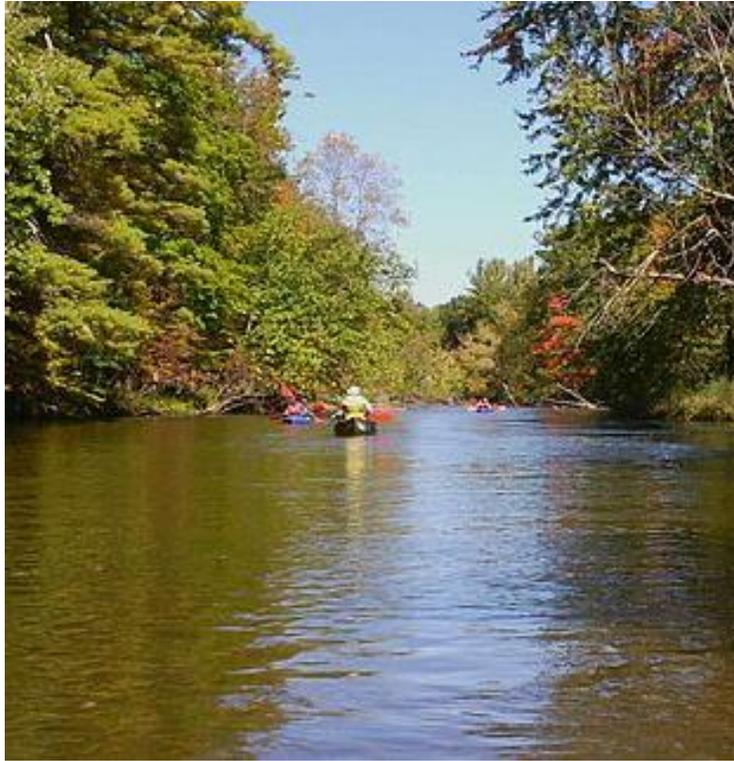
South Airport Corridor			
	Low Cost	Medium Cost	High Cost
Near Term	Repaint crosswalks Install signage	Install benches Install bike Racks	
Medium Term	Consider SRTS grants for funding Use community outreach programs		Install lighting Install covered Bus Stops
Long Term			Install multi-use trails or sidewalks

Mall Trail to Miller Creek Trail Corridor			
	Low Cost	Medium Cost	High Cost
Near Term	Install signage along business entrances/exits Install painted crosswalks along business entrances/exits		
Medium Term		Install lighting Enhance physical Barriers	
Long Term			Install non-motorized infrastructure

Conclusion



Encourage and Support non-motorized transportation network in Garfield Township will be enhanced following the research, recommendations, and method for prioritization we identified as a group. This in turn will benefit the residents of the Township.



Thank You

Acknowledgements

Urban and Regional Planning requires coordination and cooperation between many different groups and interests. The research and findings in this document could not have been completed without the assistance and dedication of the people and organizations listed below, to whom our group owe many thanks.

John Sych, AICP

Garfield Township Planning Director

Stephen Hannon, AICP

Garfield Township Deputy Planning Director

Additional groups include:

- Traverse Area Recreation and Transportation Trails, Inc. (TART)
- MSU Urban and Regional Planning Program
- MSU Extension
- MSU College of Social Science
- MSU Regional Economic Initiative



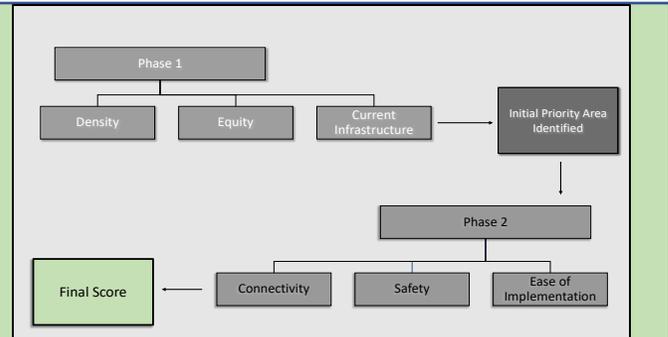
Planning for Non-Motorized Transportation in Garfield Township



Goals

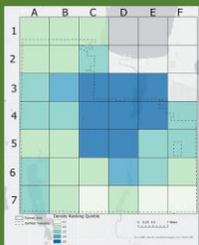
The goals of this project were to gather data on demographics and similar township communities to aid in the development of a method of prioritization for future non-motorized transportation projects (NMT). This will also assist with the Township Master Plan update in 2023, which will likely include non-motorized transportation enhancement suggestions.

Method for Prioritization

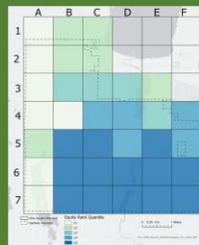


Phase 1

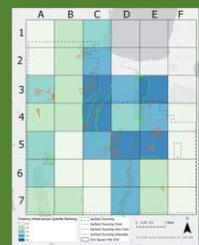
Density (AOI)



Equity



Infrastructure



Phase 2

Method for Prioritization – Phase 2

0 – Does Not Meet
1 – Somewhat Meets
2 – Completely Meets

Connectivity

The site provides a continuous connection between existing non-motorized infrastructure	-/2
The site provides a continuous connection to public transportation or an existing trail network.	-/2
The site provides continuous non-motorized infrastructure connecting to a high-density residential area, or high-density corridor.	-/2
The site provides continuous non-motorized infrastructure that connects to areas of interest (employment centers, schools, hospitals, grocery store).	-/2

Safety

The site provides safety for Garfield Residents with attention to the following groups (elderly, children, low-income, disabled).	-/2
The site contains non-motorized infrastructure located near high-volume vehicular traffic area	-/2
The site contains safe barriers between pedestrians and motorized traffic.	-/2
The site contains non-motorized infrastructure that incorporates such items (crosswalks, ADA crossings, pedestrian crossings, barriers).	-/2

Ease of Implementation

Environmental Factors: There are environmental challenges related to topography and difficulty of construction.	-/2
Environmental Factors: There is environmental impact or sensitivity according to the Michigan Department of Environment, Great Lakes and Energy (EGLE).	-/2
Property Ownership & Easements: The project poses challenges to property acquisition, ownership and easements.	-/2

Final Score **-/22**

In **Phase 1**, the one square mile sections of the Township were scored from 1-5 based on Density, Equity, and Current Infrastructure. In **Phase 2**, the identified areas were scored from 0-2 on Connectivity, Safety, and Ease of Implementation, giving them their final score out of 22.

Recommendations

Lafranier Road

- Fill in sidewalk gaps
- Improve bus stop infrastructure
- Traffic calming measures: signage, trees and railings
- Repaint crosswalks

Scoring:
4/22



Mall Trail to Miller Creek

- ADA compliant multi-use trail
- Improve visibility of pedestrians: signage, crosswalks along curb cuts

Scoring:
2/22



S. Airport Road

- Fill in sidewalk gaps
- Installing ADA compliant multi-use paths
- Install lighting and covered bus stops
- Repaint crosswalks

Scoring:
7/22



 Charter Township of Garfield Planning Department Report No. 2022-36		
Prepared:	April 20, 2022	Pages: 1
Meeting:	April 27, 2022	Attachments: <input checked="" type="checkbox"/>
Subject:	Master Plan – 2022 Draft Community Survey Questionnaire	

BACKGROUND:

In 2015, Garfield Township conducted a community survey by mailing a questionnaire to a random sample of residents within the Township. A copy of the results is attached.

MASTER PLAN:

In preparation for the update of the Master Plan, Staff has drafted a new questionnaire to be used in a community survey conducted in a similar manner. Some of the questions from the 2015 survey were used and some new questions were added. The questionnaire was developed to be most effective in providing guidance towards the development of the Master Plan.

ACTION REQUESTED:

No action is needed. Feedback from the Planning Commission will help Staff refine the draft questionnaire.

Attachments:

1. Master Plan – 2022 Draft Community Survey Questionnaire
2. 2015 Garfield Township – Input of Mailed Surveys

2022 CHARTER TOWNSHIP OF GARFIELD COMMUNITY SURVEY QUESTIONNAIRE

1. Looking at the map below, check the box that corresponds to the area where you live. Note: this is your voting precinct. [Updated voting precinct map to be inserted]

- a. 1
- b. 2
- c. 3
- d. 4
- e. 5
- f. 6
- g. 7

2. What is the approximate age of yourself and of all other members of your household? (Check all that apply)

- | | | | | |
|------------|---|---|---|---|
| a. <6 | 1 | 2 | 3 | 4 |
| b. 7 – 12 | 1 | 2 | 3 | 4 |
| c. 13 – 17 | 1 | 2 | 3 | 4 |
| d. 18 – 25 | 1 | 2 | 3 | 4 |
| e. 26 – 35 | 1 | 2 | 3 | 4 |
| f. 36 – 45 | 1 | 2 | 3 | 4 |
| g. 46 – 55 | 1 | 2 | 3 | 4 |
| h. 56 – 65 | 1 | 2 | 3 | 4 |
| i. > 66 | 1 | 2 | 3 | 4 |

3. How long have you lived in Garfield?

- a. 0 to 1 years
- b. 2 to 5 years
- c. 6 to 10 years
- d. 10 to 20 years
- e. 20+ years

WHERE YOU LIVE

4. How likely are you to move within the next year?

- a. Very likely
- b. Somewhat likely
- c. Not at all likely

5. If you are somewhat likely or very likely to move next year, why are you moving? If you are not at all likely to move, please skip this question. (Check all that apply)
- a. Into a newer/larger home
 - b. Into a smaller home
 - c. Into a condominium development
 - d. Into a barrier-free or retirement home
 - e. To be closer to an existing job in the Traverse City area
 - f. We are moving out of Garfield for other reason (job relocation, to be closer to family, etc.)
 - g. For other reasons. Please specify:
6. Why did you choose where you live today? (Check all that apply)
- a. Availability
 - b. Affordability
 - c. Tax rate
 - d. Safe neighborhood
 - e. Proximity to family and friends
 - f. Open space/nice views
 - g. Sidewalks/trails are nearby
 - h. Close to work/school
 - i. Close to parks/recreation
 - j. Close to shopping/restaurants
 - k. For other reasons. Please specify:

YOUR QUALITY OF LIFE

7. Overall, what do you like the most about Garfield? Please choose up to three (3) items from the list below.
- a. Affordability/cost of living
 - b. A strong, stable economy
 - c. Relationship to nature
 - d. Feeling of safety and security
 - e. Educational opportunities
 - f. Access to public services
 - g. Feeling of community
8. Overall, what do you like the least about Garfield? Please choose up to three (3) items from the list below.
- a. Traffic congestion
 - b. Lack of housing
 - c. Distance to work
 - d. Sprawling development
 - e. Lack of sidewalks/trails
 - f. Lack of recreation options

YOUR FUTURE

9. For the future, what would you like the Master Plan to focus on? Please choose up to three (3) items from the list below.
- Housing choices and affordability
 - Employment opportunities
 - Quality and quantity of parks and open space
 - Improve transportation options
 - Protect the natural environment
 - Create mixed-use, walkable neighborhoods with housing, businesses, etc.
 - Increase entertainment and food choices
 - Improve image and character of Garfield

HOUSING CHOICES

10. What types of housing should be encouraged in Garfield?
- Single family subdivisions
 - Single family rural lots
 - Duplexes
 - Apartments
 - Mobile home subdivisions
 - Assisted living facilities
 - None
11. What types of housing should be encouraged in the area where you live?
- Single family subdivisions
 - Single family rural lots
 - Duplexes
 - Apartments
 - Mobile home subdivisions
 - Assisted living facilities
 - None

DEVELOPMENT

12. Do you think Garfield is developing...
- Too quickly
 - About right
 - Too slowly
 - No opinion

13. Please indicate where you agree or disagree with the following statements:
- a. The redevelopment of outdated commercial and industrial areas should be encouraged rather than allowing new additional developments.
 - i. Strongly Agree
 - ii. Agree
 - iii. Disagree
 - iv. Strongly Disagree
 - v. Not Sure
 - b. Outer edges of Garfield should stay mostly residential and agricultural in character.
 - i. Strongly Agree
 - ii. Agree
 - iii. Disagree
 - iv. Strongly Disagree
 - v. Not Sure
 - c. Large, new housing developments should include a variety of residential housing types (i.e., single family homes, duplexes, apartments, etc.)
 - i. Strongly Agree
 - ii. Agree
 - iii. Disagree
 - iv. Strongly Disagree
 - v. Not Sure
 - d. Efforts should be made to retain agricultural land in Garfield.
 - i. Strongly Agree
 - ii. Agree
 - iii. Disagree
 - iv. Strongly Disagree
 - v. Not Sure
 - e. If there were more paved bicycle and sidewalks in the area where I live, I would likely use them.
 - i. Strongly Agree
 - ii. Agree
 - iii. Disagree
 - iv. Strongly Disagree
 - v. Not Sure
 - f. Garfield should take steps to improve the look and function of commercial corridors such as South Airport Road through limiting signs, building sidewalks, reducing driveways, adding trees, etc.
 - i. Strongly Agree
 - ii. Agree
 - iii. Disagree
 - iv. Strongly Disagree
 - v. Not Sure

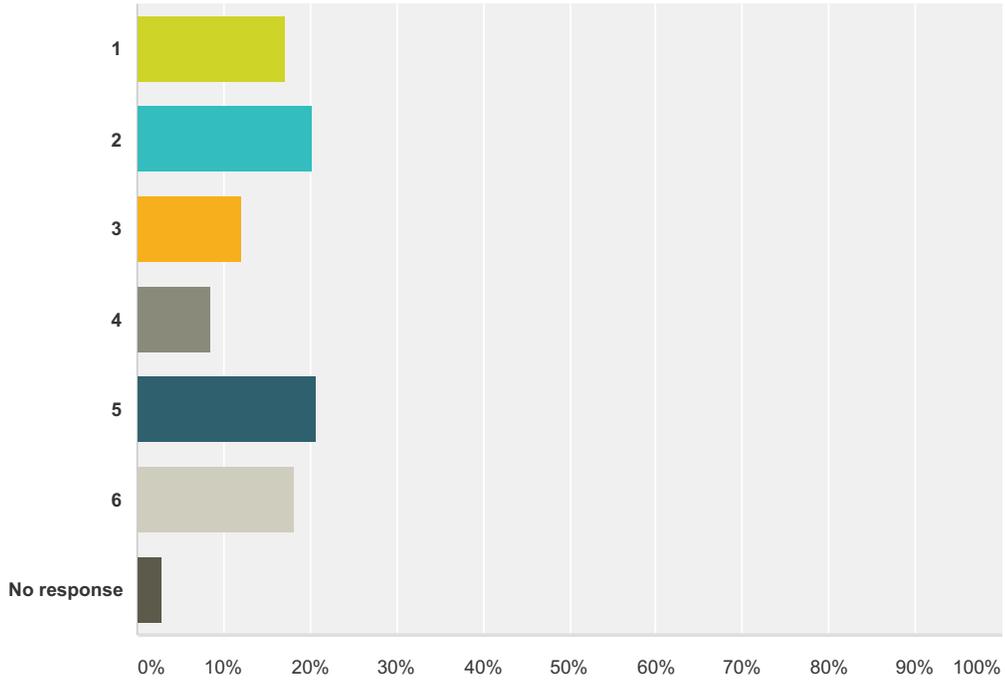
- g. Garfield should direct dense, multifamily residential development to places which are closer to the Traverse City limits.
 - i. Strongly Agree
 - ii. Agree
 - iii. Disagree
 - iv. Strongly Disagree
 - v. Not Sure
- h. Garfield should fund construction of bike paths and sidewalks in the form of a millage, general fund, or other funding source.
 - i. Strongly Agree
 - ii. Agree
 - iii. Disagree
 - iv. Strongly Disagree
 - v. Not Sure
- i. I wish that there was a park closer to my home.
 - i. Strongly Agree
 - ii. Agree
 - iii. Disagree
 - iv. Strongly Disagree
 - v. Not Sure
- j. Garfield should purchase more parkland.
 - i. Strongly Agree
 - ii. Agree
 - iii. Disagree
 - iv. Strongly Disagree
 - v. Not Sure
- k. Garfield should allow for winery tasting rooms.
 - i. Strongly Agree
 - ii. Agree
 - iii. Disagree
 - iv. Strongly Disagree
 - v. Not Sure
- l. A new state law allows Townships to change their names. Garfield should change its name.
 - i. Strongly Agree
 - ii. Agree
 - iii. Disagree
 - iv. Strongly Disagree
 - v. Not Sure

