

CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION MEETING

Wednesday, March 13, 2024 at 7:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

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

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

3. Minutes – February 28, 2024

4. Correspondence

- a. Letter from Haggard's Plumbing & Heating dated February 26, 2024

5. Reports

- a. Township Board
- b. Planning Commissioners
 - i. Zoning Board of Appeals
 - ii. Parks and Recreation Commission
 - iii. Joint Planning Commission
- c. Staff Report
 - i. PD 2024-17 – Planning Department Monthly Report – March 2024
 - ii. Master Plan Announcement

6. Unfinished Business

- a. PD 2024-18 – 3066 North Garfield Special Use Permit – Public Hearing
- b. PD 2024-19 – Culver Meadows Senior Living Conditional Rezoning – Findings of Fact

7. New Business

8. Public Comment

9. Other Business

- a. Review Updated Pages of Final Draft of Master Plan
- b. Topics for Joint Meeting with Township Board – Discussion

10. Items for Next Agenda – March 27, 2024 at 6 PM (Joint Meeting with Township Board)

- a. Review Final Draft of Master Plan and Begin Distribution / Adoption Process

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
February 28, 2024**

Call Meeting to Order: Chair McManus called the February 28, 2024 Planning Commission meeting to order at 7:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

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

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)

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

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

Nays: None

3. Minutes (7:01)

a. February 14, 2024 Regular Meeting

Agostinelli moved and Fudge seconded to approve the February 14, 2024 Regular Meeting minutes as presented.

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

Nays: None

4. Correspondence (7:02)

Sych noted three items which include an email from Jim Schmuckal regarding the draft Master Plan as well as staff recommendations for added language to the draft Master Plan.

5. Reports (7:03)

Township Board Report

Agostinelli stated that the board approved the alcohol license for the new Fairfield Inn.

Planning Commissioners

i. Zoning Board of Appeals

Fudge reported that a variance request was granted to add a second story to a home on Silver Lake.

ii. Parks and Recreation Commission

DeGood had no report.

iii. Joint Planning Commission

Racine had no report.

Staff Report

i. Master Plan Announcement

Hannon stated that the updated Master Plan draft is on the website. The recent text amendment and zoning ordinance amendment are now in effect.

6. Unfinished Business

a. Master Plan Update – Review of Final Draft and Draft Response to the Watershed Center (7:06)

The draft Master Plan was presented to Commissioners for their review. Sych suggested two changes. One would add language that small scale farming could continue in the northwest portion of the township where future land use designation would change from agricultural to low density residential. The other change suggested was to add language which identified key corridor locations that would be managed along with the Grand Traverse County Road Commission in terms of access management. Corridor locations would be South Airport Road, US 31 and “other corridors to be identified in the future.” Discussion took place regarding the Lowe’s thruway connection to the mall and future changes to Day Drive. A three-acre parcel between the two was identified and could serve as an impetus for a roadway connection. Commissioners pointed out a few changes they would like to the Hartman Hammond section of the Master Plan draft as well as other grammatical and formatting changes. Comments made by The Watershed Center were discussed. Commissioners looked at the zoning in the Townline Road and South Airport Road area and agreed that one piece near Holcomb Street could be shown as recreation conservation on future land use maps because it was a wetland parcel. Comments from real estate agent Jim Schmuckal regarding contractor’s establishments were taken into consideration.

Racine moved and Agostinelli seconded to send the draft response letter included in packets to the Watershed Center.

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

Nays: None

Staff added that the joint meeting with the Township Board was coming up on March 27th at 6:00pm. Commissioners suggested discussion items such as high-density housing, solar farms, and mining. Staff stated that any other additional discussion items could be brought to the next meeting.

7. New Business (8:50)

None

8. Public Comment (8:51)

None

9. Other Business (8:51)

None

10. Items for Next Agenda – March 13, 2024 (8:51)

- a. Culver Meadows Senior Living Conditional Rezoning – Findings of Fact
- b. 3066 North Garfield Special Use Permit – Public Hearing
- c. Final copy of Master Plan before forwarding to Board
- d. Talking points for the Joint Board/Planning Commission meeting

11. Adjournment

Fudge moved to adjourn the meeting at 8:51 pm.

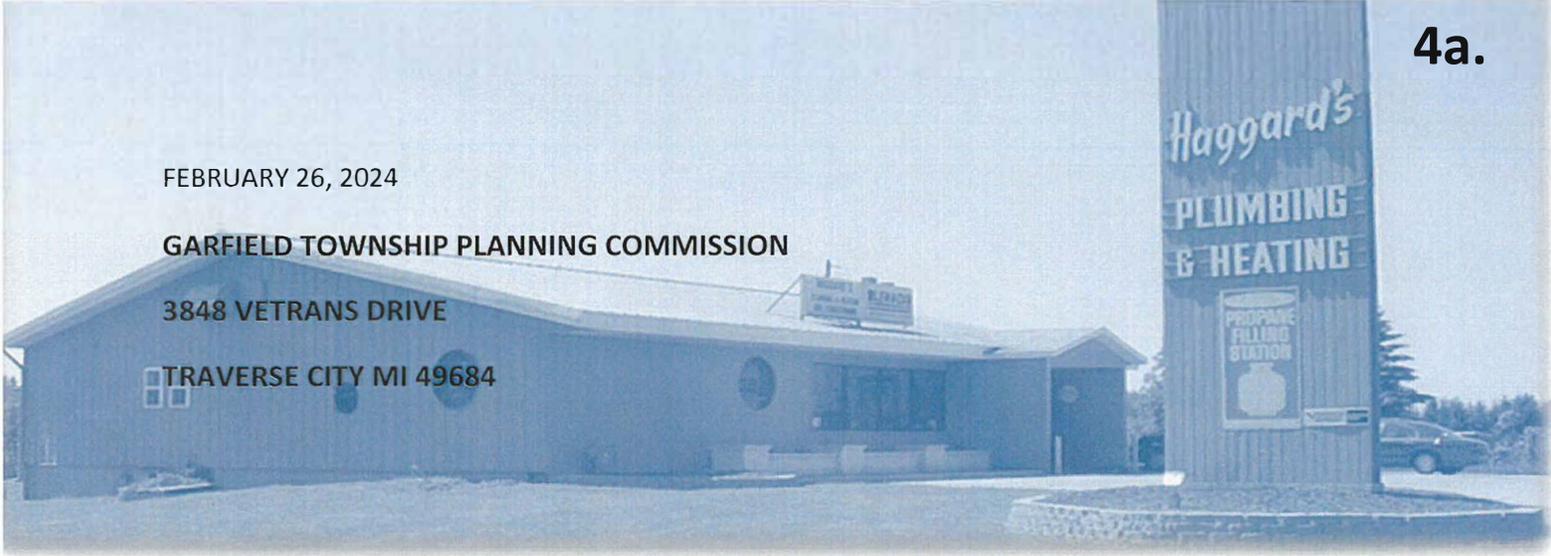
Joe Robertson, Secretary
Garfield Township Planning
Commission
3848 Veterans Drive
Traverse City, MI 49684

FEBRUARY 26, 2024

GARFIELD TOWNSHIP PLANNING COMMISSION

3848 VETRANS DRIVE

TRAVERSE CITY MI 49684



Ref: 3066 N. GARFIELD RD., LLC

The Garfield Township Planning Commission will conduct a public hearing in consideration of an application submitted by 3066 N. Garfield Rd., LLC for a Special Use Permit for a proposed 20-unit commercial district housing development at 3066 North Garfield Road. The property, Parcel No. 05-013-050-00, is 1.38 acres zoned C-G General Commercial and commercial housing developments are permitted via Special Use Permit in the C-G General Commercial district.

To Whom it May Concern,

Upon reviewing the above notice, I would like to express my view on the above request. Haggards Plumbing and Heating is not opposed to the changes of the property and or the request. If a property owner is fortunate enough to have the ability and the resources in this time to either build and or improve their existing property, it would only help the economy continue to grow. It would prove positive for the local, county and state to do all we can to improve and promote in any way possible.

Sincerely,

Frank Cesaro

Haggard's Plumbing & Heating

 Charter Township of Garfield Planning Department Report No. 2024-17			
Prepared:	March 5, 2024	Pages:	2
Meeting:	March 12, 2024 Township Board	Attachments:	<input type="checkbox"/>
Subject:	Planning Department Monthly Report – March 2024		

PURPOSE:

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

DEVELOPMENTS:

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

Lederer Rezoning – Zoning Map Amendment

- *Location:* 4220 Eastward Drive, adjacent to South Airport Road south of Silver Lake Road
- *Development Description:* Rezoning from A-Agricultural to R-1 One-Family Residential
- *Status:* The Planning Commission introduced the application at the 11/8/2023 meeting, held a public hearing at their 12/13/2023 meeting, and reviewed Findings of Fact at their 1/10/2024 meeting and recommended the approval of the application to the Township Board. The Township Board introduced the application at their 1/23/2024 meeting. The Township Board held a public hearing and approved the proposed rezoning at their 2/13/2024 meeting.

Culver Meadows Senior Living – Conditional Rezoning

- *Location:* 1611 N West Silver Lake Road, south of intersection with Secor Road
- *Development Description:* Proposed adult foster care facility for no more than 20 adults and childcare center for no more than 12 children adjacent to the existing Culver Meadows Senior Living facility
- *Status:* The Planning Commission introduced this application at their 1/10/2024 meeting and held the public hearing at their 2/14/2024 meeting. Commissioners will consider Findings of Fact at their 3/13/2024 meeting.

3066 North Garfield Road – Special Use Permit Review

- *Location:* Southeast corner of North Garfield Road and Duell Road, south of South Airport Road
- *Development Description:* Commercial district housing development with 20 apartment units
- *Status:* The project was introduced at 10/11/2023 Planning Commission meeting. Commissioners generally supported the concept of the project, but the project as presented would not meet one of the standards within Section 725 of the Zoning Ordinance. Commissioners tabled the application at their 11/8/2023 meeting. The Township Board held a public hearing and approved an amendment to the Section 725 requirements at their 2/13/2024 meeting. The Planning Commission un-tabled the application at their 2/14/2024 meeting and set the public hearing for their 3/13/2024 meeting.

PLANNING:

Other Planning Department activities include the following:

- The Planning Commission held an introduction at their 12/13/2023 meeting for a proposed amendment to Section 725 of the Zoning Ordinance, which proposes some changes to the standards for Commercial District Housing Developments. The amendment includes removing the requirement for parking areas to be located outside of the setback, which is not a general requirement for other uses. It would also include removing the requirement for open space to be designed to provide a rear yard along the longest building length of a given structure.

The Planning Commission held a public hearing on the proposed amendment at their 1/10/2024 meeting and recommended approval of the proposed amendment to the Township Board. The Township Board introduced the amendment at their 1/23/2024 meeting, and then conducted the public hearing and approved the proposed amendment at their 2/13/2024 meeting.

- The Planning Commission reviewed an updated draft Master Plan at their 2/28/2024 study session including the feedback they provided at their previous study session in January. Commissioners gave some additional feedback to Staff on this draft. Staff will include this input in the final draft which will be distributed to the Planning Commission and Township Board in advance of the joint meeting on 3/27/2024.
- The Planning Commission and Township Board will conduct a joint meeting on 3/27/2024 to review a final draft and to begin the process of adopting the Master Plan. Key dates in the timeline for the adoption of the Master Plan are as follows:

<i>Date</i>	<i>Action</i>
March 27, 2024 – Joint Meeting of the Township Board and Planning Commission	* Review final draft Master Plan * 63-day required review period begins
May 29, 2024	* 63-day required review period ends
June 11, 2024 – Township Board Meeting	* Adoption of Master Plan anticipated

- The Master Plan draft and other information on the Master Plan adoption process is available on the Township website at the following link: <https://www.garfield-twp.com/masterplan.asp/>.
- Staff is working on potential Zoning Ordinance updates for review once the updated Master Plan is adopted. Staff and the Planning Commission will discuss the next steps for implementation of the updated Master Plan at study sessions throughout the year beginning in April.

STAFF:

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

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

 Charter Township of Garfield Planning Department Report No. 2024-18			
Prepared:	March 6, 2024	Pages:	6
Meeting:	March 13, 2024 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	3066 N. Garfield Special Use Permit – Public Hearing		
File No.	SUP-2023-08	Parcel No.	05-013-050-00
Applicant:	3066 N. Garfield Rd LLC		
Agent/Owner:	JLG Properties, Inc		

BRIEF OVERVIEW:

- Location: 3066 North Garfield Road
- Parcel area: 1.21 net acres
- Existing land use: Former residence/former landscaping business
- Existing zoning: C-G - General Commercial

PURPOSE OF APPLICATION:

This application requests approval of a Special Use Permit for a commercial district housing development at 3066 North Garfield Road. The development application proposes a 20-unit apartment building. Commercial district housing developments are permitted via Special Use Permit in the C-G General Commercial district. Since the plan was first reviewed by the Planning Commission on October 11, 2023, an attached gym room has been provided with the proposed apartment building.

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



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



SITE DESIGN AND ZONING COMPLIANCE OVERVIEW:

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

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

STAFF COMMENTS:

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

Commercial District Housing Developments:

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

1. Design

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

The proposed apartment building will be located at the southeast corner of Garfield Road and Duell Road, south of Chase bank and Walgreens pharmacy and north of the Wash-N-Go Car Wash. An apartment building at the subject site provides an opportunity for a more urban style apartment living situation. The corner site provides close access to nearby stores and services for residents whereby trips could be made by walking or bicycling. Infill apartment buildings of this nature have been built along Garfield Road and elsewhere in the City of Traverse City. The building is set back 83 feet from the Garfield Road right-of-way.

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

A 6,092 square foot common open space is proposed at the west and north sides of the proposed apartment building, between the building and Garfield Road.

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

The baseline minimum lot area for multiple family within the R-3 district is 4,000 square feet per dwelling unit which translates to 10.89 units per acre. The site plan shows an area of 1.21 net acres for the site. With 20 proposed dwelling units, there is a proposed density of 16.52 units per acre. As noted above, the Planning Commission may authorize increases in density over what is regularly allowable.

Previously the Planning Commission mentioned interest in other developments of higher residential density development that was approved by the Township. Below are examples of projects that were developed or approved through the Planned Development process. One Commercial District Housing Development has been approved (Marengo 31); however, no Commercial District Housing Developments have been fully constructed.

Development	Units	Acres	Units/Acre
Village at LaFranier Woods PUD	385	33.00	11.67
Village at Bay Ridge PUD	294	19.41	15.15
Premier PUD (Premier Manor)	72	4.52	15.93
Village at Bay Ridge PUD	300	17.65	16.99
Fox Run PURD	84	4.07	20.64
GT Crossings PUD (2516 Crossing Circle)	162	7.02	23.08

- d. *Shared parking arrangements shall be encouraged between the residential and commercial uses.*

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

Wherever off-street parking is required, a minimum of two bicycle parking spaces are required. For parking areas with greater than 25 motor vehicle spaces, bicycle parking shall be provided on a basis of two spaces per twenty-five motor vehicle parking spaces. With 39 motor vehicle spaces proposed, four bicycle parking spaces are required. The site plan shows four bike racks with two spaces each in front of the proposed building for a total of eight bicycle parking spaces.

