

**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 Staff 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)

Wendy's restaurant located at 1686 Garfield Avenue made a sign permit request for a freestanding sign. According to Section 630.R.5. of the Zoning Ordinance, the Zoning Administrator shall retain the right to forward any sign permit applications to the Planning Commission for their review and approval. 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 on behalf of the County Road Commission which presented alternatives for getting across town. More recently, OHM conducted a Planning and Environmental Linkages (PEL) study of a potential Boardman River roadway crossing. In the study, pros and cons were discussed and the decision recommendation 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

Steve Hannon

From: Heather Smith <hsmith@gtbay.org>
Date: Tuesday, April 26, 2022 5:21 PM
To: John Sych; Steve Hannon
Subject: TWC Support for Zoning Ordinance Amendments - Please Distribute to Planning Commission

Dear Garfield Township Planning Commissioners,

I am writing to support the zoning ordinance text amendments related to Section 534, *Wetlands*, that will be discussed at your April 27, 2022, meeting. We applaud the township for adding clarity to the wetland setback provisions and for protecting wetlands from the impacts of poor snow storage practices.

As you know, poor snow storage practices can introduce pollutants such as salts, sand, heavy metals, petroleum products, nutrients, litter, and other toxins into waterways, waterbodies, and wetlands. Watershed Center staff and state resource professionals are currently investigating the impact that chlorides from road salting and poor snow storage practices may have on the macroinvertebrate community in Kids Creek, an impaired urban stream that runs through Garfield Township.

We are pleased that the township is considering the addition of subsection (d) to Section 551.E(6) of the zoning ordinance that would require snow storage areas to be at least 25 feet away from wetland boundaries. We hope you'll also consider adding a provision that would require snow storage areas to be at least 25 feet away from lakes, rivers, and streams. While it appears that snow storage areas are prohibited from being proximate to lakes, rivers, and streams by regulations listed under Section 535(C), *Riparian Vegetated Buffers*, we suggest ensuring that 551.E(6)(d) includes language to guarantee that lakes, rivers, and streams are afforded this protection.

We appreciate that Garfield Township is working to protect water quality through best practices for snow storage.

Thank you,

Heather Smith
Grand Traverse BAYKEEPER
The Watershed Center Grand Traverse Bay
13170 S. West Bay Shore Drive, Suite 102 | Traverse City, MI 49684
Office: 231.935.1514 x 3 | Direct: 231.299.0118
www.gtbay.org

From: David Williams <davidwilliams@sbgvtv.com>
Sent: Wednesday, **April 27, 2022** 3:47 PM
To: John Sych
Subject: A pedestrian and bike pathway is needed in front of The Concrete Service, to connect the west side of Traverse City to Oleson's Food Store

Mr. Sych,

I proposed an idea to connect the west side of Traverse City to Oleson's more than 20 years ago, again 10 years ago, and again last year.

Please consider including my suggestion during tonight's Garfield Township planning meeting.

Thank you,

David Williams
4416 Cedar Run Road
Garfield Township

ALWARD FISHER RICE
ROWE & GRAF

ATTORNEYS AT LAW

202 E. STATE STREET, SUITE 100
TRAVERSE CITY, MI 49684
Phone (231) 346-5400
Facsimile (231) 941-9679

WWW.NMICHLAW.COM

E-mail: ngraf@nmichlaw.com
Direct: (231) 346-5409

April 27, 2022

Michael Green
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 48684

via e-mail Mgreen@garfield-twp.com

Re: Permit Number PZ2021-133; Permit Address: 2700 N. US 31 SOUTH
Traverse City (MI) FSU (04815)

Dear Mr. Green:

Thank you for taking the time yesterday to collaborate with John Sych, me and the cross-functional team from Chick-fil-A working on this project, which includes Ben Creighton - Operations, Brianna Kvackay - Customer Throughput, Justin Lurk - Development and Construction, and Kate Subler - Real Estate & Property Management. As was mentioned yesterday, Ben, Brianna, Justin and Kate are just a small fraction of the team members at Chick-fil-A working to resolve the issues that were raised in your April 12 letter.

We share your belief that this site will work and are committed to making it happen. Chick-fil-A has both short-term and long-term plans to ensure the efficient flow of traffic at this location. Below are some of the plans that we discussed.

Short-Term Plans – our goal is to have these in place by the first part of June.

- **Customer Throughput Consulting** with Chris Ramsey, the Operator/franchisee. As Brianna explained, Customer Throughput Consulting is the process whereby Brianna and her team study the efficiencies at this location and work with Chris to implement the most effective traffic flow processes each and every day. These operational efficiencies developed during Customer Throughput Consulting result in free-flowing traffic to, on and from our site. Chick-fil-A intentionally opened this location in March to allow the restaurant and its employees time to learn and improve operationally before the increase in summer volume.
- **Proactively addressing the labor issue.** Chris Ramsey has hired an experienced drive-thru manager from a Chick-fil-A location on the east coast and has invested heavily in hiring and training employees to ensure he has the staff on site to effectively

Alward Fisher Rice Rowe & Graf, PLC

ATTORNEYS AT LAW

April 27, 2022

Page 2

operate. Chris is investing now as he spends more on labor to retain and train employees so he will be prepared for summer.

- **Parking.** We are working with our landlord to pave the off-site gravel lot, which will add additional parking spaces and allow Chris Ramsey, the Operator, to make full use of the double drive-thru. We are also exploring the use of our landlord's additional, undeveloped property to extend the drive-thru queue and provide additional parking.
- **Traffic Control.** Chick-fil-A and its Operator are looking into re-engaging traffic control officers to assist with traffic as needed during peak times and periods of increased demand.

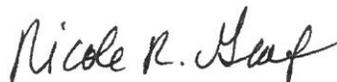
Long-Term Plans

- **More Parking.** Chick-fil-A is actively investigating acquiring or providing more parking to ensure adequate capacity and enhance customer access to the restaurant and drive-thru facilities.
- **Site Changes.** Chick-fil-A and its consultants are considering additional design changes, both on- and off-site to maximize efficient traffic flow.
- **New Connector Road.** Chick-fil-A (while not a landowner) will continue to support the construction of a connector road to be built from the eastern edge of this parcel to the Lowe's parcel. We agree with the Township that this additional ingress/egress access will improve traffic flow to and from the Chick-fil-A parcel and all other parcels in the area. We would appreciate Township support on getting the appropriate parties back together to discuss next steps.

Again, thank you for taking time to discuss these issues yesterday. We will continue to provide updates to you as progress is made toward these short-term and long-term goals. In the meantime, if at any point you believe it would be beneficial for us to meet with you, John Sych and the Planning Commission, please let us know and we can work to get that scheduled. We look forward to working with you to address your concerns, and we remain committed to a mutually beneficial resolution.

Sincerely,

ALWARD, FISHER, RICE, ROWE & GRAF, P.L.C.



Nicole R. Graf

NRG/nrb

Cc: John Sych
Ashanti Hunt
Justin Lurk
Ben Creighton
Kate Subler
Brianna Kvackay

*Help decide the future of
the Commons Natural Area*



Join Charter Township
of Garfield for an

OPEN HOUSE

Wednesday May 11th

from 3:30pm-6:30pm at the

Cathedral Barn

AT HISTORIC BARNS PARK

1500 Red Drive

Traverse City, MI 49684

- Provide input for new Park Design Plan
- Comment: In-person or Online Survey

For more information and survey, go to:

<http://www.garfield-twp.com/designplan.asp>