ADDITIONAL COMMENTS

14. Do you have any other comments?

Q1 Looking at the map to the right, select the number that corresponds to the area where you live. (Note: this is your voting precinct. Please click here to view a larger voting precinct map)

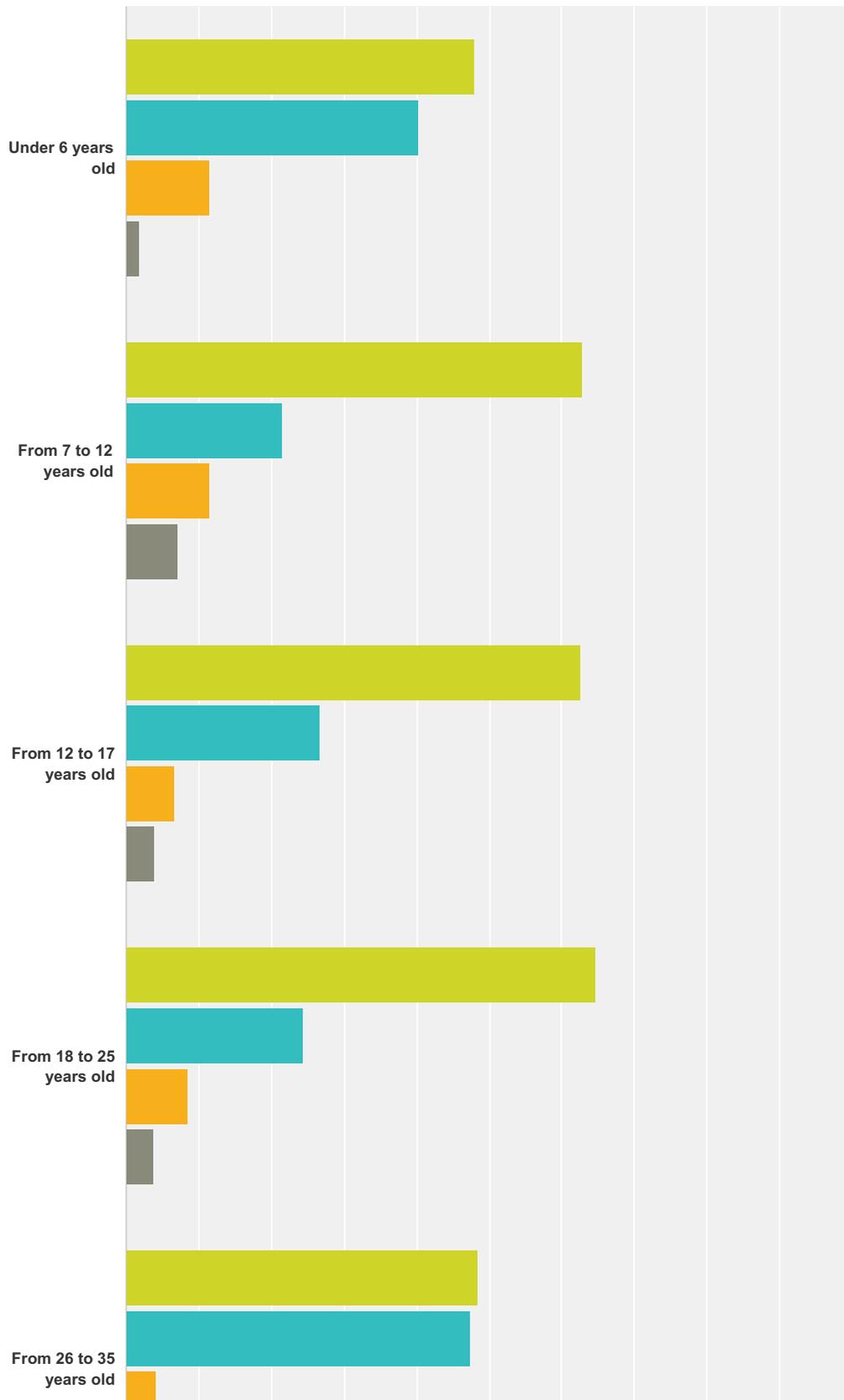
Answered: 815 Skipped: 0



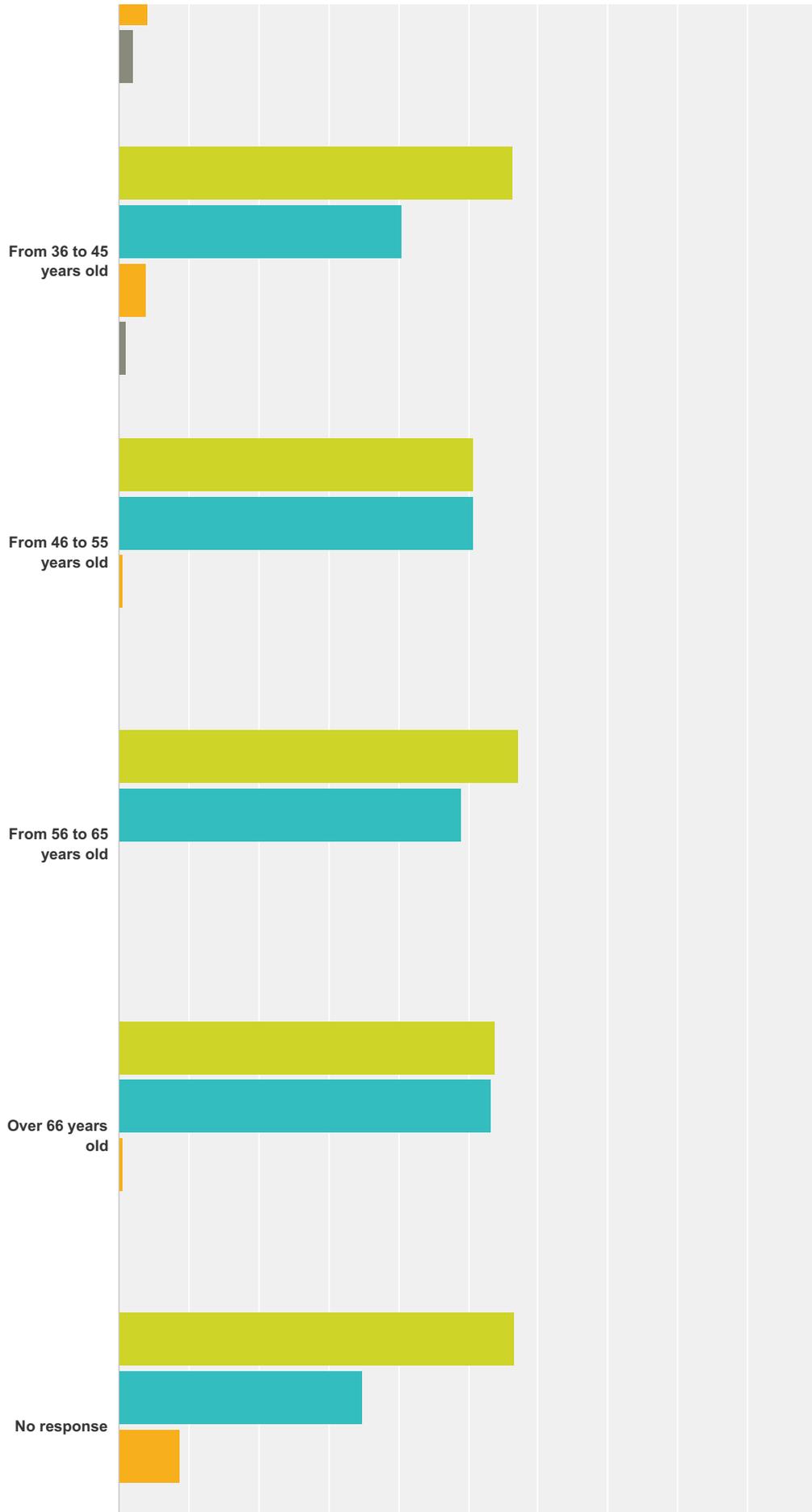
Answer Choices	Responses	
1	17.18%	140
2	20.25%	165
3	12.15%	99
4	8.59%	70
5	20.74%	169
6	18.16%	148
No response	2.94%	24
Total		815

Q2 Please indicate the age(s) of all members of your household.

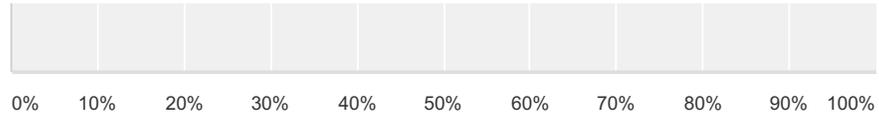
Answered: 813 Skipped: 2



Input of Mailed Surveys



Input of Mailed Surveys

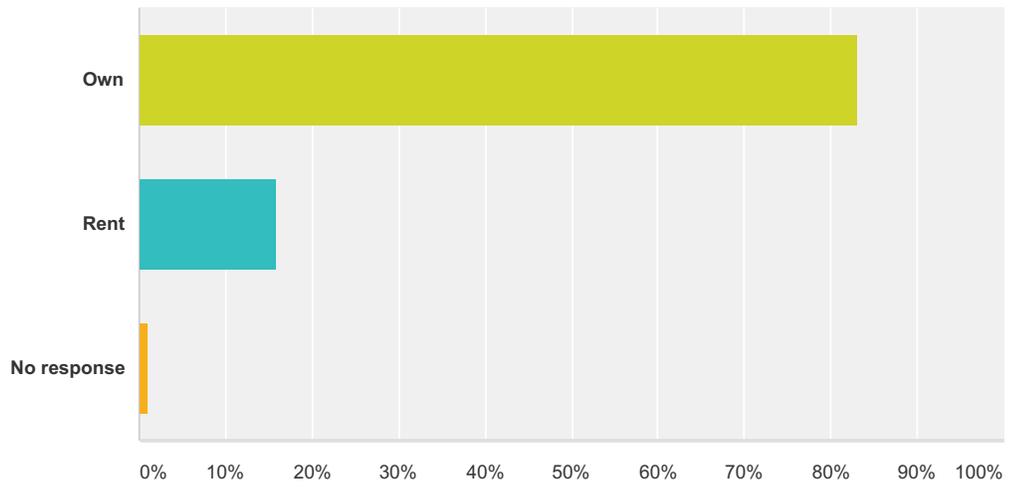


■ 1 person
 ■ 2 people
 ■ 3 people
 ■ 4 people

	1 person	2 people	3 people	4 people	Total Respondents
Under 6 years old	48.08% 25	40.38% 21	11.54% 6	1.92% 1	52
From 7 to 12 years old	62.86% 44	21.43% 15	11.43% 8	7.14% 5	70
From 12 to 17 years old	62.67% 47	26.67% 20	6.67% 5	4.00% 3	75
From 18 to 25 years old	64.63% 53	24.39% 20	8.54% 7	3.66% 3	82
From 26 to 35 years old	48.42% 46	47.37% 45	4.21% 4	2.11% 2	95
From 36 to 45 years old	56.44% 57	40.59% 41	3.96% 4	0.99% 1	101
From 46 to 55 years old	50.68% 74	50.68% 74	0.68% 1	0.00% 0	146
From 56 to 65 years old	57.26% 134	49.15% 115	0.00% 0	0.00% 0	234
Over 66 years old	53.85% 196	53.30% 194	0.55% 2	0.00% 0	364
No response	56.52% 13	34.78% 8	8.70% 2	0.00% 0	23

Q3 Do you rent or own the place where you live?

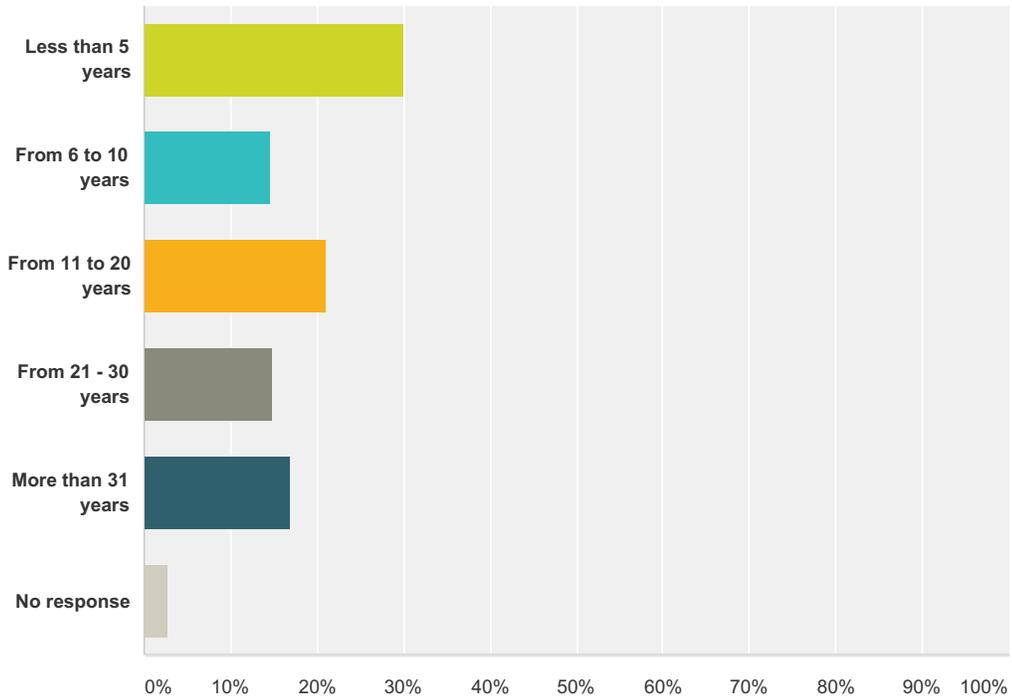
Answered: 809 Skipped: 6



Answer Choices	Responses
Own	83.07% 672
Rent	15.95% 129
No response	0.99% 8
Total	809

Q4 How long have you lived in Garfield Township? (In total, include all residences.)

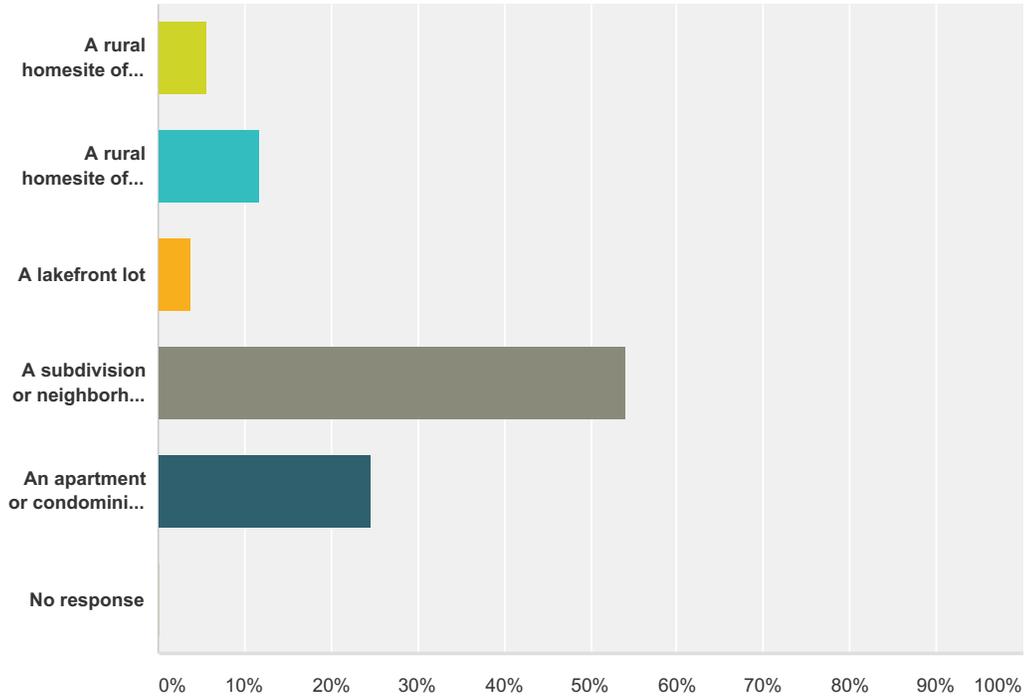
Answered: 813 Skipped: 2



Answer Choices	Responses	
Less than 5 years	30.14%	245
From 6 to 10 years	14.51%	118
From 11 to 20 years	21.03%	171
From 21 - 30 years	14.76%	120
More than 31 years	16.85%	137
No response	2.71%	22
Total		813

Q5 Which of the following best describes where you currently live? (If you do not live in Garfield Township, please skip the question).