Due to its orientation of the proposed building and configuration of adjacent uses, there is no opportunity for shared parking.

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

The landscaping plan is described on Sheet L1.0. A total of 29 large trees, 27 small/medium trees, and 14 evergreen or coniferous trees are proposed for the required buffers along the property lines. Shrubs and perennials are proposed for the front of the building. The proposed landscaping plan meets the landscaping requirements of the Zoning Ordinance. However, there is concern about the location of the proposed plantings and the proposed stormwater basins. Confirming with the Township Engineer, the plantings are not permitted within the stormwater basin. Therefore, an alternate design is required. If a site is too constrained by the proposed development, other developments have incorporated underground stormwater storage systems.

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

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

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

A lighting plan was submitted along with the site plan set. The plan meets the lighting standards and requirements of Section 517.

2. Open Space Requirements

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

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

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

With 20 proposed units, a total of 6,000 square feet of common outdoor open space is required. The plan indicates 6,092 square feet of common outdoor open space. As proposed a portion of the common outdoor open space is included within the proposed stormwater basin on the west side of the building. According to the definition of open space in the Zoning Ordinance, open space may not include drainage basins.

- c. *For the purpose of locating open space, the Planning Commission may rely on the site design requirements and general criteria as set forth in § 427, Planned Unit Residential Developments.*

The proposed common outdoor open space is located mostly on the west side and to a lesser extent on the north side of the building.

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

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

3. Compatibility

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

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

Other Considerations:

Buildings

The proposed 20-unit building has a footprint of approximately 11,776 square feet. The maximum building height in the C-G district is 35 feet. Based on the building elevation drawings that have been provided, a building height of approximately 26 feet has been measured.

Setbacks

The setback requirements in the C-G district are 40 feet for the front yard. Side and rear yards shall be ten percent (10%) of the lot width and depth, respectively, but need not exceed twenty-five (25) feet each,

provided that no setback shall be less than ten (10) feet. Since the site is a corner lot, 40 feet front yard setbacks are required for the frontage on Garfield and on Duell Roads. The proposed plan meets the setback requirements.

Ingress and Egress

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

Snow Storage

Snow storage is to be provided at the ratio of 10 square feet per 100 square feet of parking area. The site plan shows more than 13,000 square feet of area for parking and maneuvering lanes which requires at least 1,300 square feet of snow storage. The site plan shows one snow storage area at 716 square feet. The proposed snow storage area on the site plan needs to be adjusted to comply with Section 551.E(6).

Dumpster Enclosure

A 10' x 10' dumpster enclosure on a concrete pad is proposed on the eastern edge of the proposed development.

Other Reviews

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

ACTION REQUESTED:

The purpose of this agenda item is to hold a public hearing on the application. If, following the applicant presentation and Planning Commission discussion, the Commission is prepared to direct Staff to prepare Findings of Fact, then the following motion is offered for consideration:

MOTION TO direct staff to prepare Findings of Fact for application SUP-2023-08, submitted by 3066 N. Garfield Rd LLC for a Special Use Permit for commercial district housing development at Parcel 05-013-050-00 subject to the following conditions (1 through 3 as indicated in PD 2024-18).

1. Evidence shall be submitted regarding measures which will be taken to mitigate common commercial impacts to comply with Section 725.A(3).
2. Landscape plantings and the common outdoor space are proposed to be located within the proposed stormwater drainage basins. To meet stormwater requirements and open space definition, an alternate site design is required that meets the requirements for landscaping, stormwater, and open space.
3. The proposed snow storage area on the site plan needs to be adjusted to comply with Section 551.E(6).

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

Attachments:

1. Updated Special Use Permit application packet dated March 4, 2024, including site plan set.



Charter Township of Garfield

Grand Traverse County

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

SPECIAL USE PERMIT (SUP) APPLICATION

ASSISTANCE

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

ACTION REQUESTED

New Special Use Permit
Major Amendment
Minor Amendment
Administrative Amendment

PROJECT / DEVELOPMENT NAME

APPLICANT INFORMATION

Name:
Address:
Phone Number:
Email:

AGENT INFORMATION

Name:
Address:
Phone Number:
Email:

OWNER INFORMATION

Name:
Address:
Phone Number:
Email:

CONTACT PERSON

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

Applicant:

Agent:

Owner:

PROPERTY INFORMATION

Property Address:

Property Identification Number:

Legal Description:

Zoning District:

Master Plan Future Land Use Designation:

Area of Property (acres or square feet):

Existing Use(s):

Proposed Use(s):

PROJECT TIMELINE

Estimated Start Date:

Estimated Completion Date:

REQUIRED SUBMITTAL ITEMS

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

Application Form:

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

Application Fee:

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

Fee

Escrow Fee:

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

Site Development Plan:

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

Written Information:

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

One digital copy of the Approval Criteria (PDF only)

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

One digital copy of the Impact Assessment (PDF only)

Digital items to be delivered via email or USB flash drive

SUBMITTAL DEADLINE

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

WAIVERS

Submittal Waiver:

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

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

Data Waiver:

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

SITE PLAN

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

APPROVAL CRITERIA

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

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

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

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

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

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

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

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

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

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

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

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

IMPACT ASSESSMENT

A written impact statement to include the following information:

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

Types of uses and other man-made facilities.

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

Phasing of the project including ultimate development proposals.

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

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

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

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

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

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

The proposed density in units per acre for residential developments.

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

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

Type, direction, and intensity of outside lighting.

General description of deed restrictions, if any.

ADDITIONAL INFORMATION

If applicable, provide the following further information:

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

E. Roads and Circulation

1. Are interior public streets proposed?
If yes, has Road Commission approved (attach letter)?
2. Will public streets connect to adjoining properties or future streets?
3. Are private roads or interior drives proposed?
4. Will private drives connect to adjoining properties service roads?
5. Has the Road Commission or MDOT approved curb cuts?
If yes, attach approved permit.

OTHER INFORMATION

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

REVIEW PROCESS

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

PERMISSION TO ENTER SUBJECT PROPERTY

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

Owner Signature:

Applicant Signature:

Agent Signature:

Date:



Handwritten signatures of Joseph Lovicchio and Joseph Lovicchio.

OWNER'S AUTHORIZATION

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

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

Owner Signature:

Date:

AFFIDAVIT

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

Owner Signature:

Date:

Applicant Signature:

Date:

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

3066 N. Garfield, LLC

Multiple-Family Residential Development Commercial District Housing

Special Use Permit Application

Submitted to
The Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684
231-941-1620

Mansfield

Land Use Consultants

830 Cottageview Drive
Traverse City, MI 49684
p 231.946.9310
f 231.946.8926
i www.maaeps.com

3/4/2024

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Project Team

Property Owner:

3066 N. Garfield, LLC
310 Water Watch Lane
Traverse City, MI 49686
Phone: (231) 933-7111- Sean McCardel
Cell: (248) 521-9962 – Joe Locricchio
Email: jljoe@comcast.net

Applicant:

3066 N. Garfield, LLC
JLG Properties – Joe Locricchio
Sean McCardel Construction, Sean McCardel
310 Water Watch Lane
Traverse City, MI 49686
Phone: (231) 933-7111- Sean McCardel
Cell: (248) 521-9962 – Joe Locricchio
Email: jljoe@comcast.net

Planning and Engineering Consultant:

Mansfield Land Use Consultants
Christina Deeren, Permit Specialist
PO Box 4015
Traverse City, MI 49685
Phone: (231) 946-9310 x 1008
Email: christinad@maaeps.com

Regulations Summary

Project Address:

3066 N. Garfield Rd.,
Traverse City, MI 49686-5030

Project Parcel:

28-05-013-050-00

Project Size:

1.37 acres

Existing Parcel Legal Description:

Part of the Southwest Quarter of Section 13, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, More fully described as follows: Commencing at the Southwest corner of Section 13; thence North 00 deg 08'26"E, 608.11 feet along the West line of Section 13 to the Point of Beginning; thence North 00 deg 08'26"E, 150.16 feet along the West line of Section 13; thence South 89 deg 30'32"E, 33.00 feet; thence North 00 deg 08'26"E, 35.00 feet to the South Right-of-way line of Duell Road; thence South 89 deg 30'32"E, 294.90 feet along the South Right-of-way line of Duell Road; thence South 00 deg 08'26"W, 185.16 feet; thence north 89 deg 30'32"W, 327.90 feet to the Point of Beginning.

Existing Zoning:

C-G General Commercial

Existing Land Use:

Commercial – Previous location of Northwoods Landscaping and Nursery

Proposed Land Use:

Multiple-Family Residential

Use Permitted by Special Use Permit:

Commercial District Housing Developments

The proposed multiple-family residential use is permitted by a special use permit by the Township Zoning Ordinance. All special conditions within Section 725 of the Zoning Ordinance have been satisfied by the proposed plan.

Township Comprehensive Master Plan, Future Land Use:

Commercial

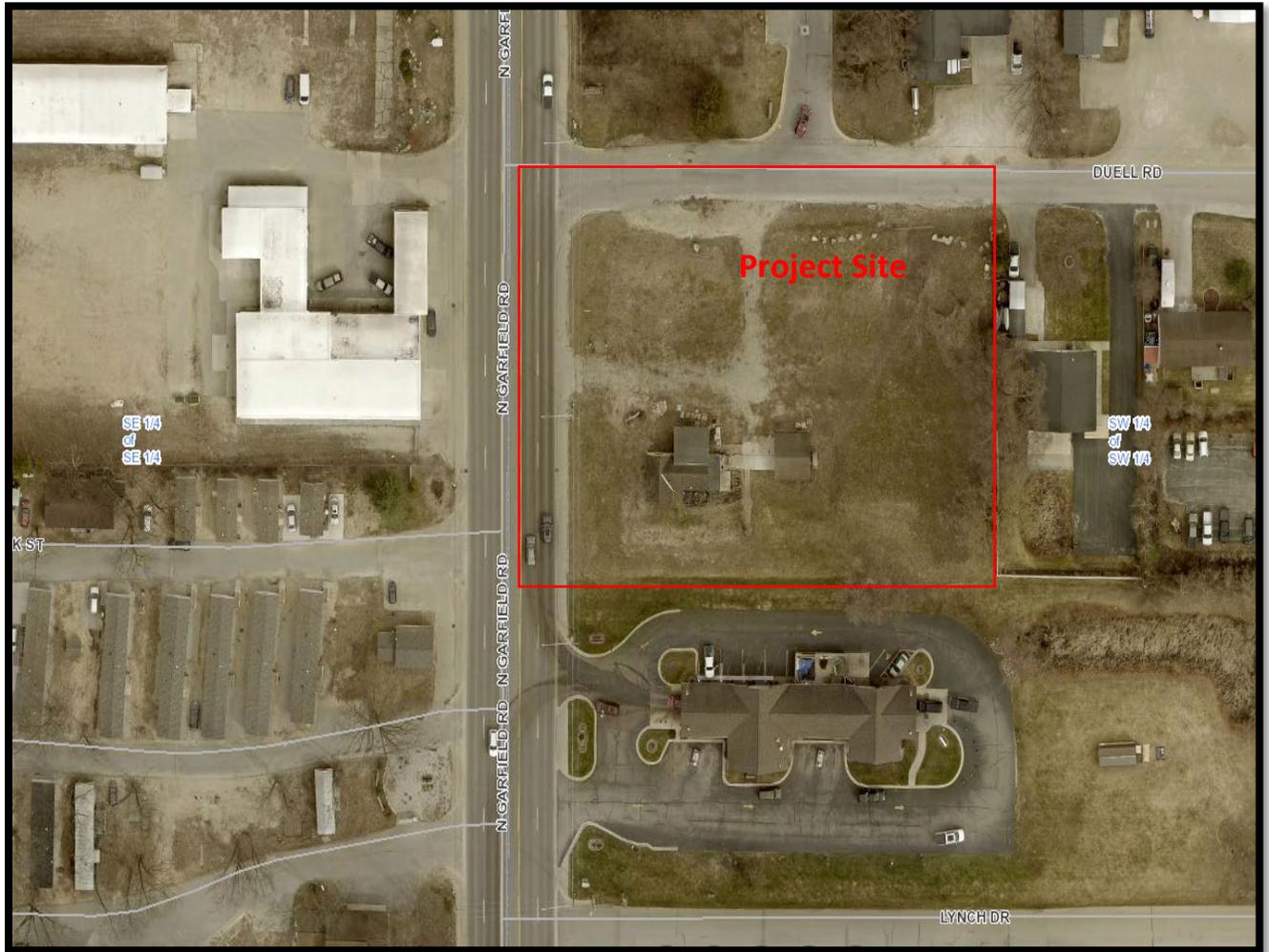
Commercial – The property is in the Barlow Garfield neighborhood as a Commercial Future Land Use category, which allows for commercial uses of varying intensity. The proposed multiple-family residential use complements this description and the existing commercial uses and character of the Garfield Road and South Airport corridors in the subject portion of the Township. The proposed use is well-suited for the subject site, as it provides additional housing opportunities near places of employment, entertainment, and shopping within the Township and

is surrounded by residential housing, commercial uses, and industrial developments. The proposed project also addresses a specific need within Garfield Township to create unique living opportunities in an urban setting while providing a complementary use of a former commercial property.

Regulations Summary *continued*

	C-G zoning	Proposed
Minimum Lot Size:	15,000 sf	1.37 Gross acreage 1.21 Net acreage
Minimum Lot Width:	100 ft.	185.16 ft
Height:	35ft	35 ft.
Front Yard Setback:	40ft (with exception)	40 ft
Side Yard Setback:	10% of lot width	See Plans
Rear Yard Setback:	10% of lot width	See Plans
Maximum Lot Coverage:	N.A.	N.A.
Min. Building X-Section:	24ft	72 ft
Parking (Apartment Multiple Family)	1.5 per dwelling	1.95 per dwelling – 39 total

MAP -Street Map Vicinity



MAP -Aerial Photo Vicinity



Project Narrative

The applicant is proposing to construct a twenty-unit apartment building with an attached 256 square foot gym and associated site amenities on the subject parcel. The 1.37acre project site is on the east side of N. Garfield Road, between South Airport and Hammond Road, and is in the General Commercial zoning district. The surrounding area is an established highway corridor with public utilities and a mix of industrial, commercial, and residential uses. Surrounding land uses include existing commercial, industrial, and residential uses in all directions.

The project site contains existing structures that are vacated and will be demolished. The project will be served by municipal sewer and water. Stormwater will be managed on site per the standards of the Township's stormwater ordinance.

Existing infrastructure within the N. Garfield corridor, including the major highway and public utilities, allows for the proposed apartments to be built without causing any undue impact on local public services. The proposed development will comply with all soil erosion, storm water, and environmental standards of the Township, County, and State.

Responses to Approval Standards in the Zoning Ordinance

The following provides information related to each standard in the referenced Section(s) of the Township Zoning Ordinance. Ordinance language is shown in **bold** text and responses are shown in plain text.