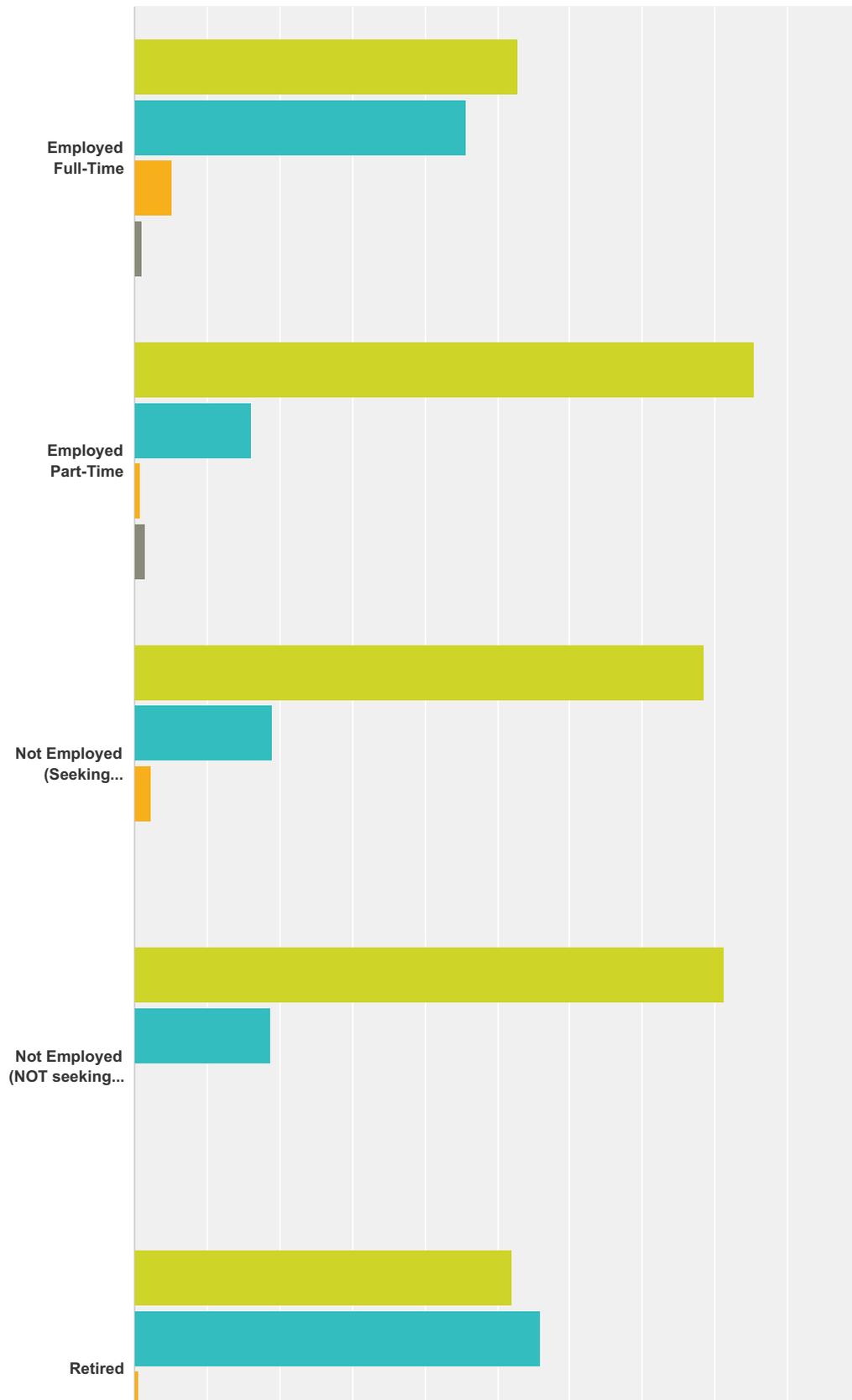
Answered: 812 Skipped: 3



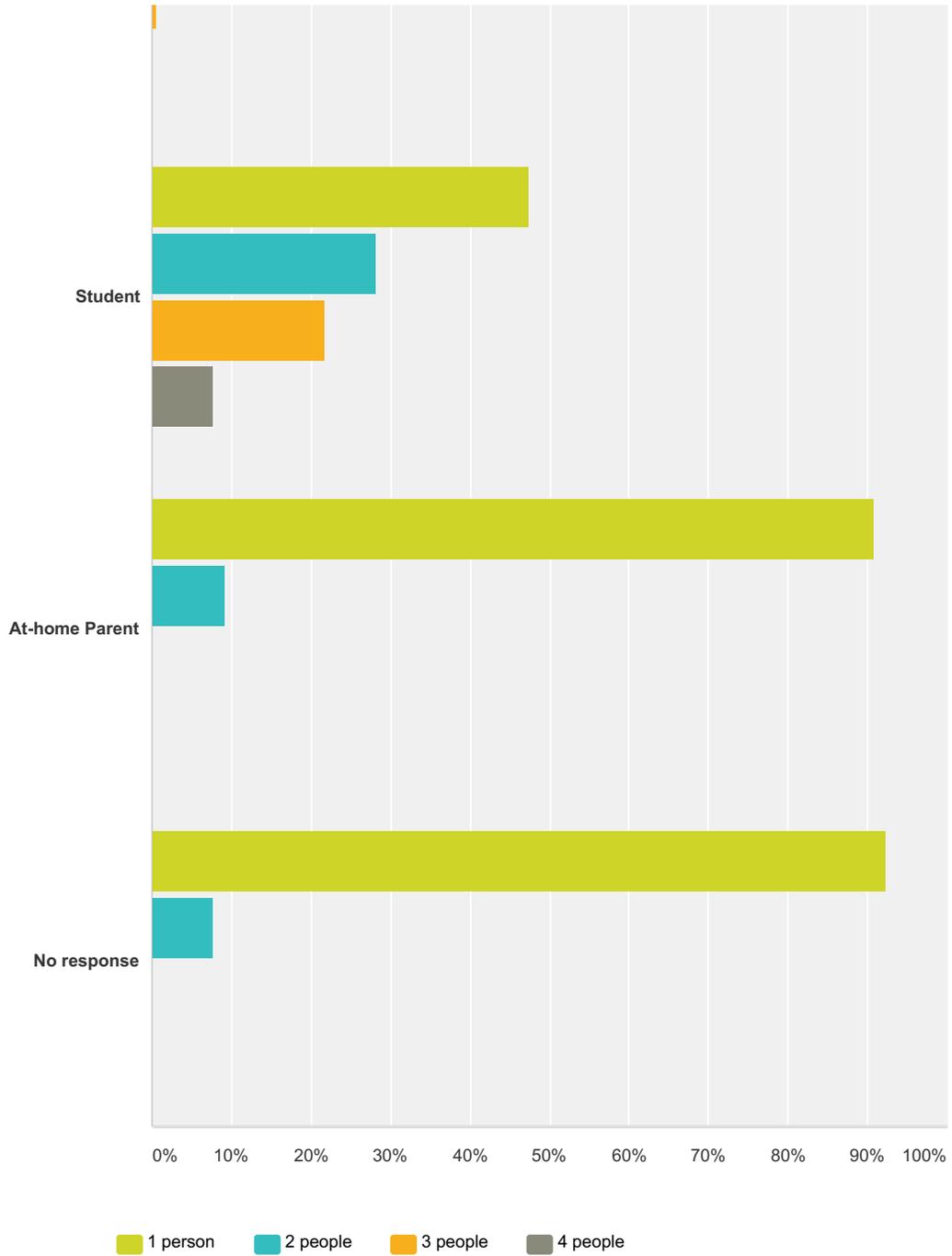
Answer Choices	Responses	Count
A rural homesite of 5-acres or more	5.54%	45
A rural homesite of less than 5-acres	11.70%	95
A lakefront lot	3.82%	31
A subdivision or neighborhood development	54.06%	439
An apartment or condominium unit	24.63%	200
No response	0.25%	2
Total		812

Q6 What is the employment status of all adult members of your household?

Answered: 811 Skipped: 4



Input of Mailed Surveys



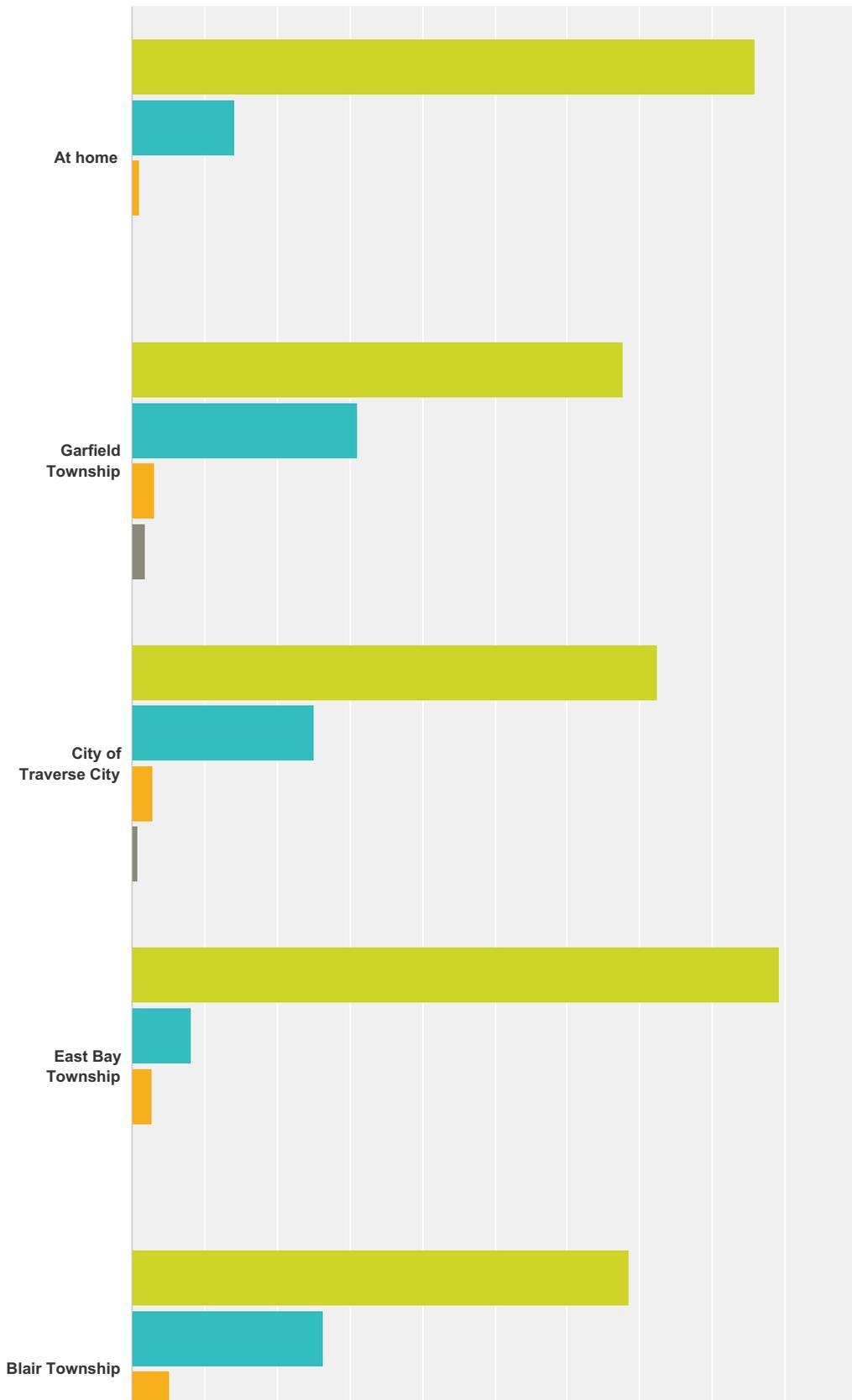
	1 person	2 people	3 people	4 people	Total Respondents
Employed Full-Time	52.78% 209	45.71% 181	5.30% 21	1.01% 4	396
Employed Part-Time	85.29% 116	16.18% 22	0.74% 1	1.47% 2	136
Not Employed (Seeking employment)	78.57% 33	19.05% 8	2.38% 1	0.00% 0	42
Not Employed (NOT seeking employment)	81.25% 13	18.75% 3	0.00% 0	0.00% 0	16
Retired	52.05% 216	55.90% 232	0.72% 3	0.00% 0	415

Input of Mailed Surveys

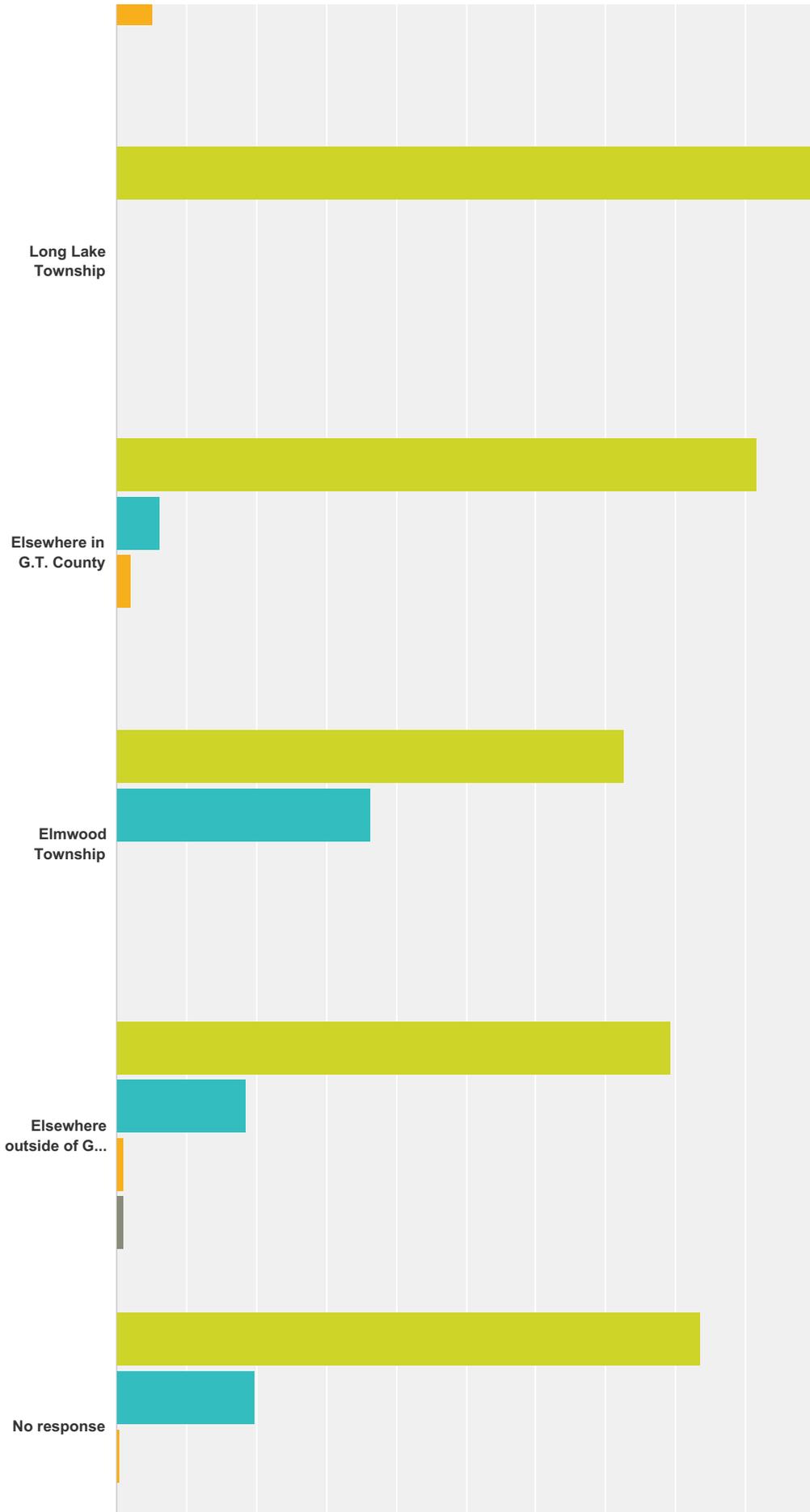
Student	47.44% 37	28.21% 22	21.79% 17	7.69% 6	78
At-home Parent	90.91% 30	9.09% 3	0.00% 0	0.00% 0	33
No response	92.31% 12	7.69% 1	0.00% 0	0.00% 0	13

Q7 Where do you and any other adults in your household work? (Check all that apply)

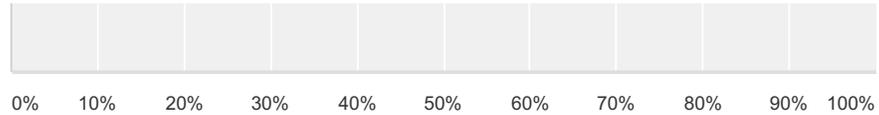
Answered: 803 Skipped: 12



Input of Mailed Surveys



Input of Mailed Surveys

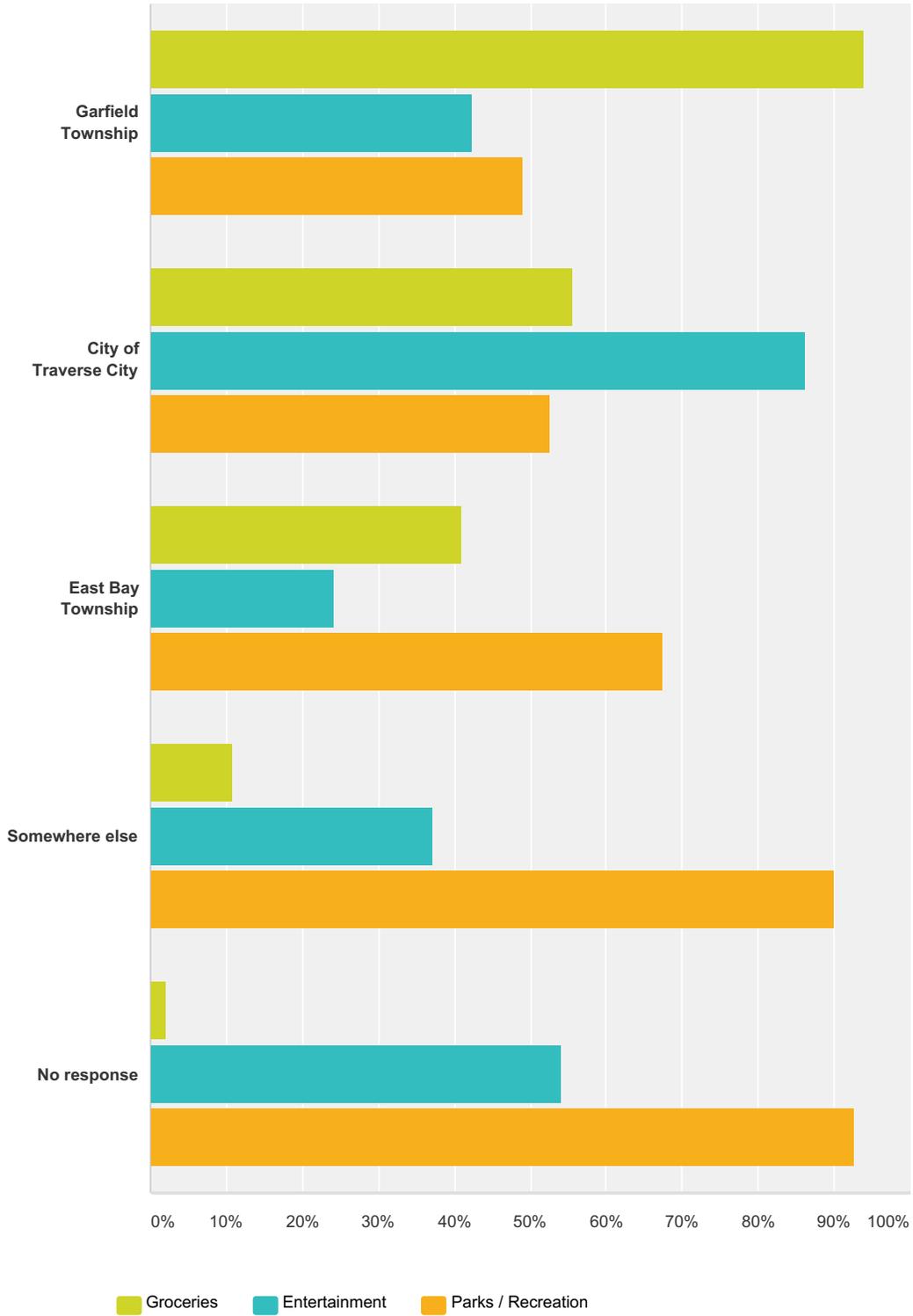


1 person
 2 people
 3 people
 4 people

	1 person	2 people	3 people	4 people	Total Respondents
At home	85.87% 79	14.13% 13	1.09% 1	0.00% 0	92
Garfield Township	67.72% 107	31.01% 49	3.16% 5	1.90% 3	158
City of Traverse City	72.54% 177	25.00% 61	2.87% 7	0.82% 2	244
East Bay Township	89.19% 33	8.11% 3	2.70% 1	0.00% 0	37
Blair Township	68.42% 13	26.32% 5	5.26% 1	0.00% 0	19
Long Lake Township	100.00% 8	0.00% 0	0.00% 0	0.00% 0	8
Elsewhere in G.T. County	91.67% 44	6.25% 3	2.08% 1	0.00% 0	48
Elmwood Township	72.73% 8	36.36% 4	0.00% 0	0.00% 0	11
Elsewhere outside of GT County	79.35% 73	18.48% 17	1.09% 1	1.09% 1	92
No response	83.44% 257	19.81% 61	0.32% 1	0.00% 0	308

Q8 Where are you likely to go for the following goods and services? (Check all that apply).

Answered: 811 Skipped: 4



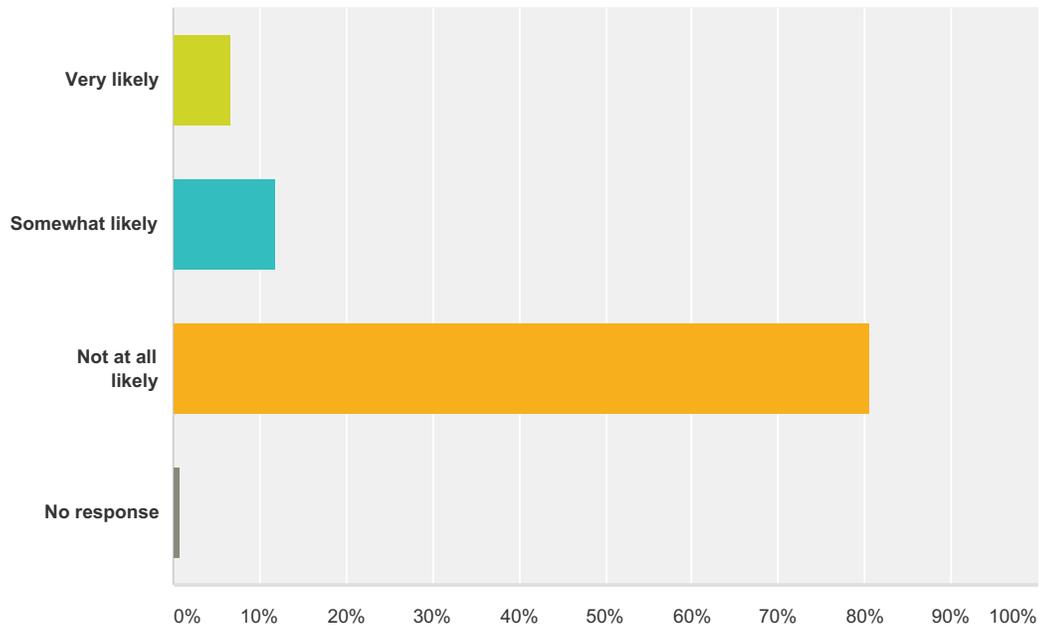
Groceries	Entertainment	Parks / Recreation	Total Respondents
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Input of Mailed Surveys

Garfield Township	93.88% 644	42.42% 291	48.98% 336	686
City of Traverse City	55.47% 355	86.25% 552	52.66% 337	640
East Bay Township	40.97% 59	24.31% 35	67.36% 97	144
Somewhere else	10.89% 38	37.25% 130	89.97% 314	349
No response	2.08% 2	54.17% 52	92.71% 89	96

Q9 How likely area you to move within the next year?

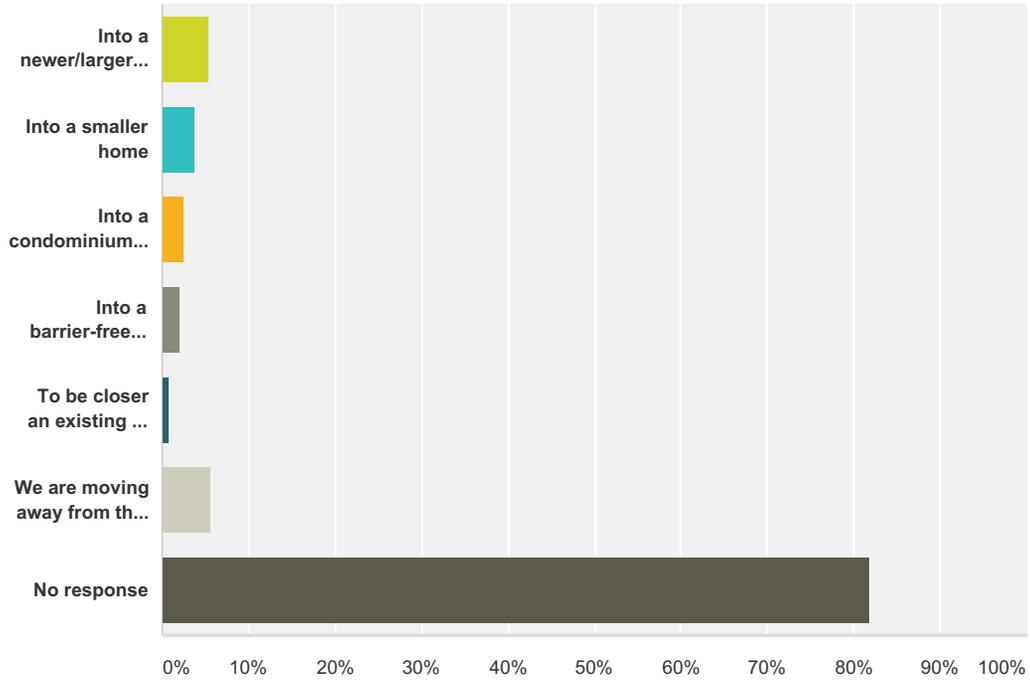
Answered: 806 Skipped: 9



Answer Choices	Responses	
Very likely	6.70%	54
Somewhat likely	11.91%	96
Not at all likely	80.65%	650
No response	0.74%	6
Total		806

Q10 If you are at least somewhat likely to move next year, why are you moving? (If you are not likely to move, please skip the question. Check all that apply.)

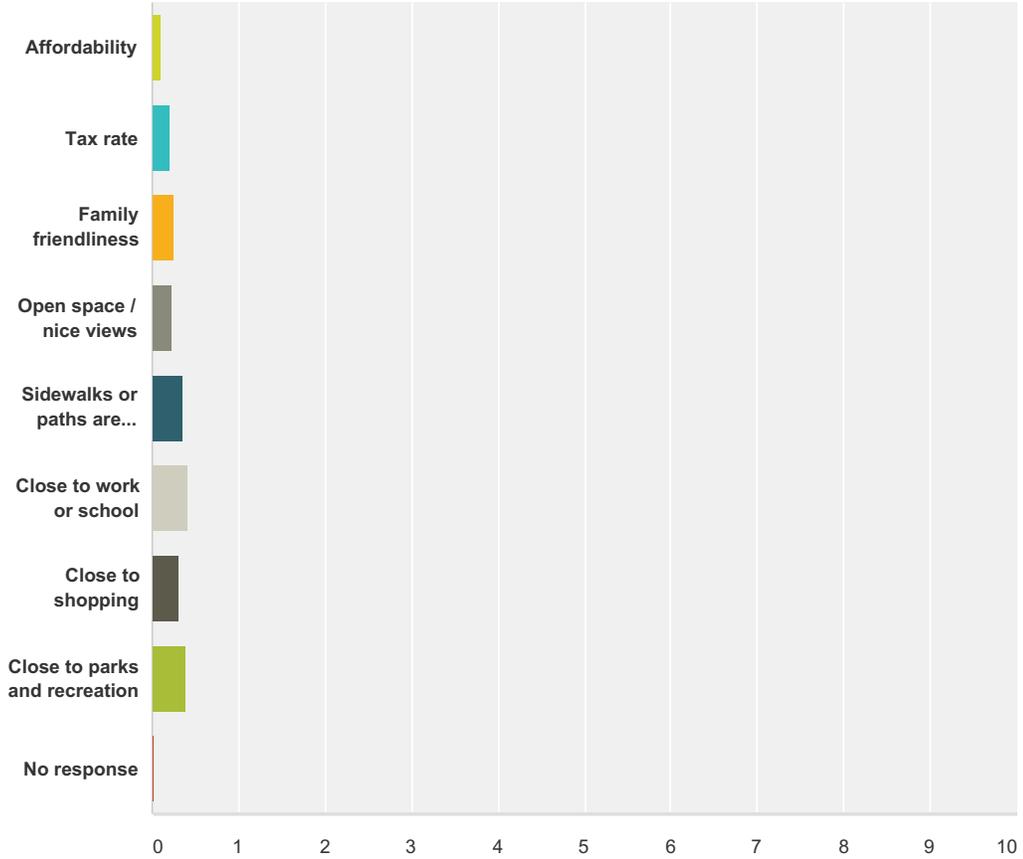
Answered: 753 Skipped: 62



Answer Choices	Responses
Into a newer/larger home	5.44% 41
Into a smaller home	3.85% 29
Into a condominium development (no more yard mowing for you!)	2.52% 19
Into a barrier-free or retirement home	2.12% 16
To be closer an existing job in the Traverse City area	0.80% 6
We are moving away from the Traverse City area for other reasons (job relocation, to be closer to family, etc.)	5.71% 43
No response	81.81% 616
Total Respondents: 753	

Q11 When it comes to choosing where to live, how important are the following to you and your family?

Answered: 808 Skipped: 7



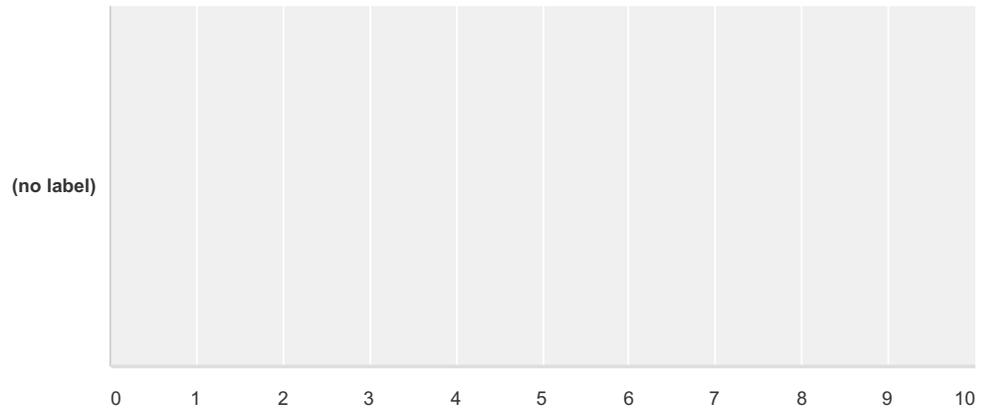
	Very important	(no label)	Somewhat important	(no label)	Not important	Total	Weighted Average
Affordability	76.50% 550	12.66% 91	9.74% 70	0.97% 7	0.14% 1	719	0.10
Tax rate	59.77% 410	16.47% 113	18.22% 125	3.21% 22	2.33% 16	686	0.21
Family friendliness	45.95% 301	24.58% 161	21.83% 143	4.58% 30	3.05% 20	655	0.25
Open space / nice views	44.86% 301	28.61% 192	19.67% 132	4.92% 33	1.94% 13	671	0.22
Sidewalks or paths are nearby	26.80% 175	23.43% 153	25.42% 166	14.09% 92	10.26% 67	653	0.36
Close to work or school	28.80% 180	21.12% 132	17.44% 109	9.12% 57	23.52% 147	625	0.41
Close to shopping	32.29% 227	27.74% 195	26.88% 189	9.10% 64	3.98% 28	703	0.31
Close to parks and recreation	23.54% 145	25.81% 159	30.03% 185	11.53% 71	9.09% 56	616	0.39

Input of Mailed Surveys

No response	82.61% 57	7.25% 5	1.45% 1	7.25% 5	1.45% 1	69	0.03
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Q12 Do you think Garfield Township is developing....