Section 423.E Approval Criteria (Special Use Permits)

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

- 1. The proposed use will be consistent with the purpose and intent of the master plan and this ordinance, including all regulations of the applicable zoning district;**
The proposed use is consistent with the standards of the Zoning Ordinance, as a use allowed by Special Use Permit, and the Master Plan which defines the development area of the subject site as Commercial on the Future Land Use Map. The proposed use is also consistent with the Master Plan as it furthers the goals of providing development within the Barlow Garfield neighborhood which is intended to generate a community vision and sense of place for this part of the township and to encourage economic investment in the neighborhood. The development will help meet the township's Strategic Plan goals of economic development and housing.
- 2. The proposed use will be designed, constructed, operated and maintained so as to be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties and the natural environment;**
The proposed use and building design will be complimentary, compatible, and harmonious with the existing character of the developed surrounding area, while providing additional unique living opportunities near one of the main commercial areas within the Township and is compatible in scale to the existing structures on adjacent properties.

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

The proposed multiple-family residential use will not be detrimental or disturbing to surrounding uses or the public welfare, as they will be constructed to comply with the regulations of the Township Zoning Ordinance and all applicable regulatory agencies. Additionally, new tree buffers between the proposed building, adjacent uses and roadways will be planted, significantly reducing the potential for negative impacts on surrounding properties. The proposed use will generate nominal additional traffic with only 20 units proposed, but that traffic will be accessed by Duell Road, a county road designed and constructed to handle a large amount of traffic. The existing driveway access to the site from N. Garfield Road will be eliminated. Generally, residential uses do not create impacts due to noise, dust, gas, smoke, vibration, odor, glare, visual clutter, or electrical interference.

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

On-site parking is incorporated into the site plans to serve the proposed use and meet the standards of the Zoning Ordinance for both parking space quantity and design. The proposed apartment building will be accessible from Duell Road. The building will face northerly to minimize the potential visual or proximity impacts that could arise from the proposed use and allow for additional screening of the site from N. Garfield Road. See the enclosed Landscape Plan for details on screening, landscaping, and buffering for the site.

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

The proposed use will enhance the natural features as there is currently limited landscaping on the site. The separation between the proposed development and the public thoroughfare of N. Garfield Road will have a new vegetated buffer integrated into the ordinance required open space and the proposed building will have minimal impact on the character of the neighborhood, which is primarily built out with more intense commercial and industrial uses.

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

The existing public and private infrastructure and services available to the subject site will be adequate for the proposed use and will not cause excessive additional requirements at public cost. The existing drive accessing N. Garfield will be relocated to Duell Road. Existing public sewer and water utilities are available at the subject site. Plans have been submitted to the applicable local regulatory agencies for comment and/or approval, and the proposed project will comply with all standards and regulations of such agencies, including the Grand Traverse Metro Fire Department.

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

The proposed use will not be detrimental to the health, safety, and welfare of the general public and will comply with all standards and regulations of the Township Zoning Ordinance and all applicable local agencies. Plans have been submitted to the applicable local agencies for comment and/or approval.

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

The proposed use provides an additional 20-residential units for the region, helping to satisfy an identified housing need in the community and will not significantly impact the surrounding area or community, as described in other portions of this narrative.

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

The proposed project will not utilize the existing driveway/curb cut onto N. Garfield Road, as it will be eliminated thereby mitigating the impact to Garfield Road traffic. Driveway access will be relocated to Duell Road, which meets the GTCRC driveway standards. In this location, N. Garfield has an existing center left-turn lane that allows for left turns stacking outside of the north and south travel lanes, reducing potential vehicular conflicts and additional congestion. The elimination of the existing driveway onto N. Garfield Road will allow for additional sight distance to the south of the subject site creating safer access onto N. Garfield Road making both right and left turns with ample space for vehicle stacking.

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

The proposed relocation of the existing drive, along with the addition of pedestrian sidewalks connecting the proposed site elements with each other and the public right-of-way, create a safe and convenient circulation system within the proposed development. Additionally, the proposed driveway and parking area have been designed to accommodate the standards of the fire department, allowing for adequate access to the site for fire trucks and emergency vehicles.

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

The proposed use will not impede the development or improvement of surrounding properties for permitted uses as it complements the surrounding commercial, residential, and industrial uses and will not create undue impacts on existing infrastructure in the general vicinity or the Township as a whole.

Section 725 Commercial District Housing Developments

A. Regulations and Conditions

1. Design

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

The proposed residential use is designed to integrate with the existing surrounding commercial, residential and industrial uses as the proposed building is similar in scale to the existing adjacent structures and will utilize a new entrance and existing utilities. Additionally, new plantings and the creation of open space, building design features and construction methods all provides for significant buffering and noise mitigation between the proposed project and the surrounding properties, significantly limiting potential conflicts and effectively and aesthetically screening the proposed project.

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

The proposed multiple-family residential building is designed with abutting open space on the west side of the building. This open space complies with Township Ordinance standards and consists of usable open space adjacent to the building. This usable open space area is directly adjacent to the proposed structure, further increasing the benefits that the open space provides to future tenants.

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

The R-3 Multiple Family Residential zoned district zoning requires that 4,000 square feet of lot area be provided for each dwelling unit. Given the 1.37 gross acreage size of the subject site, 15 units would be allowed. The proposed

development requests an increase in density to 20 units. The Township has recently granted density bonuses to similar projects, and as this proposed project is designed to address an important goal of the Township, we trust that the Township will see the merit in approving the increase in density. The site is not overburdened by the proposed density as the parking area provided exceeds the minimum requirement and meets the 300 square foot per unit open space requirement, all while providing complimentary site amenities.

d. Shared parking arrangements shall be encouraged between the residential and commercial uses. (Resolution #2024-02-T).

Section 551 D(2)(b) Residential Uses – for one- and two-family dwellings, parking may be located within the required front yard setback provided that the space does not intrude within a right-of-way or impede pedestrian pathways, and provided further that the parking is located on a driveway. The parking area is within the setback, which is approved via a recent ordinance amendment, but still maintains a ten (10) foot landscape buffering from N. Garfield and Duell Road. The existing entrance to N. Garfield will be eliminated from the future development. The only entrance drive will be located off Duell Road. The proposed parking area will not impede any traffic patterns or pedestrian pathways. All vehicular parking will be located on the same site as the multi-family structure. Parking for multiple-family residential uses is to be provided at a rate of 1.5 spaces per residential unit, according to the Zoning Ordinance. The proposed 20-unit development requires that 30 parking spaces be provided, the proposed plans include a total of 39 parking spaces at a rate of 1.9 per unit.

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

Landscape buffers in accordance with Article 5, Table 531.1 have been provided as part of the proposed plans. The proposed landscape plan meets or exceeds the criteria of the ordinance. A ten (10) foot landscape buffer is provided around the perimeter of the property on the enclosed Landscape Plan sheet along with the plant list outlining the types and sizes of trees to be planted on the property.

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

An existing sidewalk will be demolished and replaced with a six (6) foot wide concrete sidewalk maintaining the flow of foot traffic along N. Garfield Road. A curbed seven (7) foot concrete sidewalk will also be constructed within the

site separating the asphalt parking lot from the main structure which will also connect with a six (6) foot new sidewalk along N. Garfield Road allowing for pedestrian access to the adjacent commercial sites.

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

The proposed development will have adequate lighting for safety purposes and comply with all the requirements of this section for the parking area and the entrance to the structure. A lighting plan depicting the proposed exterior lighting has been provided as part of the submission for this project. The common entries to the residential building will be lit with wall-mounted fixtures that comply with the standards of the Ordinance and Building Code.

2. Open Space Requirements

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

Each living unit will contain 50-square feet of private outdoor open space with a minimum dimension of four feet in one direction to be accessible from the living area by patio, deck, or balcony, providing compliance with this standard. See Architectural plans for more details.

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

The 20-unit residential development requires a common space area of 300 square feet per dwelling unit for a total of 6,000 square feet. The multi-family development proposes an increase to 305 square feet of common space per dwelling unit for an area of 6,092 feet.

- c. For the purpose of locating open space, the Planning Commission may rely on the site design requirements and general criteria as set forth in Section 427, Planned Unit Residential Developments. (Resolution #2024-02-T).**

A 6,092 square foot area has been provided as outdoor open space on the westerly side of the proposed structure. This area is proposed to be self-contained and boarded with tree coverage allowing for a shared park-like setting to be established where future tenants can interact and enjoy an outdoor gathering space.

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

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

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

The surrounding parcels are of commercial use and zoned either commercial or industrial. The proposed development will not have adverse impacts such as noise, light, and nighttime operations greater than any other residential use. The building specifications and construction methods are designed to mitigate the impact of surrounding commercial uses.

Impact Assessment

The following provides information related to the impact assessment criteria listed on the Township Special Use Permit Application. Criteria language is shown in **bold** text and responses are shown in plain text.

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

The subject site is 1.37 acres in size and primarily consists of open space with an existing commercial store and a detached garage with minimal trees located along the easterly and southerly property lines. The site is flat in nature with slopes of less than 2%. The soils are RWA- Rubicon sand (0 to 2% slopes), excessively drained and CrA-Crosswell - Rubicon sand (0 to 2% slopes), moderately well drained per the data provided through the county's GIS system. There are no creeks, streams, or ponds on the site. The soils present in the buildable area of the site are suitable for construction and storm water infiltration systems.

- **Types of uses and other man-made facilities.**

The proposed project consists of one 20-unit apartment building, with an attached 256 square foot gym, a paved driveway, 39 paved parking spaces, 4 space bicycle rack, a concrete pedestrian sidewalk connecting the new structure to a newly proposed sidewalk connection along N. Garfield Road, along with usable open space, and a dumpster

enclosure. Great care has been given to developing this project in conformity with the ordinances and surrounding uses creating a much more desirable use of the subject site.

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

Assuming a rate of two residents per unit, the proposed project will house approximately 40 people. Vehicular access to the site will be accessible from Duell Road as the only entrance. The parking lot will have ample area where a fire truck can park and turn around in compliance with the fire department standards. A proposed six-foot sidewalk will be constructed along N. Garfield Road with an interconnecting sidewalk from the new structure to accommodate pedestrian foot traffic to access nearby commercial establishments. No employees are proposed to be utilized for this proposed project.

- **Phasing of the project including ultimate development proposals.**

The proposed project shall be developed in a single phase, with the demolition of the existing buildings, utilities, and rough site work, followed by building construction, storm water retention systems, paving, site restoration, and landscaping.

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

As previously mentioned in this narrative, the site is mostly flat and contains less than 2% slopes throughout the site. There are no delineated wetlands, streams, creeks, or drainage areas existing on the property. Earthwork of the site should be minimal due to its current features and topography. A few of the existing trees will be removed for the construction of the new building and for stormwater retention areas. No additional permit requirements for construction will need to be obtained from agencies overseeing wetlands, creeks, or streams.

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

The proposed development will be serviced by municipal water and sewer with updated utilities. A sanitary manhole is located within the road right-of-way along N. Garfield Road for accessibility to connect to these public utilities.

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

The proposed project will comply with all standards of the Township Storm Water Control Ordinance and the County Soil Erosion Control Ordinance both during and following construction. The enclosed plans show that storm water from proposed impervious surfaces will be stored in retention basin located on the west side of the site. The adjacent property to the south is elevated and will not be affected by the placement

of the stormwater retention basin. Any overflow from the proposed storm water control system will be absorbed by the surrounding soils, which are suitable for water infiltration. The storm water basins are designed to hold volumes complying with the Township standards and allow them to infiltrate into the ground. During construction, industry standards for erosion control methods, including silt fencing, seeding, and mulching all exposed soils will be used to prevent sediment from being washed off site or onto adjacent lands or roadways.

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

Public sewers are to be utilized for this project and are available at this site location.

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

As is the case with all development projects, the construction process will result in the creation of minimal noise and there are no controls proposed to limit construction noise. With the completion of the project, there will be none to very few potential noises, fumes, vibration, smoke, or light impacts on surrounding properties. Any impacts that may result are controlled and mitigated by the planting of buffers previously described in this document and as outlined in the Landscape Plan for this project.

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

The proposed use complements the existing development patterns in the general vicinity by continuing the existing pattern of development in the area. In this area, commercial uses line the N. Garfield Road and South Airport Road corridors integrated with multiple-family residential uses, creating a complimentary buffer between the commercial uses and lower-density residential developments. The addition of the proposed apartments creates additional housing opportunities within the Township and complements the existing multiple-family residential uses located to the east, west and south of the subject site. Additionally, the subject site is serviced by existing road, sewer, and water infrastructure, eliminating the need to extend such facilities into undeveloped areas.

- **The proposed density in units per acre for residential developments.**

The 20 proposed units on the 1.37 gross acre site result in a proposed residential density of 2977.8 units per acre.

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

This statement was created, in conjunction with the property owner, by Mansfield Land Use Consultants.

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

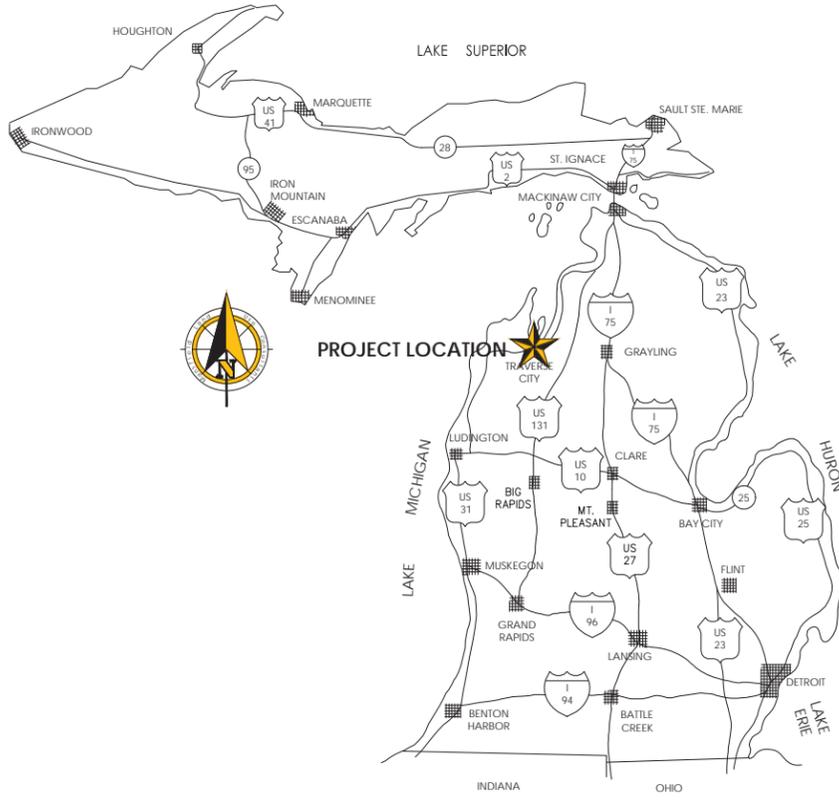
The proposed project will utilize industry standard erosion control measures during construction that comply with all requirements of the County Soil Erosion Control Ordinance. First among these measures will be the installation of silt fence prior to construction to prevent the transport of sediment out of the construction area.