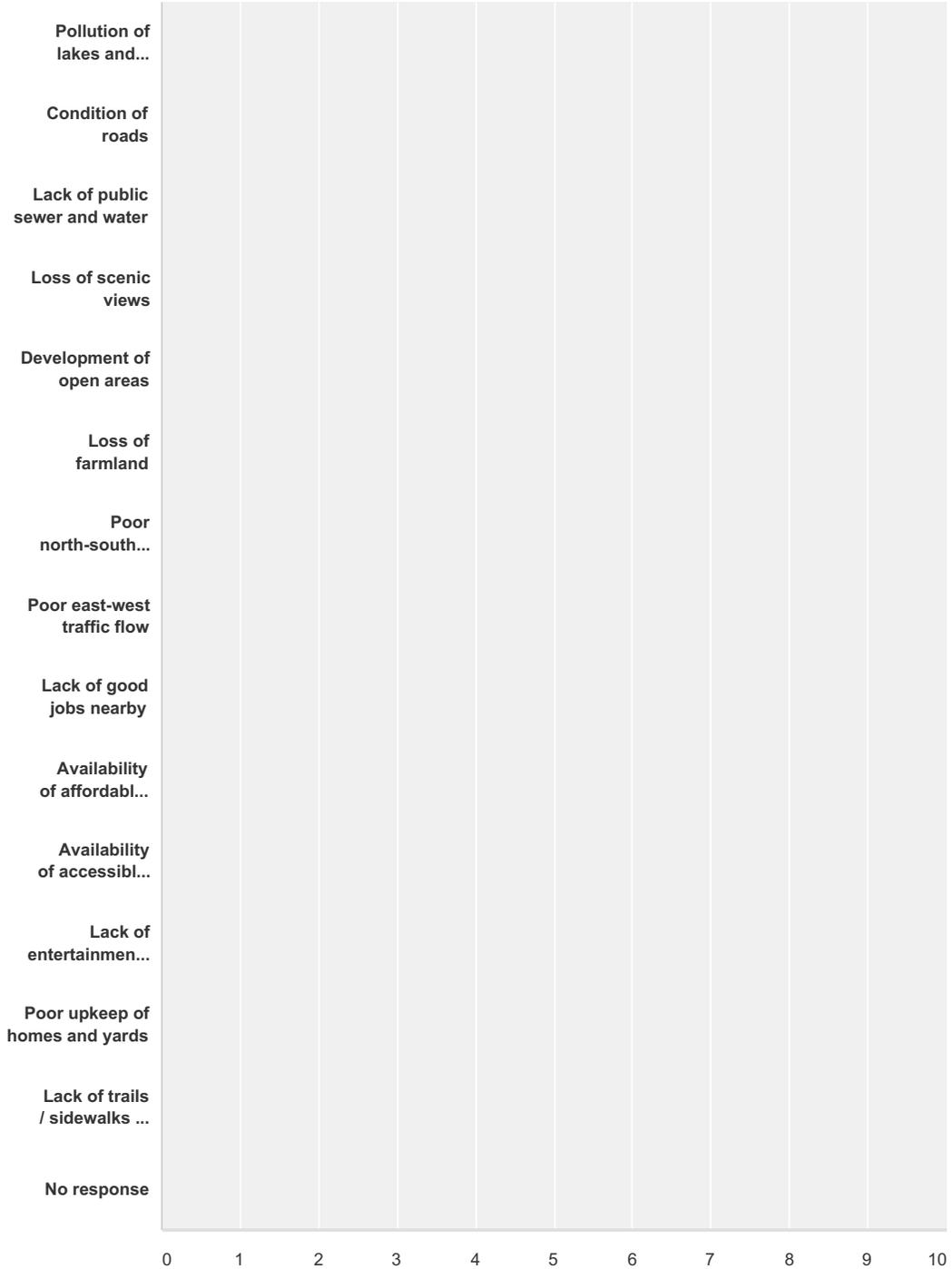
Answered: 793 Skipped: 22



	Too quickly	About right	Too slowly	No opinion	No response	Total	Weighted Average
(no label)	25.47% 202	51.58% 409	5.55% 44	14.88% 118	2.52% 20	793	0.00

Q13 In the area where you live, how serious do you think the following problems or concerns are?

Answered: 806 Skipped: 9



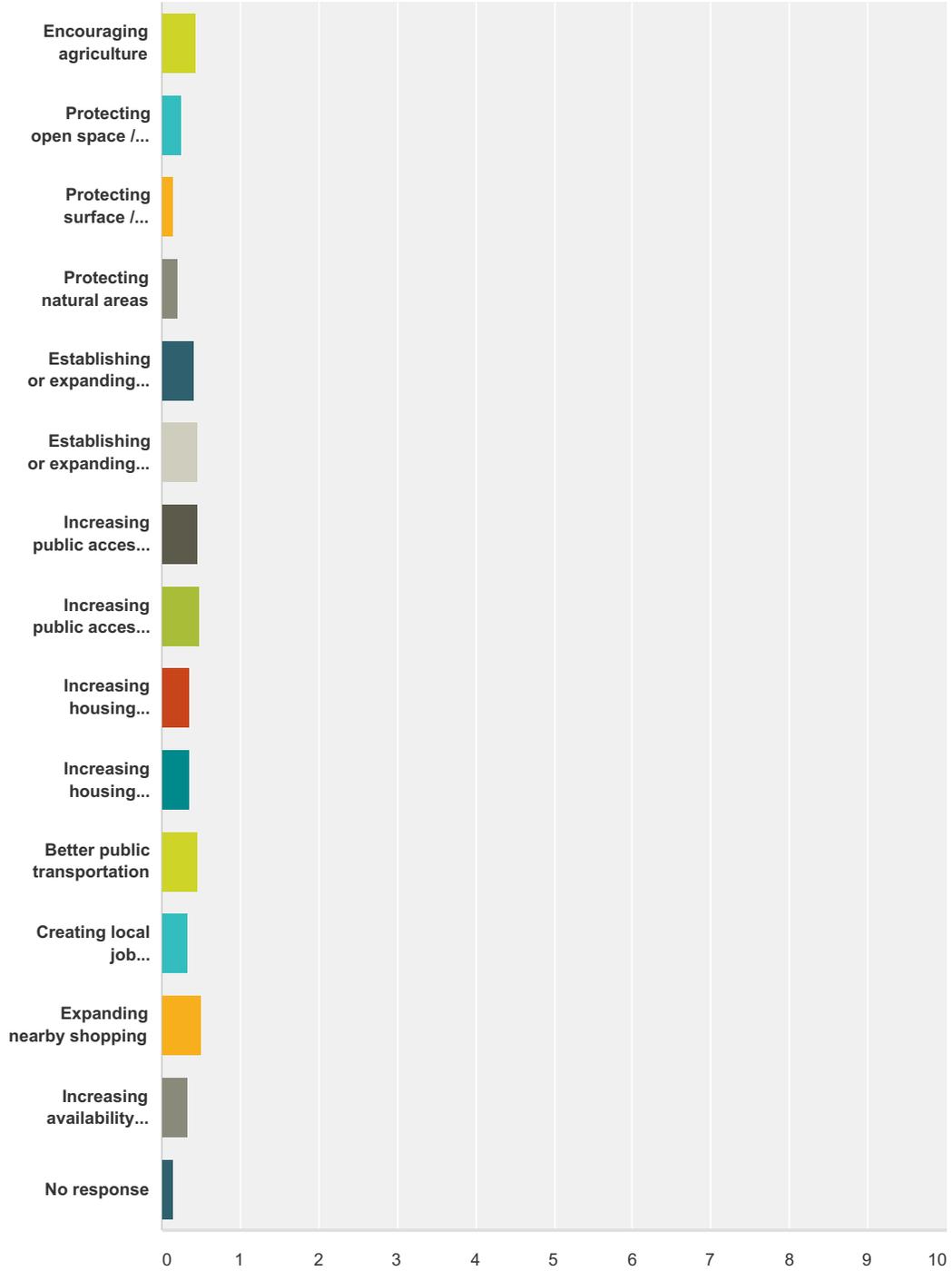
	Very serious	Somewhat serious	Not serious	No opinion	Total	Weighted Average
Pollution of lakes and streams	21.51% 168	40.08% 313	31.88% 249	6.53% 51	781	0.00

Input of Mailed Surveys

Condition of roads	48.80% 385	37.52% 296	10.52% 83	3.17% 25	789	0.00
Lack of public sewer and water	10.60% 83	20.05% 157	60.79% 476	8.56% 67	783	0.00
Loss of scenic views	19.85% 155	34.70% 271	38.41% 300	7.04% 55	781	0.00
Development of open areas	25.86% 202	38.54% 301	28.43% 222	7.17% 56	781	0.00
Loss of farmland	28.84% 227	35.71% 281	28.59% 225	6.86% 54	787	0.00
Poor north-south traffic flow	34.92% 271	38.02% 295	20.49% 159	6.57% 51	776	0.00
Poor east-west traffic flow	48.53% 380	33.46% 262	12.39% 97	5.62% 44	783	0.00
Lack of good jobs nearby	22.80% 176	33.29% 257	34.97% 270	8.94% 69	772	0.00
Availability of affordable housing	37.08% 287	33.85% 262	22.87% 177	6.20% 48	774	0.00
Availability of accessible (ADA) housing	16.54% 126	30.31% 231	40.16% 306	12.99% 99	762	0.00
Lack of entertainment / social activities	5.09% 40	15.65% 123	73.16% 575	6.11% 48	786	0.00
Poor upkeep of homes and yards	9.77% 77	27.03% 213	58.12% 458	5.08% 40	788	0.00
Lack of trails / sidewalks / bike lanes	11.91% 94	23.57% 186	58.81% 464	5.70% 45	789	0.00
No response	77.78% 7	0.00% 0	11.11% 1	11.11% 1	9	0.00

Q14 In terms of Garfield Township priorities, in your opinion, how important are the following?

Answered: 805 Skipped: 10



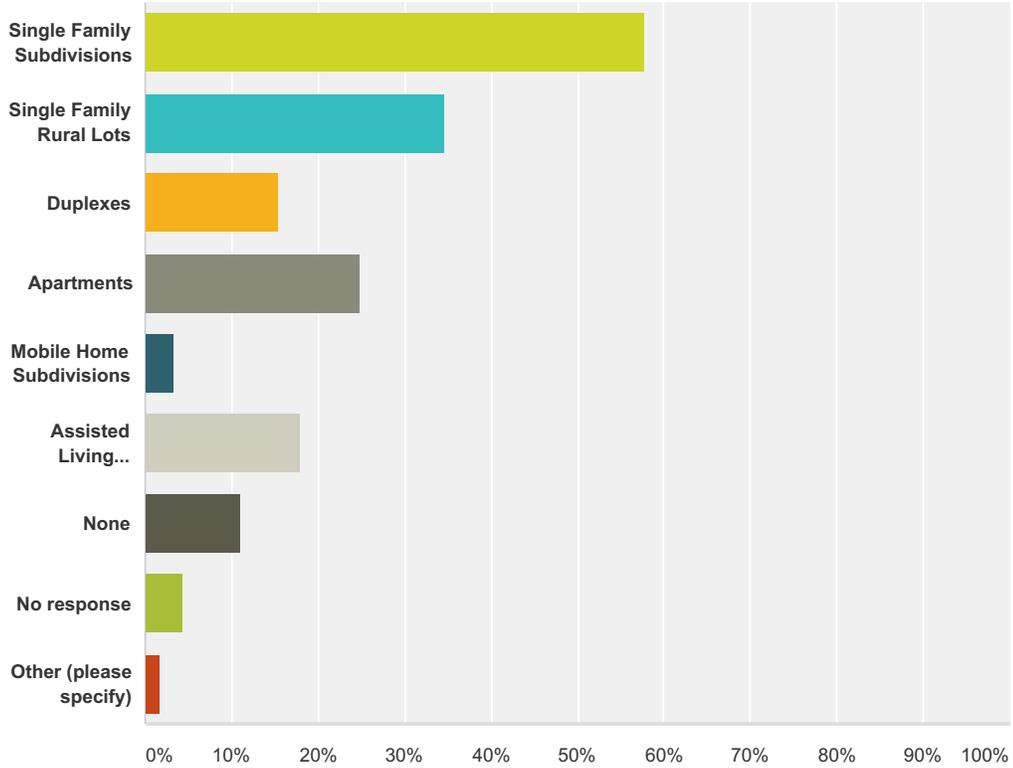
	Very important	(no label)	Somewhat important	(no label)	Not important	No opinion	Total	Weighted Average
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Input of Mailed Surveys

Encouraging agriculture	23.72% 185	15.51% 121	29.87% 233	11.03% 86	13.21% 103	6.67% 52	780	0.43
Protecting open space / views	38.42% 302	23.54% 185	22.01% 173	6.74% 53	4.07% 32	5.22% 41	786	0.26
Protecting surface / ground water	60.05% 472	17.43% 137	12.34% 97	2.93% 23	2.80% 22	4.45% 35	786	0.15
Protecting natural areas	51.27% 404	20.69% 163	17.64% 139	3.68% 29	2.41% 19	4.31% 34	788	0.20
Establishing or expanding bike trails and bike lanes	21.79% 170	18.21% 142	25.26% 197	13.21% 103	17.05% 133	4.49% 35	780	0.42
Establishing or expanding parks near neighborhoods	16.50% 129	21.10% 165	33.76% 264	12.79% 100	11.38% 89	4.48% 35	782	0.45
Increasing public access to lakes	13.19% 103	18.05% 141	30.99% 242	17.54% 137	15.36% 120	4.87% 38	781	0.46
Increasing public access to rivers and streams	12.48% 97	17.37% 135	31.92% 248	17.25% 134	15.70% 122	5.28% 41	777	0.48
Increasing housing opportunities for seniors	26.56% 208	22.09% 173	26.05% 204	12.13% 95	9.20% 72	3.96% 31	783	0.35
Increasing housing opportunities for young families	24.49% 191	24.62% 192	29.10% 227	10.51% 82	6.79% 53	4.49% 35	780	0.36
Better public transportation	17.69% 138	16.41% 128	31.79% 248	16.54% 129	13.08% 102	4.49% 35	780	0.45
Creating local job opportunities	31.44% 244	20.23% 157	26.42% 205	9.79% 76	7.22% 56	4.90% 38	776	0.34
Expanding nearby shopping	9.76% 76	11.68% 91	29.01% 226	23.75% 185	20.80% 162	5.01% 39	779	0.50
Increasing availability of fresh, local foods	32.30% 249	22.44% 173	25.81% 199	9.08% 70	6.74% 52	3.63% 28	771	0.33
No response	62.07% 18	6.90% 2	13.79% 4	10.34% 3	0.00% 0	6.90% 2	29	0.14

Q15 What types of housing should be encouraged in Garfield Township? (Check all that apply).