- **Type, direction, and intensity of outside lighting.**

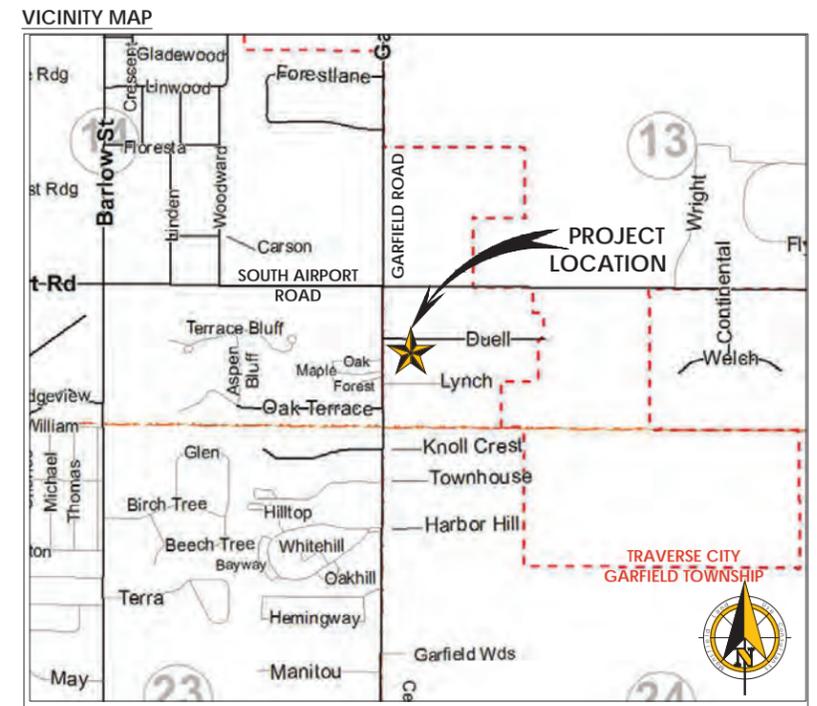
All proposed exterior lighting will comply with the standards of the Zoning Ordinance and be dark-sky compliant. A lighting plan detailing the proposed parking lot and exterior lighting has been provided with this submission.

- **General description of deed restrictions, if any.**

No deed restrictions are proposed for this project.



MICHIGAN LOCATION MAP



PUBLIC AGENCIES AND UTILITIES
GRAND TRAVERSE COUNTY DEPARTMENT OF PUBLIC WORKS (DPW)
 Manager: John Divozzo
 Address: 2650 Lafranier Rd., Traverse City, MI 49686
 Telephone: 231-995-6039

GRAND TRAVERSE COUNTY ROAD COMMISSION
 Manager: Brad Kluczynski
 Address: 1881 Lafranier Rd., Traverse City, MI 49686
 Telephone: 231-922-4848

GRAND TRAVERSE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL
 Supervisor: Brent Wheat
 Address: 2650 Lafranier Rd., Traverse City, MI 49686
 Telephone: 231-995-6042

GARFIELD TOWNSHIP STORM WATER CONTROL ORDINANCE
 Supervisor: John Sych
 Address: 3848 Veterans Dr., Traverse City, MI 49684
 Telephone: 231-941-1620

CHERRYLAND ELECTRIC COOPERATIVE (ELEC.)
 Engineer: Frank Seipker
 Address: 5930 US-31 S., Traverse City, MI 49684
 Telephone: 231-486-9220

CONSUMERS ENERGY (ELEC.)
 Engineer: Chuck Walkonis
 Address: 821 Hastings St., Traverse City, MI 49686
 Telephone: 231-929-6228

DTE ENERGY (GAS)
 Manager: Justin Ames
 Address: 700 Hammond Rd., Traverse City, MI 49686
 Telephone: 231-463-7033

MICHIGAN DEPARTMENT OF TRANSPORTATION (M.D.O.T.)
 Engineer: Rick Liptak, P.E.
 Address: 2084 US-31 S., Traverse City, MI 49684
 Telephone: 231-941-1986

CHARTER COMMUNICATIONS (T.V.)
 Manager: Rob Nowak
 Address: 701 S. Airport Rd., Traverse City, MI 49686
 Telephone: 231-941-3766

POLICE AGENCIES
 Emergencies: 911
 Michigan State Police: 231-946-4646
 Grand Traverse Co. Sheriff: 231-995-5001
 Garfield Twp. Police Officer: 231-941-9222

FIRE DEPARTMENTS
 Emergencies: 911
 Grand Traverse Metro: 231-947-3000
 Grand Traverse Rural: 231-943-9721
 Garfield Twp.: 231-941-7682

DESCRIPTION	EXISTING	PROPOSED
GROUND CONTOUR	605	613
SPOT ELEVATION	613.2	704.33
CONTOUR FROM USGS TOPOGRAPHIC MAP		
TOP OF CURB ELEVATION	+ 613.5	704.33
PAVEMENT (OR GUTTER FLOW LINE) ELEVATION	613.0	704.00
DIRECTION OF SURFACE FLOW		←
DRAINAGE HIGH POINT		HP.
DRAINAGE LOW POINT		LP.
WATER MAIN	— W — W — W —	— W — W —
SANITARY FORCE MAIN	— FM —	— FM —
SANITARY SEWER	— SAN —	— SAN —
STORM SEWER	— ST —	— ST —
GAS MAIN	— GAS —	— GAS —
OVERHEAD ELECTRIC	— OE —	— OE —
PROPERTY LINE	— — — — —	— — — — —
TREE LINE	— — — — —	— — — — —
PINE LINE	— — — — —	— — — — —
EDGE OF WETLAND	— — — — —	— — — — —
EDGE OF WATER	— — — — —	— — — — —
C/L OR DRAINAGE DITCH OR WATER LINE	— — — — —	— — — — —
SILT FENCE		5
DETENTION BASIN BERM		
SANITARY MANHOLE (MH)	⊙	⊙
STORM MANHOLE (MH)	⊙	⊙
CATCH BASIN (CB)	⊙	⊙
CLEAN OUT (CO)	⊙	⊙
RISER	⊙	⊙
GATE VALVE	⊕	⊕
FIRE HYDRANT ASSEMBLY	⊕	⊕
CURB STOP & BOX	⊕	⊕
POLE, POWER OR ELECTRIC	⊕	⊕
LIGHT POLE	⊕	⊕
SIGN	⊕	⊕
BENCH MARK (BM)	⊕	⊕
U/G UTILITY SIGN	⊕	⊕
GUY ANCHOR	⊕	⊕
SOIL EROSION CONTROL MEASURE (MICHIGAN UNIFIED KEYING SYSTEM) P=PERMANENT T=TEMPORARY		6
IRON FOUND / IRON SET	⊙	⊙
CONCRETE MONUMENT	⊙	⊙
GOVERNMENT CORNER	⊙	⊙
NAIL FOUND / NAIL SET	⊙	⊙
RECORD / MEASURED	(R)	(M)
FENCE	— — — — —	— — — — —
WOOD STAKE	⊕	⊕

PROJECT DATA:
 OWNER & DEVELOPER: 3066 N. GARFIELD, LLC
 ADDRESS: 310 WATER WATCH LANE
 TRAVERSE CITY, MI 49686
 CONTACT: JOE LOCICCHIO
 PHONE: 248-521-9962
 EMAIL: jljoe@comcast.net

SITE DATA:
 LOCATION: 3066 N. GARFIELD RD.
 TAX ID: 28-05-013-050-00
 LOT AREA: 1.37 ACRES GROSS
 1.21 ACRES NET
 ZONING: C-G, GENERAL COMMERCIAL
 PROPERTY DESCRIPTION AS SURVEYED:
 PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13; THENCE N00° 08' 26"E, 608.11 FEET ALONG THE WEST LINE OF SECTION 13 TO THE POINT OF BEGINNING; THENCE N00° 08' 26"E, 150.16 FEET ALONG THE WEST LINE OF SECTION 13; THENCE S89° 30' 32"E, 33.00 FEET; THENCE N00° 08' 26"E, 35.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DUELL ROAD; THENCE S89° 30' 32"E, 294.90 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF DUELL ROAD; THENCE S00° 08' 26"W, 185.16 FEET; THENCE N89° 30' 32"W, 327.90 FEET TO THE POINT OF BEGINNING.
 FRONTAGE: 294.90 L.F. PER PROPERTY LINE ALONG DUELL RD.
 CURRENT USE: 185.16 L.F. PER PROPERTY LINE ALONG GARFIELD RD.
 FORMER LANDSCAPING COMPANY
 NOT CURRENTLY IN USE
 PROPOSED USE: 20 UNIT, 2-STORY APARTMENT BUILDING

SETBACKS:
 FRONT = 40'
 SIDE = VARIABLE
 REAR = VARIABLE



THE **GARFIELD**
 GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

PLAN INDEX

C1.0	COVER SHEET
C1.1	NOTES
C1.2	CIVIL DETAILS - SITE
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	SOIL EROSION & SEDIMENTATION CONTROL PLAN
C4.0	SITE & DIMENSION PLAN
C5.0	STORM & GRADING PLAN
C6.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
EXHIBIT	LIGHTING PLAN

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

Mansfield
 Land Use Consultants

REV	DATE	DESCRIPTION	BY	CHK
01	07/01/23	dim	mm	dim
02	08/21/23	dim	mm	dim
03	09/13/23	dim	mm	dim
04	10/09/23	dim	mm	dim
05	03/02/24	dim	mm	dim

3066 N. GARFIELD, LLC
Proposed Commercial District Housing
 COVER SHEET
 Section 13, Town 27 North, Range 11 West
 Garfield Township, Grand Traverse County, Michigan

PRELIMINARY
DATE: 08/01/23
CADIAN: 08/01/23
JOB NO.: 23181
C1.0

GENERAL CONSTRUCTION NOTES:

- MISS DIG**
FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 811 OR 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.
- EXISTING UTILITIES**
EXISTING PUBLIC UTILITIES AND UNDERGROUND STRUCTURES SUCH AS PIPE LINES, ELECTRIC CONDUITS, SEWERS AND WATER LINES, ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS NOR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY OPERATIONS IN THE VICINITY OF ANY UTILITIES, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AND "MISS DIG" AND REQUEST THAT THEY STAKE OUT THE LOCATIONS OF THE UTILITIES IN QUESTION. COST OF REPAIR FOR ANY DAMAGED UTILITY LINES THAT IS PROPERLY STAKED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PROTECTING UTILITIES**
SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL SECURE ASSISTANCE FROM THE APPROPRIATE UTILITY COMPANY IN LOCATING ITS LINES. THE CONTRACTOR SHALL ALSO PROVIDE SUPPORT FOR ANY UTILITY WITHIN THE EXCAVATION, PROVIDE PROPER COMPACTION UNDER ANY UNDERMINED UTILITY STRUCTURE AND, IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. THE CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, WHETHER PRIVATELY OR PUBLICLY OWNED, ABOVE OR BELOW GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT FOR UTILITY POLES AS NECESSARY.
- SAFETY**
THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS GOVERNING THE FURNISHING AND USE OF SAFEGUARDS, SAFETY DEVICES AND PROTECTION EQUIPMENT. THE CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES AND THE PUBLIC IN THE PERFORMANCE OF THE WORK.
- SOIL EROSION & SEDIMENTATION CONTROL**
THE CONTRACTOR SHALL PROVIDE TEMPORARY SOIL EROSION CONTROL MEASURES PER P.A. 451 AS AMENDED. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL INSTALL ADDITIONAL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION, IF DIRECTED BY THE ENGINEER OR SOIL EROSION CONTROL OFFICER, AT NO ADDITIONAL COST TO THE PROJECT. NO EXCAVATION WORK MAY PROCEED UNTIL THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE. ALL WORK MUST BE IN ACCORDANCE WITH THE APPROVED PERMIT FROM THE GRAND TRAVERSE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL OFFICE.
- PROPERTY CORNERS**
EXISTING KNOWN PROPERTY CORNERS ARE IDENTIFIED ON THE PLANS. IF A PROPERTY CORNER IS DISTURBED DURING CONSTRUCTION IT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE BY A PROFESSIONAL LAND SURVEYOR.
- SURVEY DATUM**
ALL ELEVATIONS ARE BASED ON N.A.V.D., 1988, UNLESS OTHERWISE SPECIFIED.
- RESTORATION WORK**
ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S AREA. THE CONTRACTOR SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AT NO ADDITIONAL COST TO THE OWNER.
- REMOVAL ITEMS**
THE CONTRACTOR SHALL RESTORE ALL LAWN, LANDSCAPE PLANTINGS, SIDEWALKS, COMMERCIAL SIGNS, ETC., AS REQUIRED, UNLESS SPECIFICALLY NOTED FOR REMOVAL ON THE PLANS. ALL SIDEWALKS, DRIVES, CULVERTS, DRAINAGE STRUCTURES, ABOVE GRADE UTILITIES, IRRIGATION SYSTEM, ETC. SHALL BE PROTECTED. ALL SUCH ITEMS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH NEW BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONSTRUCTION SIGNAGE & TRAFFIC CONTROL**
LOCAL TRAFFIC AND CONSTRUCTION SIGNAGE SHALL BE MAINTAINED AT ALL TIMES TO THE SATISFACTION OF THE OWNER.
- DUST CONTROL**
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST ON THIS PROJECT THROUGH THE USE OF WATER TRUCKS OR DUST PALLIATIVE. PAYMENT FOR DUST CONTROL SHALL BE INCLUDED IN THE LUMP SUM CONTRACT AND SHALL NOT BE PAID SEPARATELY. DUST SHALL BE CONTINUOUSLY CONTROLLED TO THE SATISFACTION OF THE OWNER.
- PROTECTIVE FENCE**
THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN A TEMPORARY PROTECTIVE SNOW FENCE AROUND ALL OPEN TRENCH EXCAVATIONS THAT ARE LEFT OPEN OVERNIGHT OR ANY OTHER UNSAFE AREAS ON SITE THAT REQUIRE PUBLIC PROTECTION.
- EXCESS MATERIALS**
ALL EXCESS MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF OF THE SITE UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER. ALL REMOVALS AND TRANSPORTATION OF THE REMOVED MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL LOCAL, STATE AND FEDERAL LAWS.
- SAWCUTTING PAVEMENT**
SAWCUT EXISTING PAVEMENT FULL DEPTH TO THE LIMITS OF CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. IF THE EDGE IS DAMAGED SUBSEQUENT TO SAWCUTTING, THE EDGE SHALL BE RECUT AT NO ADDITIONAL COST TO THE OWNER.
- DEWATERING**
ANY REQUIRED DEWATERING FOR SITE WORK, INCLUDING THE USE OF STONE OR GRAVEL FOR DEWATERING PURPOSES, WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE LUMP SUM CONTRACT.
- UTILITY SEPARATION**
MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION BETWEEN ALL WATER MAINS AND SANITARY/STORM SEWERS. MEASUREMENTS ARE BETWEEN THE CLOSEST POINTS OF EACH PIPE.
- RECYCLING**
THE CONTRACTOR IS ENCOURAGED TO RECYCLE ANY MATERIALS OR PRODUCTS THAT ARE REUSABLE OR CAPABLE OF BEING RECYCLED.
- EXCAVATION FOR UTILITIES**
ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY, WHERE REQUIRED, SHALL INCLUDE THE USE OF TRENCH BOXES AND SHEETING DURING THE INSTALLATION TO PREVENT DAMAGE TO THE EXISTING ROADWAY AND UTILITIES. DEWATERING, IF REQUIRED, SHALL BE COMPLETED PER THE STANDARD DPW SPECIFICATIONS.