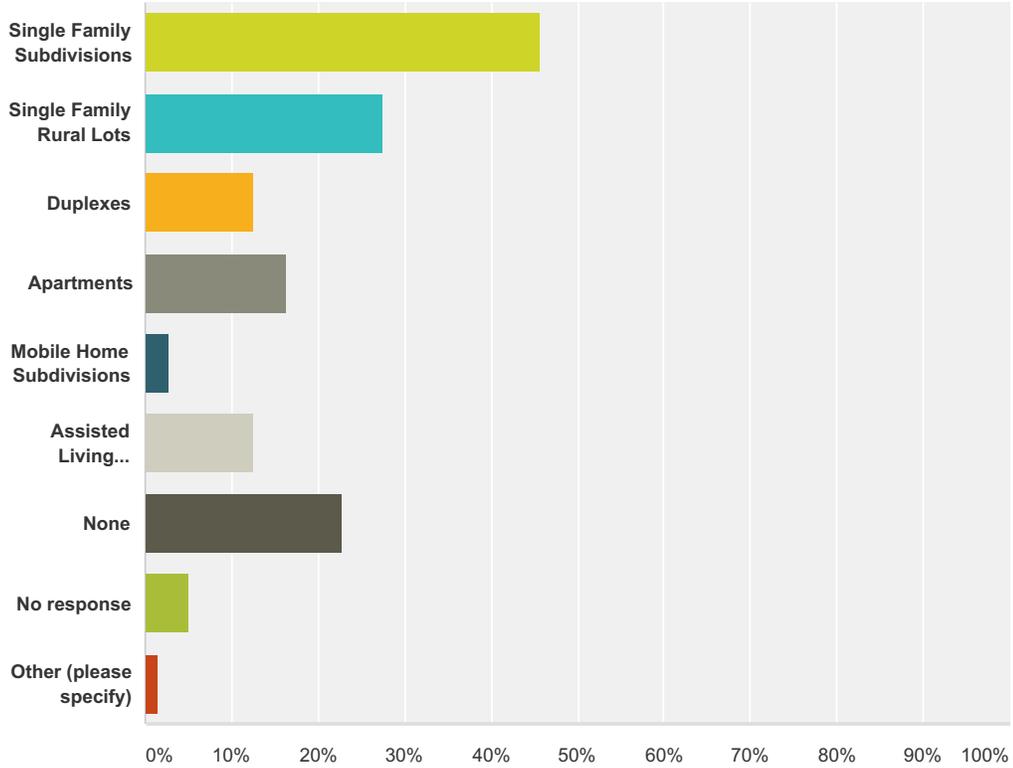
Answered: 800 Skipped: 15



Answer Choices	Responses	Count
Single Family Subdivisions	57.75%	462
Single Family Rural Lots	34.75%	278
Duplexes	15.50%	124
Apartments	24.88%	199
Mobile Home Subdivisions	3.25%	26
Assisted Living Facilities	17.88%	143
None	11.00%	88
No response	4.38%	35
Other (please specify)	1.75%	14
Total Respondents: 800		

Q16 What types of housing should be encouraged in where you live? (Check all that apply).

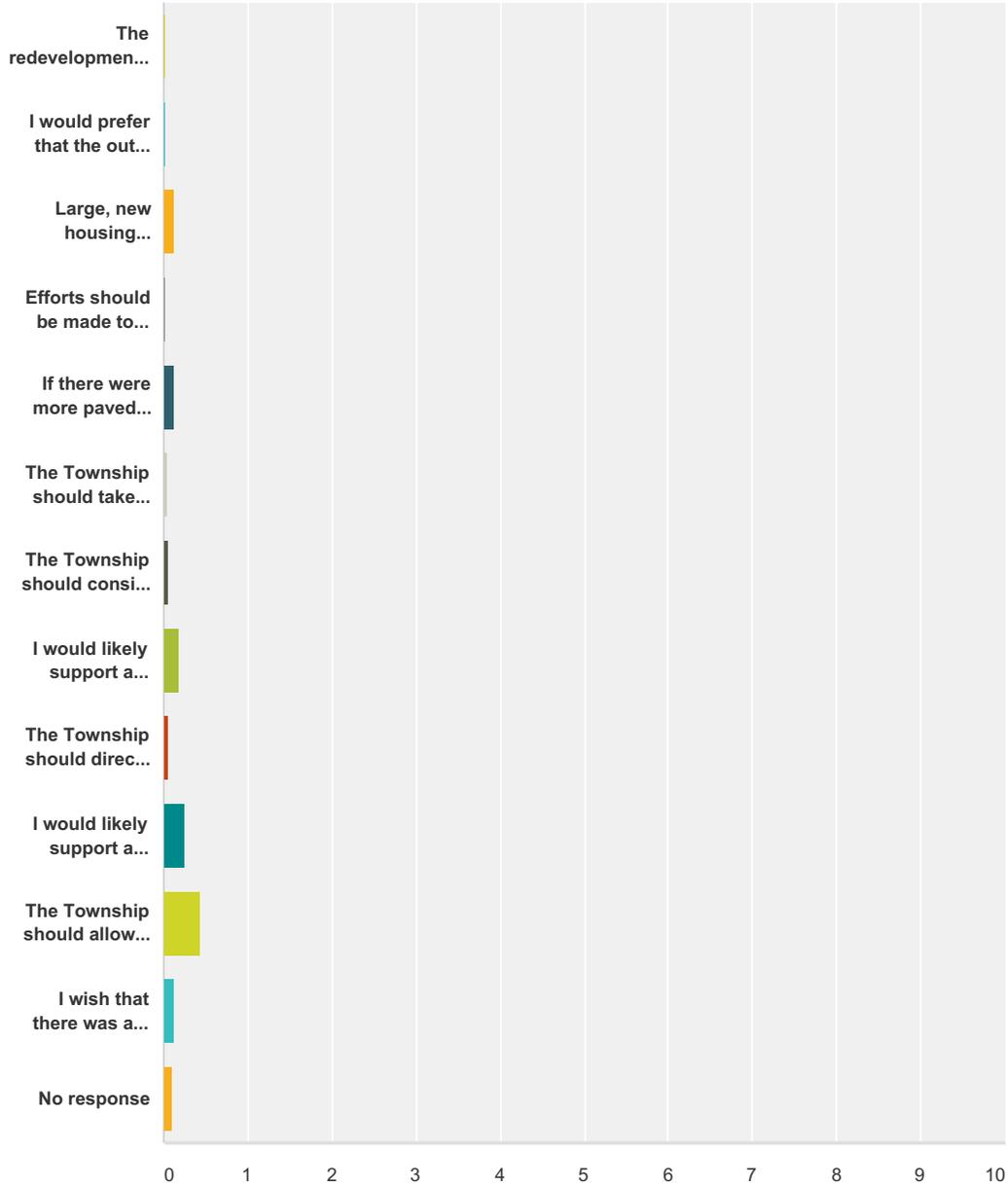
Answered: 800 Skipped: 15



Answer Choices	Responses	Count
Single Family Subdivisions	45.75%	366
Single Family Rural Lots	27.50%	220
Duplexes	12.63%	101
Apartments	16.25%	130
Mobile Home Subdivisions	2.75%	22
Assisted Living Facilities	12.50%	100
None	22.75%	182
No response	5.00%	40
Other (please specify)	1.50%	12
Total Respondents: 800		

Q17 Please indicate whether you agree or disagree with the following statements for Garfield Township.

Answered: 801 Skipped: 14



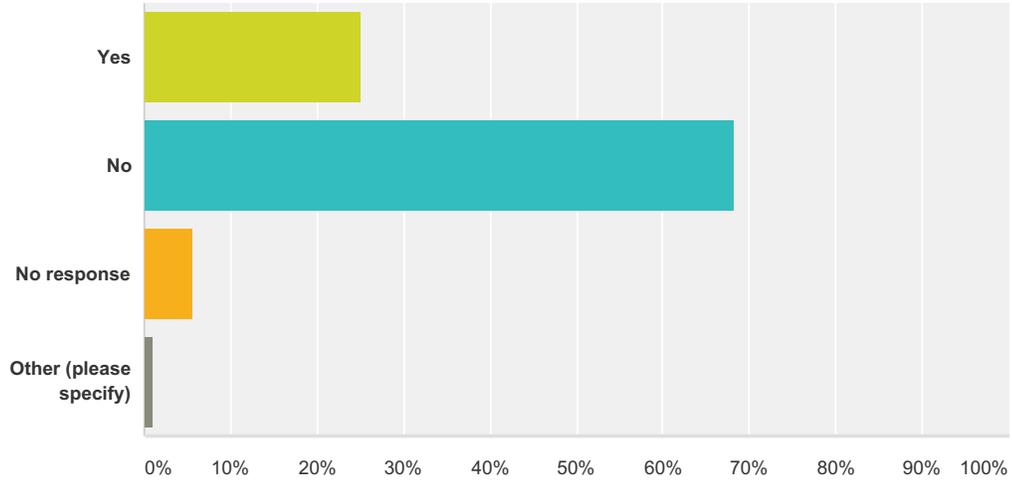
	Strongly agree	Agree	Disagree	Strongly Disagree	Not sure	Total	Weighted Average
The redevelopment of outdated commercial and industrial areas should be encouraged in rather than allowing new additional developments of this sort.	39.69% 310	45.84% 358	4.23% 33	1.66% 13	8.58% 67	781	0.02
I would prefer that the outer edges of the Township stay mostly residential and agricultural in character.	40.28% 317	48.03% 378	3.43% 27	1.52% 12	6.73% 53	787	0.02
Large, new housing developments should include a variety of residential housing types (i.e. single-family homes, duplexes, apartments, etc.)	13.14% 103	43.49% 341	19.39% 152	13.27% 104	10.71% 84	784	0.13

Input of Mailed Surveys

Efforts should be made to retain agricultural land in Garfield Township	30.25% 239	54.68% 432	6.08% 48	1.52% 12	7.47% 59	790	0.02
If there were more paved bicycle and sidewalks in the area where I live, I would likely use them.	23.26% 181	34.83% 271	19.15% 149	11.57% 90	11.18% 87	778	0.12
The Township should take steps to improve the look and function of commercial corridors such as W. South Airport Road (such as through additional green areas, sidewalks, "undergrounding" utility lines, limiting electronic signage, etc.)	27.47% 214	47.11% 367	11.94% 93	4.24% 33	9.24% 72	779	0.04
The Township should consider a prohibition on electronic message board signs (i.e., LED signs). (Note that this question does not apply to billboards)	18.77% 147	33.84% 265	24.01% 188	6.13% 48	17.24% 135	783	0.06
I would likely support a 5-year millage of up to 0.5 mill to fund a PDR (Purchase of Development Rights) program to protect farmland. (For a home with a taxable value of \$100,000.00, the tax bill would increase by \$50.00 per year.)	9.38% 73	29.18% 227	24.68% 192	18.25% 142	18.51% 144	778	0.18
The Township should direct dense, multi-family development to places which are closer to the Traverse City core area.	14.78% 115	45.12% 351	17.99% 140	6.68% 52	15.42% 120	778	0.07
I would likely support a 5-year millage of up to 0.5 mill to build and maintain paved bike paths and sidewalks in the area where I live. (For a home with a taxable value of \$100,000.00, the tax bill would increase by \$50.00 per year.)	12.29% 96	24.33% 190	26.76% 209	24.58% 192	12.04% 94	781	0.25
The Township should allow medical marihuana retail stores ("collectives") to operate within commercial zoning districts.	9.14% 72	21.45% 169	17.13% 135	43.02% 339	9.26% 73	788	0.43
I wish that there was a park closer to my home.	9.35% 71	23.32% 177	39.79% 302	11.86% 90	15.68% 119	759	0.12
No response	80.00% 8	0.00% 0	10.00% 1	10.00% 1	0.00% 0	10	0.10

Q18 Did you know that, presently, Garfield Township and the Grand Traverse County Road Commission are willing to help pay for repaving the public roads in your subdivision if the neighborhood is willing to participate in a Roads Special Assessment District?

Answered: 789 Skipped: 26



Answer Choices	Responses	
Yes	25.10%	198
No	68.31%	539
No response	5.58%	44
Other (please specify)	1.01%	8
Total		789

Q19 Please identify what you feel is the single most important problem or issue (OTHER THAN poor roads) the Master Plan should address.

Answered: 477 Skipped: 338

**Q20 What do you like best about living in
Garfield Township?**

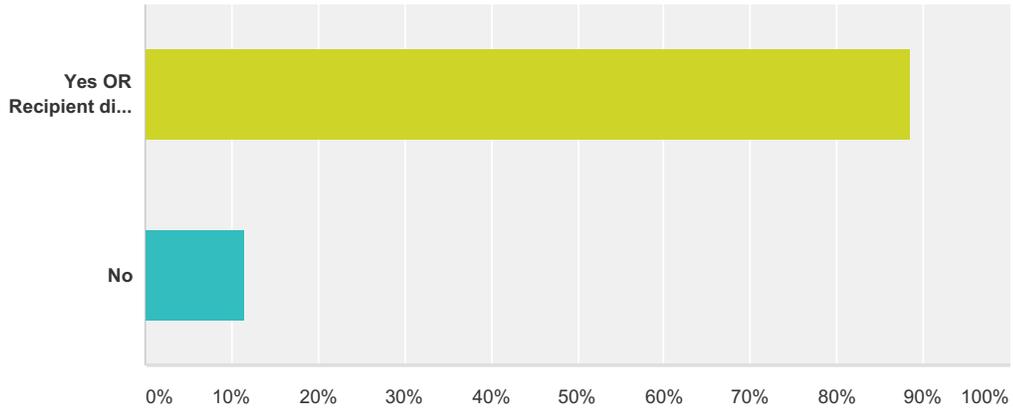
Answered: 533 Skipped: 282

Q21 Survey Number (Four Digit):

Answered: 799 Skipped: 16

**Q22 The answer to Question 1 was [Q1]
 Does the survey number correctly
 correspond to the precinct number? ***
**Precinct 1 - Surveys 0001 - 0600* Precinct 2
 - Surveys 0601 - 1200* Precinct 3 - Surveys
 1201 - 1800* Precinct 4 - Surveys 1801 -
 2400* Precinct 5 - Surveys 2401 - 3000*
 Precinct 6 - Surveys 3001 - 3600 (If within
 10+/-, indicate that they do match.)**

Answered: 799 Skipped: 16



Answer Choices	Responses
Yes OR Recipient did not answer question	88.49% 707
No	11.51% 92
Total	799

 Charter Township of Garfield Planning Department Report No. 2022-37			
Prepared:	April 20, 2022	Pages:	2
Meeting:	April 27, 2022 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Zoning Ordinance Amendments – Update		

BACKGROUND:

At the March 23, 2022 study session, the Planning Commission reviewed several topics listed in their 2022 annual work plan to focus on as potential Zoning Ordinance update priorities, including the following:

- Adjust R-3 Multi-Family Lot Width Requirements
- Clarify Wetland Regulations
- Provide Changeable Copy Signs in Industrial Districts
- Update Drive-Through Requirements

Feedback from the Planning Commission indicated that adjusting R-3 district lot width requirements may make more sense after the Master Plan update process, since there may be other recommended changes to dimensional standards in several districts. Other topics discussed are intended to be the Zoning Ordinance update priorities for 2022.

Staff suggests focusing discussion on one topic at a time to have a thorough review of all issues regarding that topic. Staff offers the following regarding potential updates to wetland regulations in Section 534.

WETLAND REGULATIONS:

From the discussion at the March 23, 2022 study session, the following were identified as potential issues to address in updating Section 534 (Wetlands) of the Zoning Ordinance:

- Indicate that Section 534 does not apply to any wetland or portion of wetland for which an applicant has obtained a permit from EGLE to fill or modify such wetland
- Require a delineation of all wetlands on the site
- Require wetland delineation to be verified by EGLE through the Wetland Identification Program
- Provide for the protection of wetlands from impacts of snow storage

Staff has attached draft language for Section 534 (Wetlands) and Section 551.E(6) (Snow Storage) to this report for discussion by the Planning Commission. Proposed language is intended to address 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.

The draft language for discussion is attached to this report along with supplemental information from EGLE and from the Watershed Center.

OTHER POTENTIAL ZONING ORDINANCE UPDATES:

Other Zoning Ordinance update topics identified as priorities include providing for changeable copy signs in Industrial districts and updating drive-through requirements. The Planning Commission can review all priority topics over the next few study sessions to refine a proposed package of amendments to the Zoning Ordinance.