GENERAL GRADING CONSTRUCTION NOTES:

- QUALITY OF WORK**
ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT M.D.O.T. CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- SUBGRADE PREPARATION**
THE PRESENCE OF OTHER THAN GRANULAR MATERIALS IN THE SUBGRADE SOIL SHALL REQUIRE A FULL WIDTH, TWELVE INCH, GRANULAR SUB-BASE, M.D.O.T. CLASS II OR EQUIVALENT. PREPARED SUBGRADE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED PRIOR TO PLACEMENT OF GRAVEL.
- AGGREGATE BASE MATERIAL**
AGGREGATE BASE TO BE USED ON THE PROJECT MUST MEET SPECIFICATION FOR M.D.O.T. 22A AND MUST BE TESTED AND APPROVED PRIOR TO PLACEMENT. AGGREGATE BASE PLACEMENT MUST COMPLY WITH SECTION 3.01 OF THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION. PREPARED AGGREGATE BASE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND TESTED PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACE.
- BITUMINOUS PAVEMENT (HMA)**
THE CONTRACTOR SHALL GIVE THE OWNER'S REPRESENTATIVE 48 HOURS NOTICE PRIOR TO PLACEMENT OF BITUMINOUS SURFACE. BITUMINOUS PAVING MUST BE PERFORMED IN ACCORDANCE WITH THE CURRENT M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- REMOVAL OF ORGANICS**
ALL TREES, STUMPS, BRUSH AND ROOTS THEREOF, SHALL BE ENTIRELY REMOVED FROM WITHIN THE SITE GRADING.
- SITE GRADING**
ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED AS SOON AS FEASIBLE. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON ALL AREAS DISTURBED BY CONSTRUCTION.
- FIELD CHANGES**
ANY CHANGES IN SPECIFICATIONS OR CONSTRUCTION METHODS MUST BE REVIEWED AND APPROVED BY THE ENGINEER AND OWNER, AND MUST NOT CONFLICT WITH APPROVED PERMITS.
- DRAINAGE**
EXISTING STORM DRAINAGE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE, AS REQUIRED, ALL DRAINAGE CULVERTS OR STRUCTURES DAMAGED DURING CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. SEE THE PROPOSED GRADING PLAN FOR DETAILS ON CONSTRUCTION ITEMS.
- ADJUSTMENTS**
THE CONTRACTOR SHALL ADJUST ALL UTILITY SURFACE ITEMS TO THE FINISH GRADES PRIOR TO PAVING.

GENERAL WATER MAIN CONSTRUCTION NOTES:

- STANDARDS**
ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP'S CURRENT STANDARDS, SPECIFICATIONS AND DETAILS (2017 GRAND TRAVERSE COUNTY STANDARD TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS, ADOPTED ON SEPTEMBER 26, 2017 (AS AMENDED)).
- DATUM**
ALL ELEVATIONS SHALL BE BASED ON USGS OR NAVD DATUM.
- DETAILS**
PIPE BEDDING, THRUST BLOCKS, HYDRANT, VALVES, VALVE MANHOLES, AND ALL APPURTENANCES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS & DETAILS.
- PUBLIC EASEMENTS**
EACH PUBLIC UTILITY SHALL BE WITHIN ITS OWN 20'-WIDE EASEMENT CENTERED ON THE UTILITY.
- WATER SERVICES**
THE DOMESTIC WATER AND FIRE PROTECTION MUST BE SEPARATE SERVICES TO EACH BUILDING.
- UTILITY SEPARATION**
ALL WATER MAINS AND LEADS SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION FROM ALL SEWERS. MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE OF PIPE.
- NO DISRUPTION OF SERVICE**
THE CONTRACTOR SHALL NOT DISRUPT THE WATER MAIN SERVICE TO THE SURROUNDING CUSTOMERS. ANY REQUIRED DISRUPTION IN SERVICE SHALL BE COMMUNICATED AND COORDINATED WITH THE G.T. CO. DPW BY THE CONTRACTOR A MINIMUM OF 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING BOTTLED WATER, DISINFECTING AND TESTING THE WATER MAIN BEFORE RECONNECTING, ETC. PER THE G.T. CO. STANDARDS.
- SALVAGED MATERIALS**
ALL EQUIPMENT AND MATERIALS THAT ARE CURRENTLY OPERATED AND MAINTAINED BY THE G.T. CO DPW AND IS INTENDED TO BE REMOVED AND SALVAGED SHOULD BE STOCKPILED AND RETURNED TO THE G.T. CO DPW. IN THE EVENT THAT THE DPW DOES NOT WANT THE SALVAGED MATERIALS, THE CONTRACTOR SHALL PROPERLY DISPOSE THE MATERIALS.
- TERMINATION POINTS**
ALL TERMINATION POINTS ON THE WATER MAIN SHALL BE MARKED WITH A 4"x4" TREATED POST.

GENERAL SANITARY SEWER CONSTRUCTION NOTES:

- STANDARDS**
ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP'S CURRENT STANDARDS, SPECIFICATIONS AND DETAILS (2017 GRAND TRAVERSE COUNTY STANDARD TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS, ADOPTED ON SEPTEMBER 26, 2017 (AS AMENDED)).
- CONNECTIONS**
NO CONNECTION RECEIVING STORM WATER OR GROUNDWATER SHALL BE MADE TO SANITARY SEWERS.
- DATUM**
ALL ELEVATIONS SHALL BE BASED ON USGS OR NAVD DATUM.
- DETAILS**
PIPE BEDDING, BUILDING SEWERS, DROP CONNECTIONS, BULKHEADS, MANHOLES, MANHOLE COVERS, AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS & DETAILS.
- PUBLIC EASEMENTS**
EACH PUBLIC UTILITY SHALL BE WITHIN ITS OWN 20'-WIDE EASEMENT CENTERED ON THE UTILITY.
- UTILITY SEPARATION**
ALL SANITARY SEWERS SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION FROM WATER MAINS AND LEADS. MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE OF PIPE.
- NO DISRUPTION OF SERVICE**
THE CONTRACTOR SHALL NOT DISRUPT THE SANITARY SEWER SERVICE TO THE SURROUNDING CUSTOMERS. ANY REQUIRED DISRUPTION IN SERVICE SHALL BE COMMUNICATED AND COORDINATED WITH THE G.T. CO. DPW BY THE CONTRACTOR A MINIMUM OF 48 HOURS IN ADVANCE.
- SALVAGED MATERIALS**
ALL EQUIPMENT AND MATERIALS THAT ARE CURRENTLY OPERATED AND MAINTAINED BY THE G.T. CO DPW AND IS INTENDED TO BE REMOVED AND SALVAGED SHOULD BE STOCKPILED AND RETURNED TO THE G.T. CO DPW. IN THE EVENT THAT THE DPW DOES NOT WANT THE SALVAGED MATERIALS, THE CONTRACTOR SHALL PROPERLY DISPOSE THE MATERIALS.
- TERMINATION POINTS**
ALL TERMINATION POINTS ON THE SANITARY SEWER SHALL BE MARKED WITH A 4"x4" TREATED POST.

GENERAL STORM SEWER CONSTRUCTION NOTES:

- CONSTRUCTION STANDARDS**
ALL MATERIALS, CONSTRUCTION, METHODS, TESTING AND INSPECTION SHALL BE IN ACCORDANCE WITH THE CURRENT MDOT CONSTRUCTION STANDARDS UNLESS OTHERWISE SPECIFIED.
- CONNECTIONS**
NO CONNECTIONS SHALL BE MADE TO SANITARY SEWERS.
- STRUCTURE ADJUSTMENTS**
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING CATCH BASIN AND/OR MANHOLE RIMS TO THE FINISH GRADE ELEVATIONS. THE LOCATIONS AND ELEVATIONS SHOWN ARE BASED UPON PLAN GRADES AND ARE SUBJECT TO CHANGE.
- UTILITY SEPARATION**
ALL STORM SEWERS SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION FROM WATER MAINS AND LEADS. MEASUREMENTS ARE BETWEEN THE CLOSEST POINTS OF EACH PIPE.

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

Mansfield
Land Use Consultants

REV	DATE	DESCRIPTION	BY	CHK
01	07/01/23	Original design		
02	08/24/23	Revised design		
03	09/13/23	Submitted - Preliminary review		
04	10/09/23	New Building Design		
05	03/04/24	Rev. Submitted		

3066 N. GARFIELD, LLC
Proposed Commercial District Housing
NOTES
Section 13, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

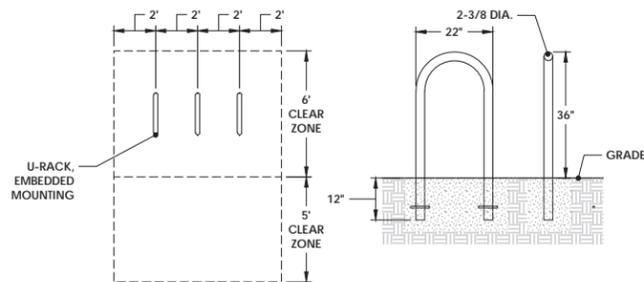
PRELIMINARY

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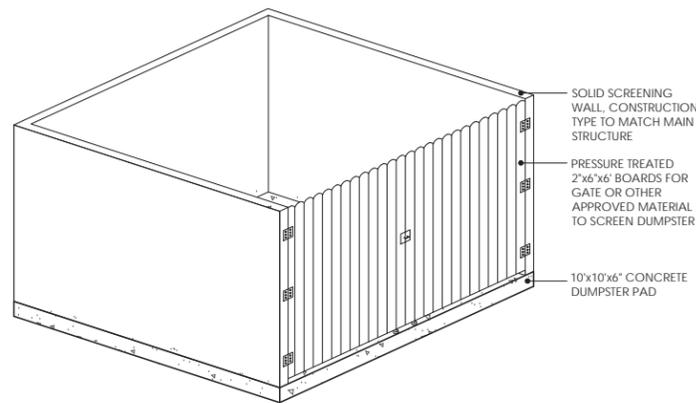
DATE: 08/01/23

JOB NO: 23181

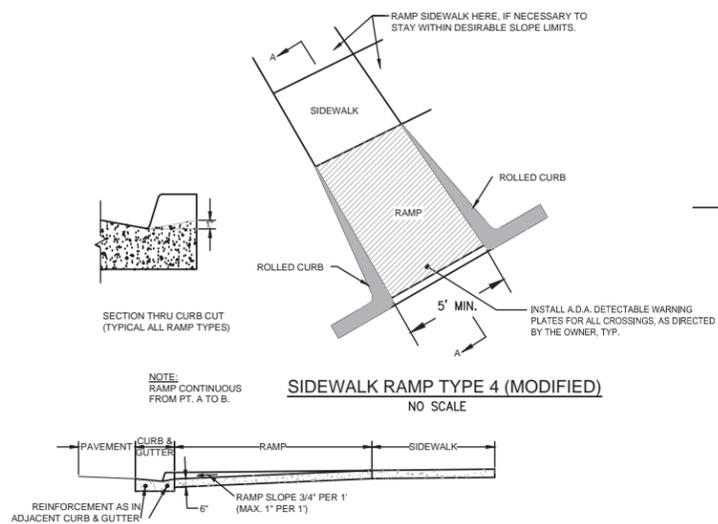
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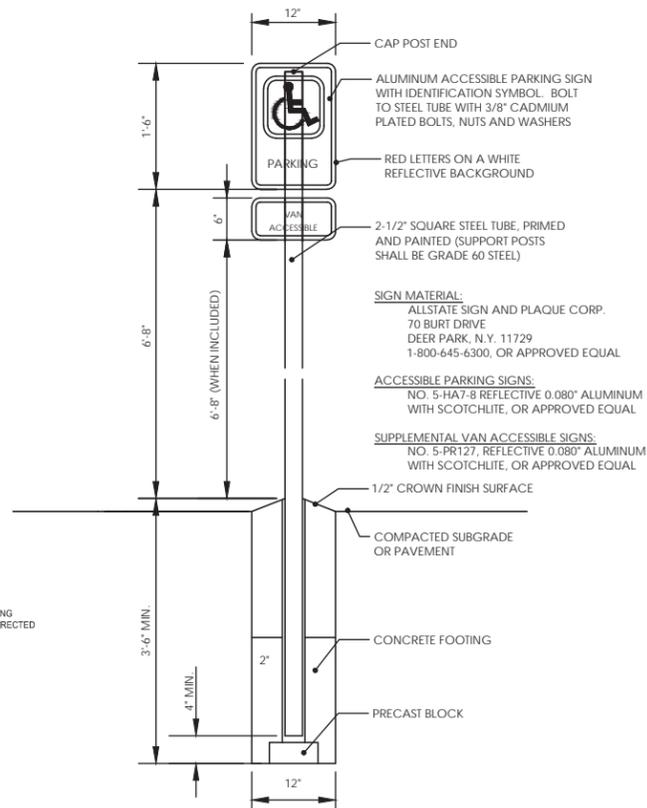
BIKE RACK-EMBEDDED MOUNTING DETAIL
NO SCALE



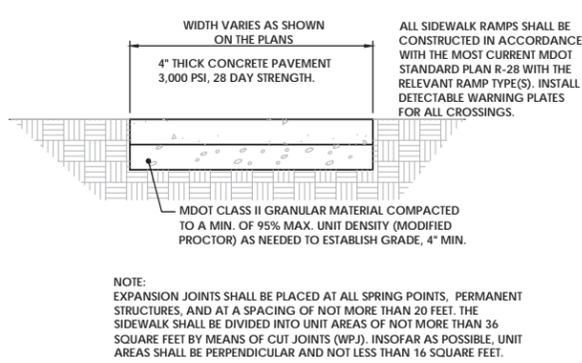
DUMPSTER SCREENING PAD
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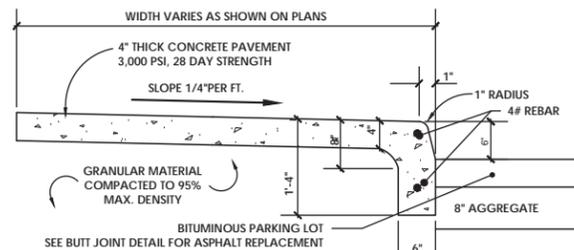
BARRIER FREE RAMP DETAIL A
NO SCALE



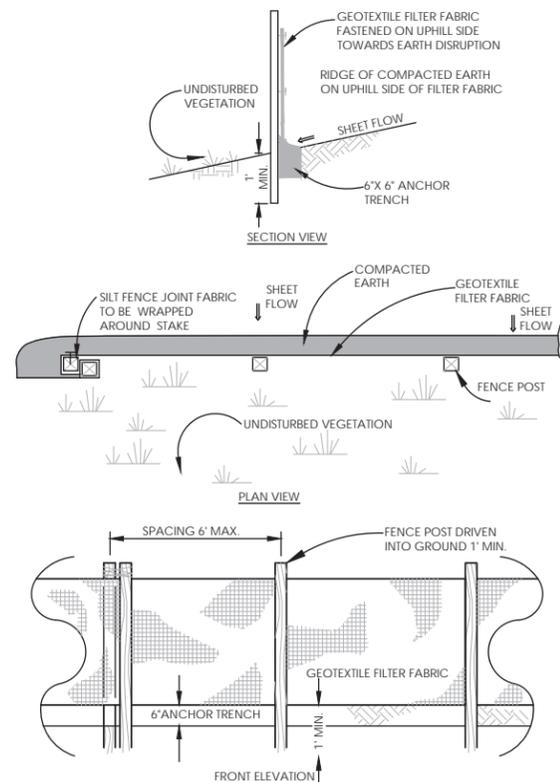
BARRIER FREE PARKING SIGN DETAIL
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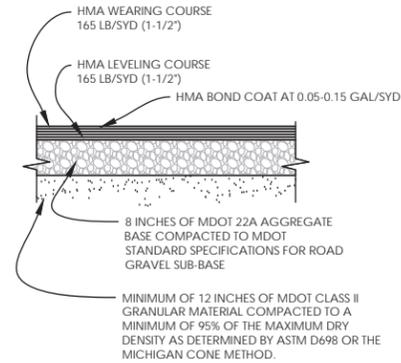
CONCRETE SIDEWALK DETAIL
NO SCALE



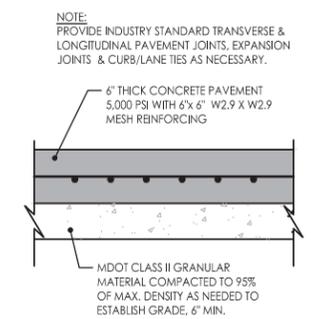
INTEGRAL CONCRETE WALK DETAIL
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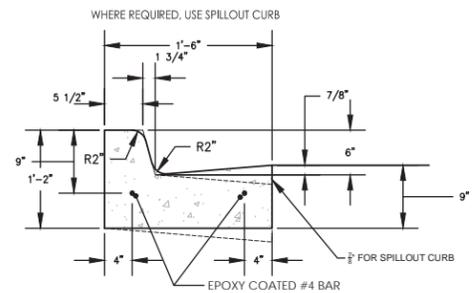
SILT FENCE DETAILS
NO SCALE



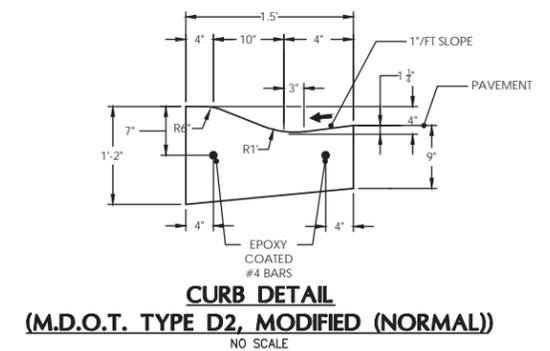
PAVING DETAIL - HMA
NO SCALE



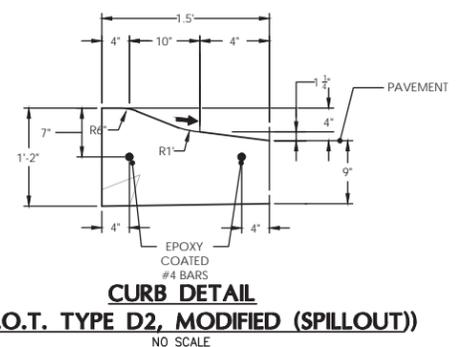
PAVING DETAIL - CONCRETE
NO SCALE



MDOT TYPE F2 CURB DETAIL
NO SCALE



CURB DETAIL (M.D.O.T. TYPE D2, MODIFIED (NORMAL))
NO SCALE



CURB DETAIL (M.D.O.T. TYPE D2, MODIFIED (SPILLOUT))
NO SCALE

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

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REV	DATE	BY	CHK	DESCRIPTION
01	07/21/23	dim	mmr	Original design
02	08/21/23	dim	mmr	Review design
03	10/09/23	dim	mmr	Submital - Preliminary review
04	10/09/23	dim	mmr	New Building Design
05	03/02/24	dim	mmr	Rev. Submital

3066 N. GARFIELD, LLC
Proposed Commercial District Housing
CIVIL DETAILS - SITE
Section 13, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

PRELIMINARY

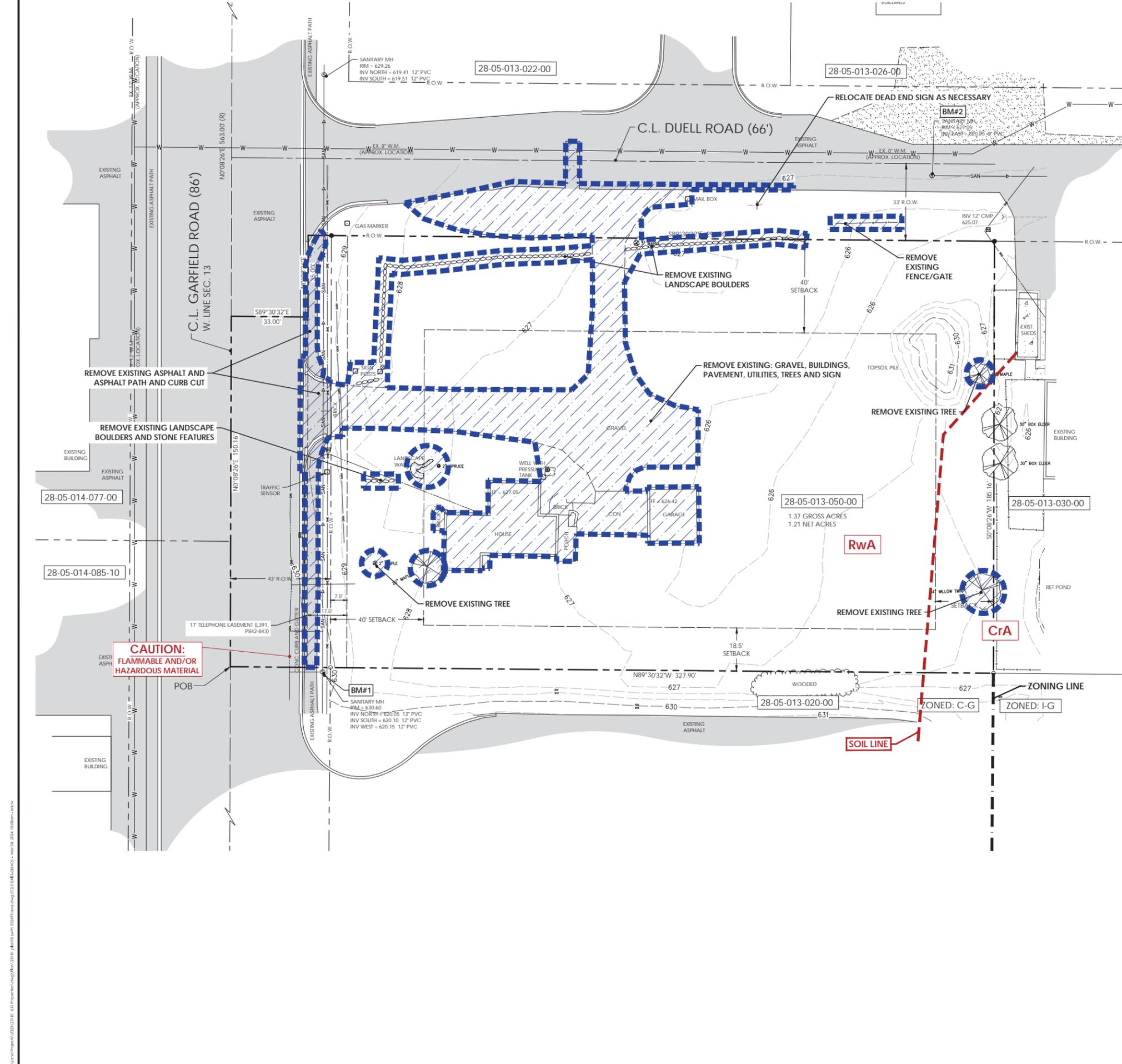
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DATE: 08.01.23

JOB NO.: 23181

C1.2

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BM#1
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 ELEV=630.60'(NAVD'88)
 N=9994.373
 E=9847.693

BM#2
 SANITARY MH RIM
 ELEV=627.05'(NAVD'88)
 N=10060.419
 E=10256.238

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GRAND TRAVERSE COUNTY SOILS MAP LEGEND (M055)

Map Unit Symbol	Map Unit Name	Soil Characteristics
CrA	Cracks - Rubicon sards, 0 to 2% slopes	Depth to restrictive layer: More than 80 inches Natural Drainage Class: Moderately well drained Rupture Class: Very fine Infiltration: 5.95 to 19.98 in/hr Depth to Water Table: About 74 to 47 inches
RwA	Cracks - Rubicon sards, 0 to 2% slopes	Depth to restrictive layer: More than 80 inches Natural Drainage Class: Excessively drained Rupture Class: Very fine Infiltration: 5.95 to 19.98 in/hr Depth to Water Table: More than 80 inches

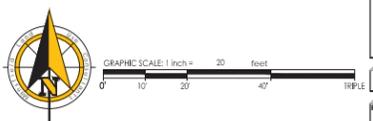
SURROUNDING PARCEL INFORMATION DATE: 2/1/2024

Tax ID	Owner/Address	Parcel Address	Current Zoning	Current Use
28-05-013-020-00	WASHING CAR WASH 2025 N. GENESSEE ROAD BUTTE, MI 49609	5050 N. GARFIELD RD.	C-G & I-G	BUSINESS
28-05-013-022-00	DAB WAG LLC 4518 BIRCHWOOD DR. STE 201 TRAVERSE CITY, MI 49781	975 W. SOUTH APPROX. RD.	C-C	RETAIL
28-05-013-026-00	PAUL & VALERIE EVERETS 950 DUELL ROAD TRAVERSE CITY, MI 49786	950 DUELL ROAD	I-G	RESIDENTIAL & RECREATION
28-05-013-030-00	VEL SPA PIGGS 1193 LINDA ANN TRAVERSE CITY, MI 49784	931 DUELL ROAD	I-G	RESIDENTIAL & BUSINESS
28-05-013-050-00	3066 N. GARFIELD LLC 825 BIRCHWOOD AVE. TRAVERSE CITY, MI 49786	3066 N. GARFIELD RD.	C-G	HOMEPRO AND SERVICE BUSINESS
28-05-014-077-00	3077 GARFIELD LLC 219 E. ROLSTON ROAD L'ANDEAN, MI 49645	3077 N. GARFIELD RD.	C-C	BUSINESS, RETAIL
28-05-014-085-10	3011 N. GARFIELD LLC 129 E. FRONT STREET, STE 200 TRAVERSE CITY, MI 49784	3011 N. GARFIELD RD.	C-C	RESIDENTIAL, MOBILE HOME, FARM

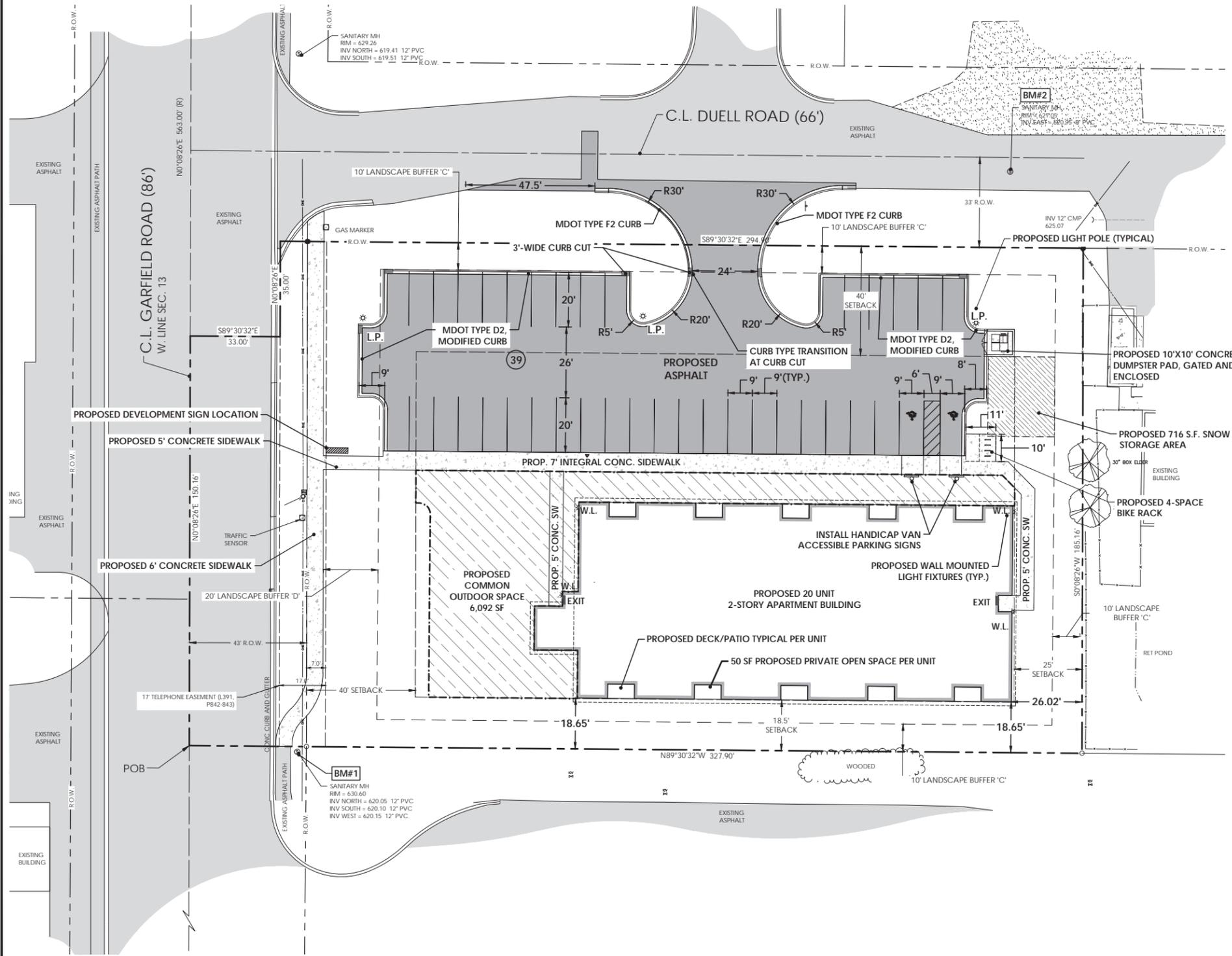
3066 N. GARFIELD, LLC
 Proposed Commercial District Housing
 EXISTING CONDITIONS & DEMOLITION PLAN
 Section 13, Town 27 North, Range 11 West
 Garfield Township, Grand Traverse County, Michigan