DISCUSSION ONLY:

This information is provided for review and discussion by the Planning Commission. No action is required.

Attachments:

1. Draft Zoning Ordinance language for discussion for Section 534 and Section 551.E(6).
2. Part 303, Wetlands Protection, Rules – from the EGLE webpage on State and Federal Wetland Regulations: (https://www.michigan.gov/egle/0,9429,7-135-3313_3687-10801--,00.html).
3. Water WoRDs: Snow Disposal Guidance – from DEQ (now EGLE) dated February 8, 2014.
4. Article: Proper Snow Storage Practices – from the Watershed Center dated January 19, 2018.

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.

DEPARTMENT OF ENVIRONMENTAL QUALITY

LAND AND WATER MANAGEMENT DIVISION

WETLANDS PROTECTION

By authority conferred on the department of environmental quality by section 30319 of 1994 PA 451, as amended, MCL 324.30319.

R 281.921 Definitions.

Rule 1. (1) As used in these rules:

(a) "Act" means Act No. 203 of the Public Acts of 1979, being S281.701 et seq. of the Michigan Compiled Laws.

(b) "Contiguous" means any of the following:

(i) A permanent surface water connection or other direct physical contact with an inland lake or pond, a river or stream, one of the Great Lakes, or Lake St. Clair.

(ii) A seasonal or intermittent direct surface water connection to an inland lake or pond, a river or stream, one of the Great Lakes, or Lake St. Clair.

(iii) A wetland is partially or entirely located within 500 feet of the ordinary high watermark of an inland lake or pond or a river or stream or is within 1,000 feet of the ordinary high watermark of one of the Great Lakes or Lake St. Clair, unless it is determined by the department, pursuant to R 281.924(5), that there is no surface water or groundwater connection to these waters.

(iv) Two or more areas of wetland separated only by barriers, such as dikes, roads, berms, or other similar features, but with any of the wetland areas contiguous under the criteria described in paragraph (i), (ii), or (iii) of this subdivision. The connecting waters of the Great Lakes, including the St. Marys, St. Clair, and Detroit rivers, shall be considered part of the Great Lakes for purposes of this definition.

(c) "General permit" means a permit which, as authorized by section 10 of the act, is issued for categories of minor activities, as defined in subdivision (f) of this subrule.

(d) "Individual permit" means a permit which, as authorized by sections 7, 8, and 9 of the act, is issued for categories of activities that are not classified as minor.

(e) "Inland lake or pond, a river or stream" means any of the following:

(i) A river or stream which has definite banks, a bed, and visible evidence of a continued flow or continued occurrence of water.

(ii) A natural or permanent artificial inland lake or impoundment that has definite banks, a bed, visible evidence of a continued occurrence of water, and a surface area of water that is more than 5 acres. This does not include lakes constructed by excavating or diking dry land and maintained for the sole purpose of cooling or storing water and does not include lagoons used for treating polluted water.

(iii) A natural or permanent artificial pond that has permanent open water with a surface area that is more than 1 acre, but less than 5 acres. This does not include ponds constructed by excavating or diking dry land and maintained for the sole purpose of cooling or storing water and does not include lagoons used for treating polluted water.

(f) "Minor activities" means activities that are similar in nature, that will cause only minimal adverse environmental effects when performed separately, and that will have only minimal cumulative adverse effects on the environment.

(g) "Wetland vegetation" means plants that exhibit adaptations to allow, under normal conditions, germination or propagation and to allow growth with at least their root systems in water or saturated soil.

(2) As used in the act:

(a) "Electric distribution line" means underground lines below 30 kilovolts and lines supported by wood poles.

(b) "Electric transmission line" means those conductors and their necessary supporting or containing structures located outside of buildings that are used for transmitting a supply of electric energy, except those lines defined in subdivision (a) of this subrule.

(c) "Pipelines having a diameter of 6 inches or less" means a pipe which is equal to or less than what is commonly referred to as a 6-inch pipe and which has an actual measured outside diameter of less than 6.75 inches.

(3) Terms defined in the act have the same meanings when used in these rules.

History: 1988 AACS.

Editor's Note: An obvious error in R R 281.921 was corrected at the request of the promulgating agency, pursuant to Section 56 of 1969 PA 306, as amended by 2000 PA 262, MCL 24.256. The rule containing the error was published in AACS 1988. The memorandum requesting the correction was published in Michigan Register, 2008 MR 18.

R 281.922 Permit applications.

Rule 2. (1) An application for a permit shall be made on a form prescribed and provided by the department.

(2) An application for a permit shall not be deemed as received or filed until the department has received all information requested on the application form, the application fee, and other information authorized by the act and necessary to reach a decision. The period for granting or denying an application begins as soon as all such information and the application fee are received by the department.

(3) Application fees shall be submitted to the department with the initial submittal of an application form. The fee shall be paid by check, money order, or draft made payable to: "State of Michigan."

(4) An application may be considered to be withdrawn and the file for the application may be closed if an applicant fails to respond to any written inquiry or request from the department for information requested as a part of the application form within 30 days of the request or such longer period of time as needed by the applicant to provide the information agreed to, in writing, between the applicant and the department.

(5) Upon request, the department shall provide any person with a copy of a permit application and supporting documents consistent with all provisions of Act No. 442 of the Public Acts of 1976, as amended, being S15.231 et seq. of the Michigan Compiled Laws.

(6) Decisions reached by the department which deny or modify an application for a permit shall be supported by written documentation to the applicant based upon the applicable criteria contained in section 9 of the act. The department shall create a form based on the criteria from section 9 of the act to be completed and placed into each application file. When a proposed activity involves a coordinated review by federal agencies as provided for under the act and section 404 of title IV of the clean water act of 1977, 33 U.S.C. S1344, the department shall prepare a fact sheet pursuant to 40 C.F.R. S124.8 (April 1, 1983) and 40 C.F.R.S233.39 (April 1, 1983) for inclusion in the application file.

History: 1988 AACCS.

R 281.922a Permit application review criteria.

Rule 2a. (1) The department shall review a permit application to undertake an activity listed in section 30304 of the act according to the criteria in section 30311 of the act.

(2) As required by subsection 30311(4) of the act, a permit applicant shall bear the burden of demonstrating that an unacceptable disruption to aquatic resources will not occur as a result of the proposed activity and demonstrating either of the following:

(a) The proposed activity is primarily dependent upon being located in the wetland.

(b) There are no feasible and prudent alternatives to the proposed activity.

(3) A permit applicant shall provide adequate information, including documentation as required by the department, to support the demonstrations required by section 30311 of the act. The department shall independently evaluate the information provided by the applicant to determine if the applicant has made the required demonstrations.

(4) A permit applicant shall completely define the purpose for which the permit is sought, including all associated activities. An applicant shall not so narrowly define the purpose as to limit a complete analysis of whether an activity is primarily dependent upon being located in the wetland and of feasible and prudent alternatives. The department shall independently evaluate and determine if the project purpose has been appropriately and adequately defined by the applicant, and shall process the application based on that determination.

(5) The department shall consider a proposed activity as primarily dependent upon being located in the wetland only if the activity is the type that requires a location within the wetland and wetland conditions to fulfill its basic purpose; that is, it is wetland-dependent. Any activity that can be undertaken in a non-wetland location is not primarily dependent upon being located in the wetland.

(6) An alternative is feasible and prudent if both of the following provisions apply:

(a) The alternative is available and capable of being done after taking into consideration cost, existing technology, and logistics.

(b) The alternative would have less adverse impact on aquatic resources. A feasible and prudent alternative may include any or all of the following:

(i) Use of a location other than the proposed location.

(ii) A different configuration.

(iii) Size.

(iv) Method that will accomplish the basic project purpose.

The applicant shall demonstrate that, given all pertinent information, there are no feasible and prudent alternatives that have less impact on aquatic resources. In making this demonstration, the applicant may provide information regarding factors such as alternative construction technologies; alternative project layout and design; local land use regulations and infrastructure; and pertinent environmental and resource issues. This list of factors is not exhaustive and no particular factor will necessarily be dispositive in any given case.

(7) If an activity is not primarily dependent upon being located in the wetland, it is presumed that a feasible and prudent alternative exists unless an applicant clearly demonstrates that a feasible and prudent alternative does not exist.

(8) Unless an applicant clearly demonstrates otherwise, it is presumed that a feasible and prudent alternative involving a non-wetland location will have less adverse impact on aquatic resources than an alternative involving a wetland location.

(9) An area not presently owned by the permit applicant that could reasonably be obtained, utilized, expanded, or managed in order to fulfill the basic purpose of the proposed activity is a feasible and prudent alternative location.

(10) An alternative may be considered feasible and prudent even if it does not accommodate components of a proposed activity that are incidental to or severable from the basic purpose of the proposed activity.

(11) An alternative may be considered feasible and prudent even if it entails higher costs or reduced profit. However, the department shall consider the reasonableness of the higher costs or reduced profit in making its determination.

(12) The department may offer a permit for a modification of an activity proposed in an application if the proposed activity cannot be permitted under the criteria listed in section 30311 of the act and if the modification makes that activity consistent with the criteria listed in section 30311 of the act.

(a) The applicant may accept the permit for the modification of the proposed activity by signing it and returning it to the department within 30 days of the date of the offer. The permit shall be considered issued upon countersignature by the department.

(b) The permit application is considered denied if the applicant does not sign and return the permit for the modification of the proposed activity to the department within thirty days of the date of the offer. The permit applicant may then appeal the denial pursuant to sections 30307(2) and 30319(2) of the act.

(c) The date on which the modification is offered shall be considered the date of the department's approval or disapproval of the application pursuant to section 30307(2) of the act.

History: 1988 AACCS.

R 281.923 Permits.

Rule 3. (1) An application for a proposed activity which is within a general permit category may be processed and issued by the department without the noticing or hearings specified under sections 7, 8, and 9 of the act. The department may process, by public notice, an application which would normally qualify under a general permit category to allow more opportunity for public review and comment. Categories of minor activities will be established in the general permit in accordance with section 10

of the act. The factors set forth in sections 3 and 9 of the act shall be considered in determining whether such a permit is in the best interest of the public.

(2) Applications for activities that are not classified as minor shall be reviewed through the process prescribed under sections 7, 8, and 9 of the act. The department may issue an individual permit 21 days after the mailing of notification of the permit application if comments of nonobjection have been received from the municipality, if a public hearing has not been requested, and if the proposed activities are otherwise in accordance with the act.

(3) If the department does not approve or disapprove the permit application within the time provided by section 8(2) of the act, the permit application shall be considered approved and the department shall be considered to have made the determination required by section 9 of the act.

(4) When a project involves activities regulated under Act No. 247 of the Public Acts of 1955, as amended, being S322.701 et seq. of the Michigan Compiled Laws, or Act No. 346 of the Public Acts of 1972, as amended, being S281.951 et seq. of the Michigan Compiled Laws, or the act, the applicant shall submit 1 application for all activities regulated under these acts. Only 1 permit for these activities will be issued or denied by applying the criteria of the appropriate acts. If a permit is issued, conditions shall reflect the requirements of all appropriate acts.

(5) A permit may be issued for a period extending until the end of the following calendar year. A permit may be issued for a longer period of time if agreed to, in writing, between the applicant and the department. Before a permit expires, extensions of time may be granted by the department upon receipt of a written request from the permit holder explaining why such an extension is needed to complete the project. Up to two 12-month extensions shall be granted if there is no change in the activity for which the permit was originally issued. Administrative fees shall not be required for such extensions.

(6) Any permit issued under the act does not obviate the necessity of receiving, when applicable, approval from other federal, state, and local government agencies.

(7) Any permit issued by the department under the act may be revoked or suspended, after notice and an opportunity for a hearing, for any of the following causes:

(a) A violation of a condition of the permit.

(b) Obtaining a permit by misrepresentation or failure to fully disclose relevant facts in the application.

(c) A change in a condition that requires a temporary or permanent change in the activity.

History: 1988 AACCS.

R 281.924 Wetland Identification and Assessment.

Rule 4. (1) When assessing whether a parcel of property or portion of a parcel is wetland, as required by section 30321 of the Act, the department shall utilize criteria consistent with the definition of "wetland" provided in section 30301(d) of the act. The department shall provide a written assessment report to the person who owns or leases the property or his or her agent within 30 days of the on-site evaluation, whether the parcel contains wetland or nonwetland, or both, and the basis for the determination.

The department shall evaluate a parcel or any portion of a parcel as identified by the person making the request.

(2) An assessment of wetlands on a parcel of property by the department may include any of the following, at the discretion of the person making the request:

(a) The provision of maps and supporting information that show currently mapped wetlands on the property.

(b) An on-site identification of areas containing wetland and non-wetland on the property.

(c) An on-site review to confirm the identification of wetland boundaries on the property by a wetland professional.

(3) When identifying wetlands, the department shall rely on visible evidence that the normal seasonal frequency and duration of water is above, at, or near the surface of the area to verify the existence of a wetland. Under normal circumstances, the frequency and duration of water that is necessary to determine an area to be a wetland will be reflected in the vegetation or aquatic life present within the area being considered. A wetland that has not been recently or severely disturbed will contain predominance, not just an occurrence, of wetland vegetation or aquatic life. If there is a predominance of wetland vegetation, and if there is no direct visible evidence that water is, or has been, at or above the surface, then the department shall use the following characteristics of the soils or substrate to verify the existence of a wetland:

(a) The presence of a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part of the soil that favor the growth and regeneration of wetland vegetation.

(b) Physical or chemical characteristics of a soil column that provide evidence of the current and recent degree of saturation or inundation. Characteristics, such as a gleyed or low chroma matrix, mottling, or chemically demonstrated anaerobic conditions, can be utilized to identify the current and recent depth and fluctuation of the water table or inundation.

(4) If the department makes a determination that a wetland otherwise outside of the jurisdiction of the act is essential to the preservation of the natural resources of the state under section 30301(d)(iii) of the act, the department shall provide the findings, in writing, to the legal landowner or lessee stating the reasons for the determination. In making the determination, the department must find that 1 or more of the following functions apply to a particular site:

(a) It supports state or federal endangered or threatened plants, fish, or wildlife specified in section 36501 of 1994 PA 457, MCL 324.36501.

(b) It represents what the state has identified as a rare or unique ecosystem.

(c) It supports plants or animals of an identified regional importance.

(d) It provides groundwater recharge documented by a public agency.

(5) Upon the request of a person who owns or leases a parcel of property or his or her agent, the department shall determine if there is no surface or groundwater connection that meets the definition of "contiguous" under R 281.921(1)(b)(iii). The department shall make the determination in writing and shall provide the determination to the person making the request within a reasonable period of time after receipt of the request.

(6) (a) A person who requests an assessment shall submit a form provided by the department. The form shall contain all information required under section 30321(3) of

the act, and shall be accompanied by a check for the appropriate fee as set forth in this rule.

(b) All fees are nonrefundable.

(c) A person who owns or leases a parcel of property or his or her agent may request any of the following 3 levels of assessment with corresponding levels of fees:

(i) For a fee of \$100.00, the department will provide copies of wetland information immediately available for an identified area, including state and federal maps on file with the department that show the approximate location of wetlands on the parcel. In addition, information specified by section 30321(e), (f), and (g) of the act, regarding regulatory processes, limitations, and appeals will be provided to a person who makes a request. An application for this service is limited to not more than an area covering 4 adjoining square miles. This level of service shall be available in counties where the preliminary or final wetland inventory maps in section 30321 of the act have not been completed. The department shall provide the preliminary or final wetland inventory map in electronic form or a paper copy at cost. Since the information and maps provided will not be based upon an on-site review, they will be useful for planning purposes, but the department will not certify where wetlands are and are not specifically located on the given parcel.

(ii) For a fee of \$500.00 for 1 acre or less, the department will perform an on-site wetland identification of a parcel or portion of a parcel that has its boundaries marked by the person who makes the request, to identify and describe areas that are and are not wetland on the site, unless identification and description are not possible due to site conditions, as outlined under subrule (7) of this rule. The fee for the service will increase by \$250.00 per acre or fraction thereof for an assessment area larger than 1 acre. An application for this service is limited to an area of 5 acres or less. If the assessment report determines that the area or part of the area evaluated is not wetland, then the report shall state that the department lacks jurisdiction over the area that is not wetland, if any, and that the determination that an area is not wetland is binding on the department for 3 years from the date of the assessment.