PRELIMINARY

DATE: dim
 CHK: mmw
 CDR: dim
 CREATR: 08.01.23
 JOB NO: 23181
 C2.0



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BM#1 SANITARY MH RIM ELEV=630.60'(NAVD'88) N=9994.373 E=9847.693
BM#2 SANITARY MH RIM ELEV=627.05'(NAVD'88) N=10060.419 E=10256.238

PARCEL ZONED: C-G
R-3 DENSITY: 4,000 S.F. LOT AREA PER UNIT REQUIRED (15 UNITS ALLOWED) SEC. 315.E
2,977.8 S.F. LOT AREA PER UNIT PROPOSED (20 UNITS PROPOSED)
SEE SEC. 725.A.(1)(c) FOR ALLOWED INCREASE IN DENSITY .
R-3 PARKING: 1.5 SPACES PER DWELLING UNIT (30 SPACES REQUIRED)
1.9 SPACES PER DWELLING UNIT PROPOSED (39 SPACES PROPOSED)
PER SECTION 725, OPEN SPACE REQUIREMENTS:
50 S.F. PRIVATE OUTDOOR SPACE PER UNIT REQUIRED/PROVIDED
300 S.F PER UNIT COMMON OUTDOOR SPACE REQUIRED (6,000 S.F. REQUIRED)
305 S.F. PER UNIT COMMON OUTDOOR SPACE PROPOSED (6,092 S.F. PROPOSED)
COMMON OUTDOOR SPACE TO BE "A REAR YARD ALONG THE LONGEST BUILDING
LENGTH" SEC. 725.A(2)(c). DUE TO THE SIZE/SHAPE OF THE LOT THE OPEN SPACE IS
LOCATED IN PART ALONG THE FRONT OF THE PROPOSED BUILDING WITH THE MAJORITY
LOCATED ALONG THE SIDE OF THE PROPOSED BUILDING. SEE SEC. 5.A.(1)(b)
& SEC. 725.A.(2)(b)
LIGHTING: POLE MOUNTED AND BUILDING MOUNTED LIGHTING PROPOSED, AS SHOWN ON
SITE PLAN, SHALL MEET FULL CUT OFF AND DARK SKY REQUIREMENTS.

- NOTES:
- 716 S.F. OF SNOW STORAGE REQUIRED & PROPOSED
 - PROPOSED ON SITE SIDEWALKS ARE 5' WIDE (TYP.) 7' IN FRONT OF PARKING SPACES.
 - REQUIRED & PROPOSED SIDEWALK ALONG GARFIELD ROAD IS 6' WIDE
 - SITE TO BE SERVICED BY GARFIELD TOWNSHIP SANITARY SEWER AS CURRENTLY LOCATED ALONG GARFIELD ROAD AND DUELL ROAD
 - SITE TO BE SERVICED GARFIELD TOWNSHIP WATER AS CURRENTLY LOCATED ALONG GARFIELD ROAD AND DUELL ROAD

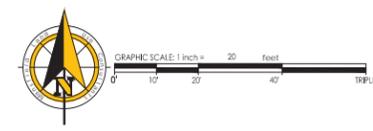
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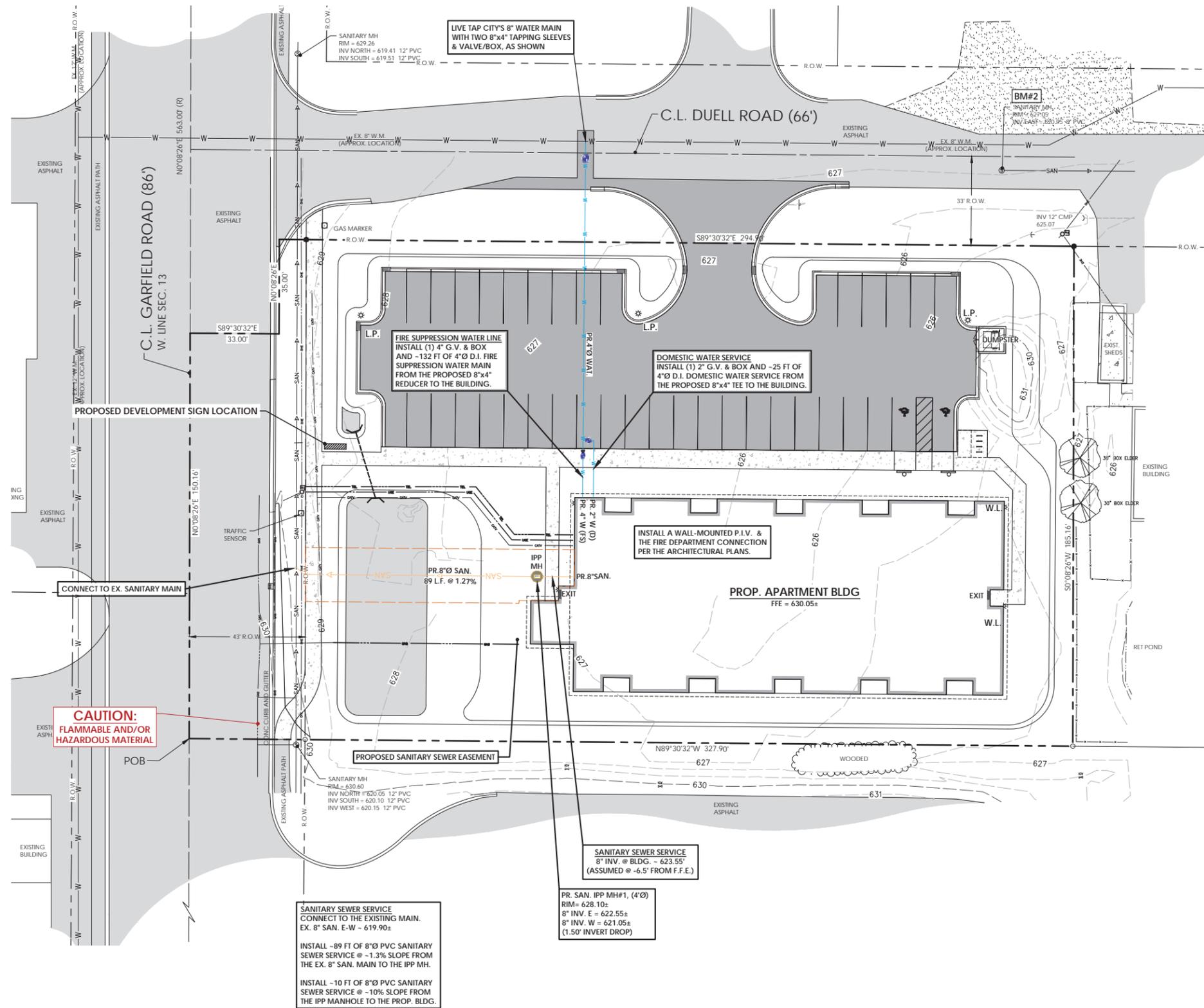
REV	DATE	BY	CHK	DIS	DESCRIPTION
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02	08/21/23	dim	mmr	dim	Revised design
03	10/13/23	dim	mmr	dim	Submitted - Preliminary review
04	10/09/23	dim	mmr	dim	New Building Design
05	03/01/24	dim	mmr	dim	Rev. Submitted

3066 N. GARFIELD, LLC
Proposed Commercial District Housing
SITE AND DIMENSION PLAN
Section 13, Town 27 North, Range 11 West
Garfield Township, Grand Traverse County, Michigan

PRELIMINARY
DATE: dim
CHK: mmr
CRD: dim
CRATEP: 08.01.23
JOB NO: 23181
C4.0



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BM#1
SANITARY MH RIM
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 E=9847.693

BM#2
SANITARY MH RIM
 ELEV=627.05'(NAVD'88)
 N=10060.419
 E=10256.238

- GENERAL CONSTRUCTION NOTES:**
1. WATER MAINS & SERVICES: ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE CITY'S CURRENT STANDARDS, SPECIFICATIONS AND DETAILS.
 2. WATER MAINS: ALL ELEVATIONS SHALL BE BASED ON USGS OR NGVD DATUM.
 3. WATER MAINS: DETAILS OF PIPE BEDDING, THRUST BLOCKS, HYDRANT, VALVES, VALVE MANHOLES, AND ALL APPURTENANCES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS & DETAILS.
 4. SANITARY SERVICES: ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE CITY'S STANDARDS, SPECIFICATIONS AND DETAILS.
 5. SANITARY SERVICES: NO CONNECTION RECEIVING STORM WATER OR GROUNDWATER SHALL BE MADE TO SANITARY SERVICES.
 6. SANITARY SERVICES: DETAILS OF PIPE BEDDING, BUILDING SEWERS, DROP CONNECTION, BULKHEADS, MANHOLES, MANHOLE COVERS, AND OTHER APPURTENANCES SHALL BE SUBMITTED IN ACCORDANCE WITH THE STANDARD DETAILS.
 7. EACH PUBLIC UTILITY SHALL BE WITHIN ITS OWN 20'-WIDE EASEMENT CENTERED ON THE UTILITY. EASEMENTS FOR SERVICES EXTEND TO 10' BEYOND THE IPP MANHOLE FOR THE SANITARY SERVICES AND TO 10' BEYOND THE P.I.V. AND CURB STOP/BOX FOR THE WATER SERVICES.
 8. THE DOMESTIC WATER AND FIRE PROTECTION SERVICES SHALL BE SEPARATE CONNECTIONS TO THE BUILDING(S).
 9. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DETAILS OF THE UTILITY CONNECTIONS AT THE BUILDING.
 10. THE CONTRACTOR SHALL FOLLOW ALL STATE REGULATIONS FOR CONFINED SPACE ENTRY.
 11. COORDINATE WORK WITH THE CITY OF TRAVERSE CITY AND PROVIDE 48 HOURS NOTICE PRIOR TO BEGINNING CONSTRUCTION.
 12. ALL WATER MAINS SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION FROM SANITARY AND STORM SEWERS. MEASUREMENTS ARE BETWEEN THE CLOSEST POINTS OF EACH PIPE.
 13. THE CONTRACTOR SHALL NOT DISRUPT THE WATER MAIN AND SANITARY SEWER SERVICE TO THE SURROUNDING CUSTOMERS. ANY REQUIRED DISRUPTION IN SERVICE SHALL BE COMMUNICATED AND COORDINATED WITH THE CITY OF TRAVERSE CITY BY THE CONTRACTOR A MINIMUM OF 24 HOURS IN ADVANCE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING BOTTLED WATER, DISINFECTING AND TESTING THE WATER MAIN BEFORE RECONNECTING.
 14. DURING CONNECTION OF THE SANITARY SEWER SERVICES TO THE EXISTING MAIN, THE CONTRACTOR SHALL PROVIDE BYPASS PUMPING, IF NECESSARY, WITHOUT DISRUPTION TO SERVICE TO UPSTREAM USERS.
 15. THE SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SITE UTILITIES UP TO WITHIN 5' OF THE PROPOSED BUILDING. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES WITHIN 5' OF THE PROPOSED BUILDING AND INTERNALLY.
 16. SEE ARCHITECTURAL, LANDSCAPE AND ELECTRICAL PLANS FOR DETAILS ON SITE LIGHTING AND IRRIGATION, CONNECTIONS AT THE BUILDING, ETC.

NOTE:
 THE CONTRACTOR SHALL COORDINATE AND INSTALL PVC CONDUITS UNDER THE PROPOSED PAVEMENT FOR SITE LIGHTING, IRRIGATION, ETC. COORDINATE WITH THE OWNER, GENERAL CONTRACTOR, ELECTRICIAN & DESIGN-BUILD IRRIGATION INSTALLER FOR LOCATION, SIZE & QUANTITY, TYP. AS NEEDED.

PRIVATE UTILITIES

CONNECT TO THE EXISTING TELEPHONE & CATV LINES AND PROVIDE NEW SERVICES TO THE PROPOSED BUILDING, AS REQUIRED BY THE OWNER. COORDINATE WITH THE ARCHITECTURAL PLANS AND THE TELEPHONE & CATV UTILITY CO'S TO DETERMINE THE EXISTING AND PROPOSED CONNECTION POINTS, BOX LOCATIONS, ETC.

CONNECT TO THE EXISTING GAS LINE & PROVIDE NEW GAS SERVICE TO THE PROPOSED BUILDING. COORDINATE WITH THE GAS UTILITY PROVIDER AND ARCHITECTURAL PLANS FOR THE BUILDING CONNECTION LOCATION, DEMAND & METER(S) LOCATION(S).

SEE ARCHITECTURAL PLANS FOR POWER REQUIREMENTS & METER LOCATIONS. COORDINATE WITH THE POWER COMPANY TO CONNECT TO THE EXISTING POWER AND PROVIDE A NEW SERVICE TO THE PROPOSED BUILDING.

CAUTION:
 FLAMMABLE AND/OR
 HAZARDOUS MATERIAL

SANITARY SEWER SERVICE
 CONNECT TO THE EXISTING MAIN.
 EX. 8" SAN. E-W - 619.90±

INSTALL - 89 FT OF 8"Ø PVC SANITARY SEWER SERVICE @ -1.3% SLOPE FROM THE EX. 8" SAN. MAIN TO THE IPP MH.

INSTALL - 10 FT OF 8"Ø PVC SANITARY SEWER SERVICE @ -10% SLOPE FROM THE IPP MANHOLE TO THE PROP. BLDG.

SANITARY SEWER SERVICE
 8" INV. @ BLDG. - 623.55'
 (ASSUMED @ -6.5' FROM F.F.E.)

PR. SAN. IPP MH#1, (4'Ø)
 RIM= 628.10±
 8" INV. E = 622.55±
 8" INV. W = 621.05±
 (1.50' INVERT DROP)

FIRE SUPPRESSION WATER LINE
 INSTALL (1) 4" G.V. & BOX AND -132 FT OF 4"Ø D.I. FIRE SUPPRESSION WATER MAIN FROM THE PROPOSED 8"x4" REDUCER TO THE BUILDING.

DOMESTIC WATER SERVICE
 INSTALL (1) 2" G.V. & BOX AND -25 FT OF 4"Ø D.I. DOMESTIC WATER SERVICE FROM THE PROPOSED 8"x4" TEE TO THE BUILDING.

INSTALL A WALL-MOUNTED P.I.V. & THE FIRE DEPARTMENT CONNECTION PER THE ARCHITECTURAL PLANS.