(iii) For a fee of \$500.00 for 1 acre or less, the department will perform an on-site review of a mapped, flagged, and otherwise identifiable area to confirm specific boundaries established by a wetland professional between wetlands and areas that are not wetlands. The fee for the service will increase by \$50.00 per acre or fraction thereof to confirm areas identified as wetland and \$20.00 per acre or fraction thereof to confirm areas identified as non wetland. The wetland and nonwetland boundaries must be flagged by a wetland professional representing the person who made the request. The boundaries must have been established utilizing methods and procedures consistent with the Act and these rules. If the department finds substantial errors during the confirmation process and the person making the request wishes to proceed, then the department will require that a new wetland boundary be identified by a wetland professional representing the person who made the request and that new fees in the amount of 1/2 of the original fee be submitted for the on-site confirmation of the new wetland boundary and the assessment report. If the assessment report determines that the area or part of the area evaluated is not wetland, then the report will state that the department lacks jurisdiction over the area that is not wetland and that the determination that an area is not wetland is binding on the department for 3 years

from the date of the assessment. If documentation of the specific boundary is desired, then the person who is making the request will provide, for department approval, an acceptable and reproducible survey of the agreed upon boundaries.

(iv) The department will provide the report within 20 calendar days of a complete request, for an increased fee reflecting the additional cost to the department. For subsection (c)(ii), this increased fee will be \$1500.00 for 1 acre or less and \$750.00 per acre or fraction thereof for an assessment area larger than 1 acre. For subsection (c)(iii), this increased fee will be \$1500.00 for 1 acre or less, \$150.00 per each additional acre or fraction thereof to confirm areas identified as wetland, and \$60.00 per each additional acre or fraction thereof to confirm areas identified as non wetland. If weather or other conditions prohibit the completion of the report within 20 calendar days, the department will refund the difference between the higher fee and the normal fee.

(7) If recent severe disturbances of the site have occurred, for example, removal of native vegetation, disturbance of soils, or diversion of drainage, making it impossible during a routine site visit to determine whether or not the area requested for assessment contains or has contained wetland or nonwetland, then the department will provide the person who made the request with a report that specifies the reasons for its inability to make a determination. The department will include with the report a description of the necessary technical information to be provided by the person who made the request in order for the department to make a final wetland identification or confirm a boundary.

(8) A written request for a reassessment, pursuant to section 30321(5) of the act, shall be submitted to the department no later than 60 days after the receipt of the written assessment report. The department shall conduct the reassessment, if possible, during the same calendar year as the original assessment or as soon as weather or other conditions allow.

History: 1988 AACS; 1998 AACS; 2006 AACS.

R 281.925 Mitigation.

Rule 5. (1) As authorized by section 30312(2) of the act, the department may impose conditions on a permit for a use or development if the conditions are designed to remove an impairment to the wetland benefits, to mitigate the impact of a discharge of fill material, or to otherwise improve the water quality.

(2) The department shall consider mitigation only after all of the following conditions are met:

(a) The wetland impacts are otherwise permissible under sections 30302 and 30311 of the act.

(b) No feasible and prudent alternative to avoid wetland impacts exists.

(c) An applicant has used all practical means to minimize impacts to wetlands. This may include the permanent protection of wetlands on the site not directly impacted by the proposed activity.

(3) The department shall require mitigation as a condition of a wetland permit issued under part 303 of the act, except as follows:

(a) The department may waive the mitigation condition if either of the following provisions applies:

(i) The permitted wetland impact is less than 1/3 of an acre and no reasonable opportunity for mitigation exists.

(ii) The basic purpose of the permitted activity is to create or restore wetlands or to increase wetland habitat.

(b) If an activity is authorized and permitted under the authority of a general permit issued under section 30312(1) of the act, then the department shall not require mitigation. Public transportation agencies may provide mitigation for projects authorized under a general permit at sites approved by the department under a memorandum of understanding between the department and public transportation agencies.

(4) The department shall require mitigation to compensate for unavoidable wetland impacts permitted under part 303 of the act utilizing one or more of the following methods:

(a) The restoration of previously existing wetlands.

(b) The creation of new wetlands.

(c) The acquisition of approved credits from a wetland mitigation bank established under R 281.951 et seq.

(d) In certain circumstances, the preservation of existing wetlands. The preservation of existing wetlands may be considered as mitigation only if the department determines that all of the following conditions are met:

(i) The wetlands to be preserved perform exceptional physical or biological functions that are essential to the preservation of the natural resources of the state or the preserved wetlands are an ecological type that is rare or endangered.

(ii) The wetlands to be preserved are under a demonstrable threat of loss or substantial degradation due to human activities that are not under the control of the applicant and that are not otherwise restricted by state law.

(iii) The preservation of the wetlands as mitigation will ensure the permanent protection of the wetlands that would otherwise be lost or substantially degraded.

(5) The restoration of previously existing wetlands is preferred over the creation of new wetlands where none previously existed. Enhancement of existing wetlands is not considered mitigation. For purposes of this rule, wetland restoration means the reestablishment of wetland characteristics and functions at a site where they have ceased to exist through the replacement of wetland hydrology, vegetation, or soils.

(6) An applicant shall submit a mitigation plan when requested by the department. The department may incorporate all or part of the proposed mitigation plan as permit conditions. The mitigation plan shall include all of the following elements:

(a) A statement of mitigation goals and objectives, including the wetland types to be restored, created, or preserved.

(b) Information regarding the mitigation site location and ownership.

(c) A site development plan.

(d) A description of baseline conditions at the proposed mitigation site, including a vicinity map showing all existing rivers, lakes, and streams, and a delineation of existing surface waters and wetlands within the proposed mitigation area.

(e) Performance standards to evaluate the mitigation.

(f) A monitoring plan.

(g) A schedule for completion of the mitigation.

(h) Provisions for the management and long-term protection of the site. The department shall, when requested by the applicant, meet with the applicant to review the applicant's mitigation plan.

(7) An applicant shall provide mitigation to assure that, upon completion, there will be no net loss of wetlands. The mitigation shall meet the following criteria as determined by the department:

(a) Mitigation shall be provided on-site where it is practical to mitigate on site and where beneficial to the wetland resources.

(b) If subdivision (a) of this subrule does not apply, then an applicant shall provide mitigation in the immediate vicinity of the permitted activity if practical and beneficial to the wetland resources. "Immediate vicinity" means within the same watershed as the location of the proposed project. For purposes of this rule, a watershed refers to a drainage area in which the permitted activity occurs where it may be possible to restore certain wetland functions, including hydrologic, water quality, and aquatic habitat functions. Watershed boundaries are shown in Figure 1 in R 281.951.

(c) Mitigation shall be on-site or in the immediate vicinity of the permitted activity unless the department determines that subdivisions (a) and (b) of this subrule are infeasible and impractical.

(d) The department shall require that mitigation be of a similar ecological type as the impacted wetland where feasible and practical.

(e) If the replacement wetland is of a similar ecological type as the impacted wetland, then the department shall require that the ratio of acres of wetland mitigation provided for each acre of permitted wetland loss shall be as follows:

(i) Restoration or creation of 5.0 acres of mitigation for 1.0 acre of permitted impact on wetland types that are rare or imperiled on a statewide basis.

(ii) Restoration or creation of 2.0 acres of mitigation for 1.0 acre of permitted impact on forested wetland types, coastal wetlands not included under (i) of this subdivision, and wetlands that border upon inland lakes.

(iii) Restoration or creation of 1.5 acres of mitigation for 1.0 acre of permitted impact on all other wetland types.

(iv) 10 acres of mitigation for 1.0 acre of impact in situations where the mitigation is in the form of preservation of existing wetland as defined in subrule (4) of this rule.

(f) The department may adjust the ratios prescribed by this rule as follows:

(i) The ratio may be increased if the replacement wetland is of a different ecological type than the impacted wetland.

(ii) If the department determines that an adjustment would be beneficial to the wetland resources due to factors specific to the mitigation site or the site of the proposed activity, then the department may increase or decrease the number of acres of mitigation to be provided by no more than 20 percent. This shall not limit the amount which a ratio may be increased under subdivision (f)(i) of this subrule.

(g) The mitigation shall give consideration to replacement of the predominant wetland benefits lost within the impacted wetland.

(h) The department shall double the required ratios if a permit is issued for an application accepted under section 30306(5) of the act.

(i) The department shall determine mitigation ratios for wetland dependent activities on a site-specific basis.

(8) Except where mitigation is to occur on state or federally owned property or where the mitigation is to occur in the same municipality where the project is proposed, the department shall give notice to the municipality where the proposed mitigation site is located and shall provide an opportunity to comment in writing to the department on the proposed mitigation plan before a mitigation plan is approved by the department.

(9) An applicant shall complete mitigation activities before initiating other permitted activities, unless a concurrent schedule is agreed upon between the department and the applicant, and an adequate financial assurance mechanism is provided by the applicant.

(10) The department may require financial assurances to ensure that mitigation is accomplished as specified.

(11) An applicant shall protect the mitigation area by a permanent conservation easement or similar instrument that provides for the permanent protection of the natural resource functions and values of the mitigation site, unless the department determines that such controls are impractical to impose in conjunction with mitigation that was undertaken as part of state funded response activity under Act No. 451 of the Public Acts of 1994, as amended.

(12) An applicant, with the approval of the department, may provide all or a portion of the mitigation through the acquisition of approved credits from a wetland mitigation bank established under R 281.951 et seq. One credit shall be utilized for each acre of mitigation required under subrule (7) of this rule.

History: 1988 AACCS.

Water WoRDs

Updates from the Water Resources Division



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Snow Disposal Guidance

During winter, the Water Resources Division (WRD) often receives complaints related to snow disposal practices. Concerns generally involve potential pollution of our water resources and flooding on property adjacent to snow disposal sites. Contaminants are often present in snow cleared from streets and parking lots, including deicing agents such as salt and sand, as well as automobile exhaust and litter (for example, cigarette butts and other detritus that you may see accumulating in roadways and parking lots). Additional potential contaminants include heavy metals, petroleum products, nutrients, and organic debris such as leaves and grass, bacteria, and pesticides. The following information was developed primarily as guidance for municipalities; however, the information may also be useful for managers of large industrial and commercial properties engaging in snow removal practices and members of the public who may wonder, “What happens to all that snow?”

First of all, removing snow and ice from roadways is of paramount importance in maintaining safe driving conditions. That being said, the removed snow should also be managed properly to protect Michigan’s water resources. If you’ve seen a melting snow pile at a large parking lot in the spring, you’ve seen the debris and soot that we would rather not swim in when summer finally arrives. In addition to state and local laws regulating litter, Part 31 of Michigan’s Natural Resources and Environmental Protection Act governs water resources protection and prohibits the discharge of pollutants into waters of our state when pollutants- including those that may be present in large quantities of melting snow- have the potential to impair our water resources, including groundwater.

The following tips are intended to guide snow disposal decisions

Site Selection:

The disposal site should be away from, and not within, watercourses, shores and beaches, bodies of water, and the ice above the water.

- The snow disposal sites must be at least 50 feet from any private water supply wells; at least 75 feet from any non-community water supply well; at least 200 feet from any municipal or community water supply wells; and should not be located in a wellhead protection area.



- Most drinking water suppliers relying on surface water now have source water assessment programs (SWAP); these should be considered when disposing of snow. Potential surface water disposal in these areas should be based upon a sensitivity determination of the SWAP.
- The best disposal sites are those that drain to detention basins (also known as infiltration basins), which capture pollutants that would otherwise end up in surface waters. The amount of snow brought to a site should be based on estimated runoff rates, snow melt water quality, potential for flooding in the receiving water, and downstream uses of the receiving water.
- The disposal site should not have steep slopes or readily erodible soils.
- Avoid sites that may present risks for human exposure, like playgrounds and ballparks. Choose areas where there is an adequate depth of soil between the ground surface and water table to act as a filter. Fine-grained loamy soils with a significant organic content will filter and retain potential contaminants better than areas with sandy soils or bedrock close to the surface.
- Avoid areas with fractured bedrock near the surface. Contaminants can be easily channeled to groundwater at these sites.
- Avoid landfill areas. The added moisture can flush contaminants into the groundwater.
- Avoid wetlands and floodplains as these are especially sensitive to excess water.

Site Design/Maintenance

- A dike or berm may minimize or slow drainage to nearby lakes and streams.
- Sites should be located at least 50 feet from the ordinary high water mark of any nearby surface water. Silt fences or equivalent barriers should be securely placed between the snow disposal site and the ordinary high water mark. This will help prevent sediment from running into waterways and litter from blowing offsite.
- All debris at the snow disposal site should be cleared from the site prior to the accumulation of snow and residual debris should be cleared from the site and properly disposed of once the snow melts and before any potential flooding.
- Snow should not be piled over critical utility easements where accessing the utility in an emergency (i.e. water main breaks) would cause a hindrance.

Pollution Prevention

- Some information regarding deicing alternatives can be found online, including: [Potential Adverse Impacts of Deicers with a Focus on Agricultural By-product Deicers on Water Resources](#)
- In the spring and fall, clean debris from the streets.
- Remove built-up material from storm water drainage system catch basins, at a minimum in the spring and fall, to improve their sediment capture capacity.



WRD staff has the authority to address complaints regarding water resources contamination and compliance with wastewater regulations. Complaints are handled on a case-by-case basis. The WRD does not have direct authority to choose municipal snow disposal sites or set snow management policies, but can provide assistance from a water quality perspective. If you need more information contact the [MDEQ Water Resources Division District Office near you](#) or call the Environmental Assistance Center at 1-800-662-9278.

What do you do in the WRD? Meet Jerrod Sanders

Jerrod Sanders didn't set out to become the WRD's Snow Pile Guy, but lately he's been getting a lot of calls on the subject. Jerrod's real title is Assistant District Supervisor for the Kalamazoo District Office, encompassing the southwestern corner of Michigan. He currently supervises a great team of dedicated staff, who cover 14 different WRD programs. Jerrod has a B.S. in Natural Resources Management from Grand Valley State University, and an M.S. in Agricultural Technology and Systems Management from Michigan State. Jerrod enjoys coaching his children's sports teams after work.



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[Proper Snow Storage Practices](#)

[Christine Crissman](#) | January 19, 2018 | 4:18 pm | [Community News](#)

In the winter, we often receive concerns or complaints of poor snow storage practices on some of our most environmentally sensitive lands – near lakes, streams, and rivers. Snow piles resulting from parking lot and street plowing can contain contaminants including salt, sand, heavy metals, petroleum products, bacteria, pathogens, and pesticides. When snow piles are stored near waterbodies, they pose a real threat to water quality.

Removing snow from parking lots and roads is critical for public safety, and luckily there are best management practices for snow storage to ensure water quality and public health remain protected. The following tips, developed by the [Michigan Department of Environmental Quality](#) (DEQ), are intended to guide municipalities, commercial and industrial site managers, and homeowners with snow storage decisions:

- Snow piles should be away from, and not within, waterbodies, wetlands, floodplains shorelines, and beaches. Piles should be located at least 50 feet away from the ordinary high water mark of any waterbody.
- Snow piles should not be located in wellhead protection areas. Piles should be 50 feet from your private water supply well and 200 feet from any community water supply well.
- The best snow pile sites are those that drain to infiltration basins, or vegetated depressions, that trap and filter snowmelt before it enters our water resources.
- Snow piles should not be near sites such as playgrounds and parks where people can easily be exposed to contaminants.
- Avoid snow piles in areas where contaminants in snowmelt can be introduced to the groundwater, such as areas of fractured rock surfaces.
- Storage sites should not have readily erodible soils or be located on bluffs or steep slopes.

Local governments – townships, municipalities, and counties – may have local laws or ordinances that guide snow management activities; check with your local planner or zoning administrator to learn more about potential ordinances in your area.

The State of Michigan also plays a role in ensuring that snow storage practices do not negatively affect our water resources. Part 31 of Michigan’s Natural Resources and Environmental Protection Act prohibits the discharge of pollutants into Waters of the State when pollutants have the potential to impair our waters. Please report any questionable snow storage practices in or near waterbodies to the Grand Traverse BAYKEEPER®, [Heather Smith](#).