PROP. APARTMENT BLDG
 FFE = 630.05±

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REV	DATE	BY	CHK	DIS	DESCRIPTION
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3066 N. GARFIELD, LLC
Proposed Commercial District Housing
 UTILITY PLAN
 Section 13, Town 27 North, Range 11 West
 Garfield Township, Grand Traverse County, Michigan

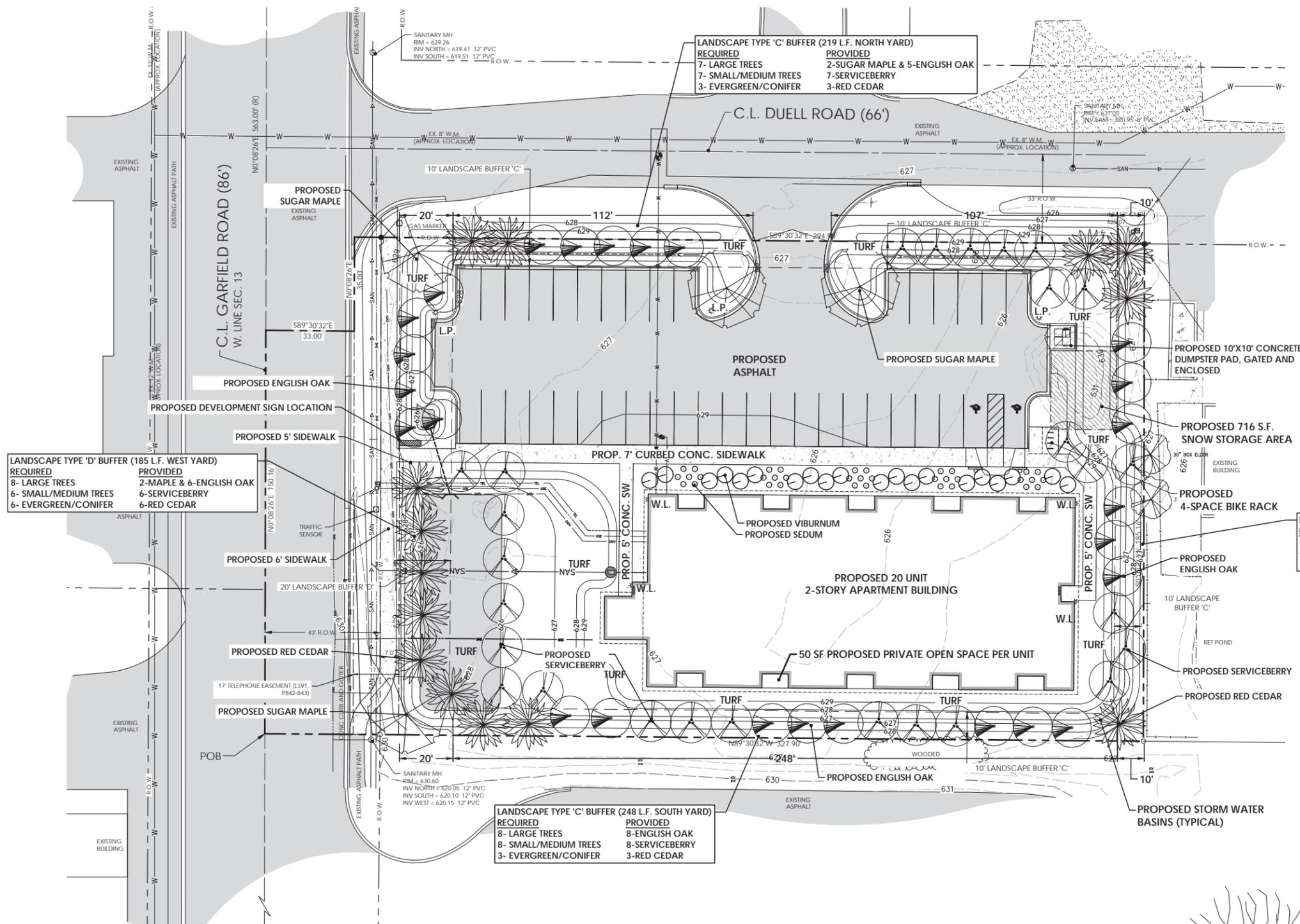
PRELIMINARY

SCALE: 1" = 20' feet

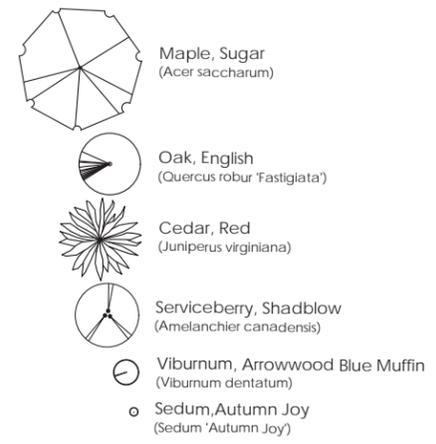
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LANDSCAPE LEGEND



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

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

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

LANDSCAPE TYPE 'C' BUFFER (248 L.F. SOUTH YARD)
REQUIRED
 8- LARGE TREES
 8- SMALL/MEDIUM TREES
 3- EVERGREEN/CONIFER
PROVIDED
 8-ENGLISH OAK
 8-SERVICEBERRY
 3-RED CEDAR

PLANT LIST

common name	botanical name	size	estimated quantity
TREES			
Cedar, Red	Juniperus virginiana	6' B&B	14
Maple, Sugar	Acer saccharum	2" Caliper	4
Oak, English	Quercus robur 'Fastigiata'	2" Caliper	25
Serviceberry, Shadblow	Amelanchier canadensis	6' B&B	27
SHRUBS			
Viburnum, Blue Muffin Arrowwood	Viburnum dentatum	5 gallon	20
PERENNIALS			
Sedum, Autumn Joy	Sedum 'Autumn Joy'	1 gallon	35

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

PLANTING NOTES:

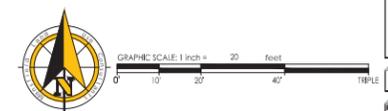
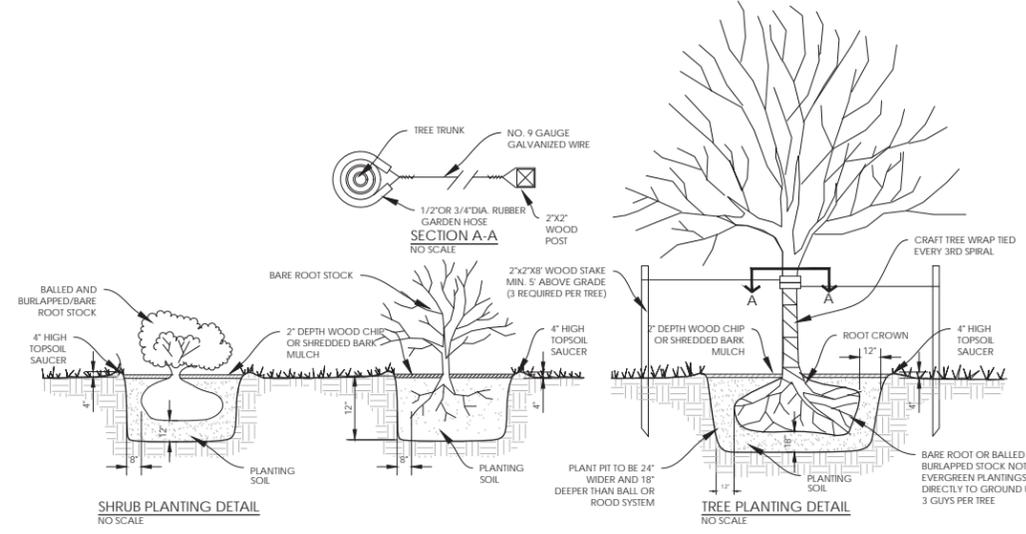
- CLEAN UP AND REMOVE FROM THE PLANTING AREAS WEEDS AND GRASSES, INCLUDING ROOTS, AND ANY MINOR ACCUMULATED DEBRIS AND RUBBISH BEFORE COMMENCING WORK.
- REMOVE AND DISPOSE OF ALL SOIL IN PLANTING AREAS THAT CONTAINS ANY DELETERIOUS SUBSTANCE SUCH AS OIL, PLASTER, CONCRETE, GASOLINE, PAINT, SOLVENTS,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

IRRIGATION NOTES:

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

LANDSCAPING PREPARED BY:

PEIRA H. KUEHNIS, RLA
 LANDSCAPE ARCHITECT
 No. 3901001386



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REVISIONS

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

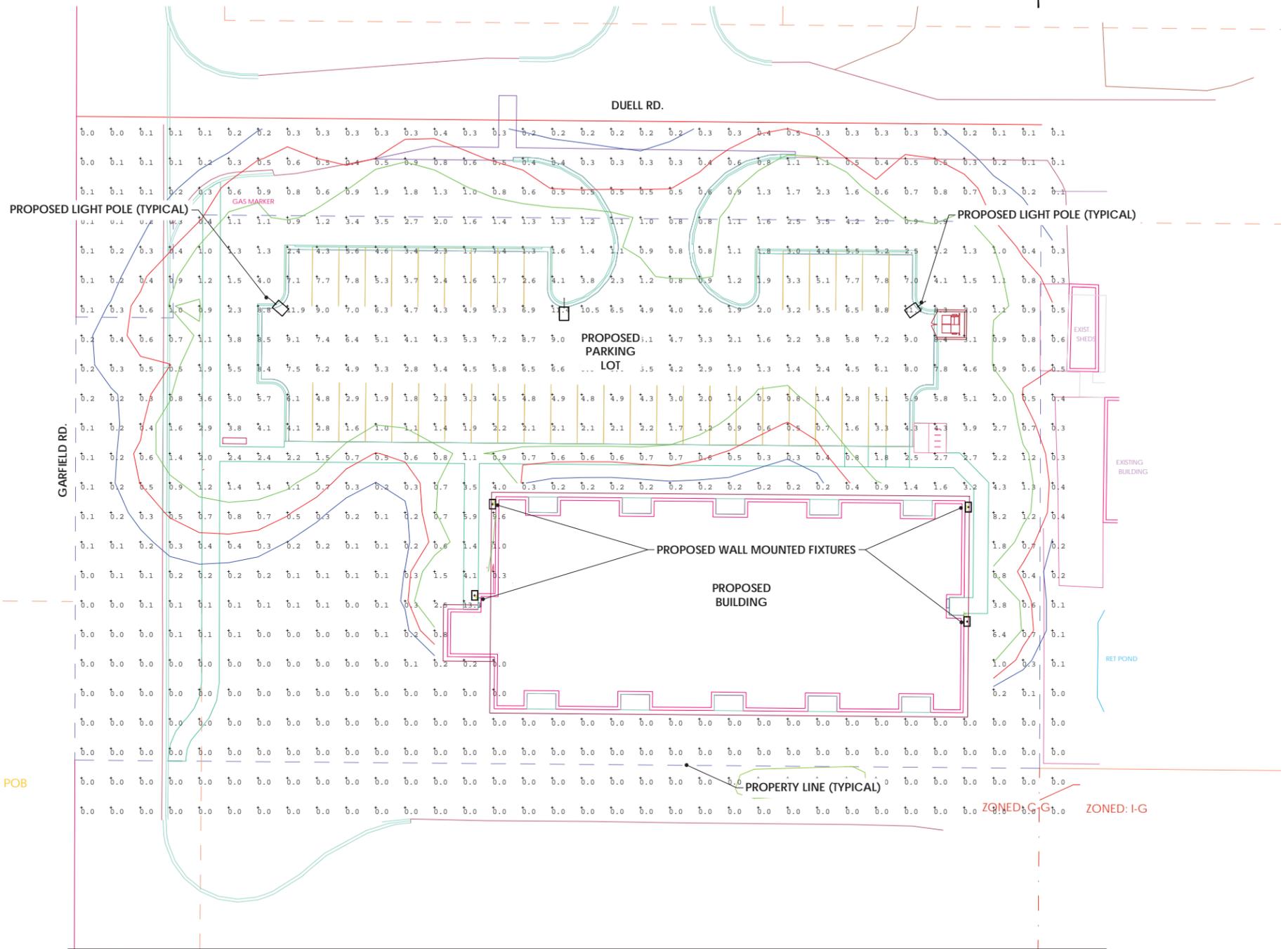
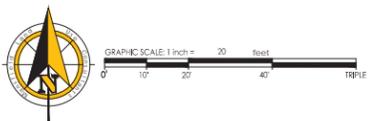
PRELIMINARY

DATE: dim
 DRAWN: dim
 CHECKED: dim
 DATE: 08.01.23

JOB NO.: 23181

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3/20/2024 10:20:20 AM \\s01\proj\2024\23181 - 23181\Proposed Commercial District Housing - 23181 - 23181.dwg (1/24/24)



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

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

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

ISOLINE VALUES:
 RED - 0.5 F.C.
 GREEN - 1.0 F.C.
 BLUE - 0.25 F.C.

D-Series Size 2 LED Area Luminaire

Specifications:
 EPA: 1.1 ft²
 Length: 40"
 Width: 18"
 Height 1: 7.5"
 Height 2: 3.5"
 Weight: 60lbs

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

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

Ordering Information EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAR2 PRHN DBBXD

DSX2 LED	LEDs	Color temperature	Beam Spread	Mounting	Accessories	Shipped In/Included
P1	95*	40K	200°K	T15	Type 1 Short	3000*
P2	P6	50K	200°K	T25	Type 1 Medium	227V 480V**
P3	P6	50K	200°K	T35	Type 1 Medium	120*
P4	P6	50K	200°K	T35	Type 1 Medium	200*
P5	P6	50K	200°K	T35	Type 1 Medium	240*
P6	P6	50K	200°K	T35	Type 1 Medium	277*
P7	P6	50K	200°K	T35	Type 1 Medium	347*
P8	P6	50K	200°K	T35	Type 1 Medium	480*

WST LED Architectural Wall Sconce

Specifications:
 Luminaire Height: 8-1/2"
 Width: 7"
 Depth: 10-3/16"
 Weight: 20 lbs

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

Ordering Information EXAMPLE: WST LED P1 40K VF MVOLT DBBXTD

WST LED	Lumens Package	Color temperature	Beam Spread	Mounting	Accessories	Shipped In/Included
P1	1,500 Lumen package	27K	230°K	VF	Wood comb front trim	MRQ21*
P2	3,000 Lumen package	30K	200°K	VF	Wood comb front trim	120*
P3	6,000 Lumen package	40K	400°K	VF	Wood comb front trim	200*

830 Cottageview Dr., Ste. 201
 Traverse City, MI 49685
 Phone: 231-946-9310
 www.mansfield.com
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Mansfield

Land Use Consultants

REV	DATE	BY	CHK	DESCRIPTION
01	07/01/23	dim	dim	Original design
02	08/21/23	dim	dim	Original design
03	10/13/23	dim	dim	Submit - Preliminary review
04	10/26/23	dim	dim	New Building Design
05	03/22/24	dim	dim	Rev. Submittal

3066 N. GARFIELD, LLC
 Proposed Commercial District Housing
 LIGHTING PLAN EXHIBIT
 Section 13, Town 27 North, Range 11 West
 Garfield Township, Grand Traverse County, Michigan

PRELIMINARY

DATE: dim

CREATED: 08.01.23

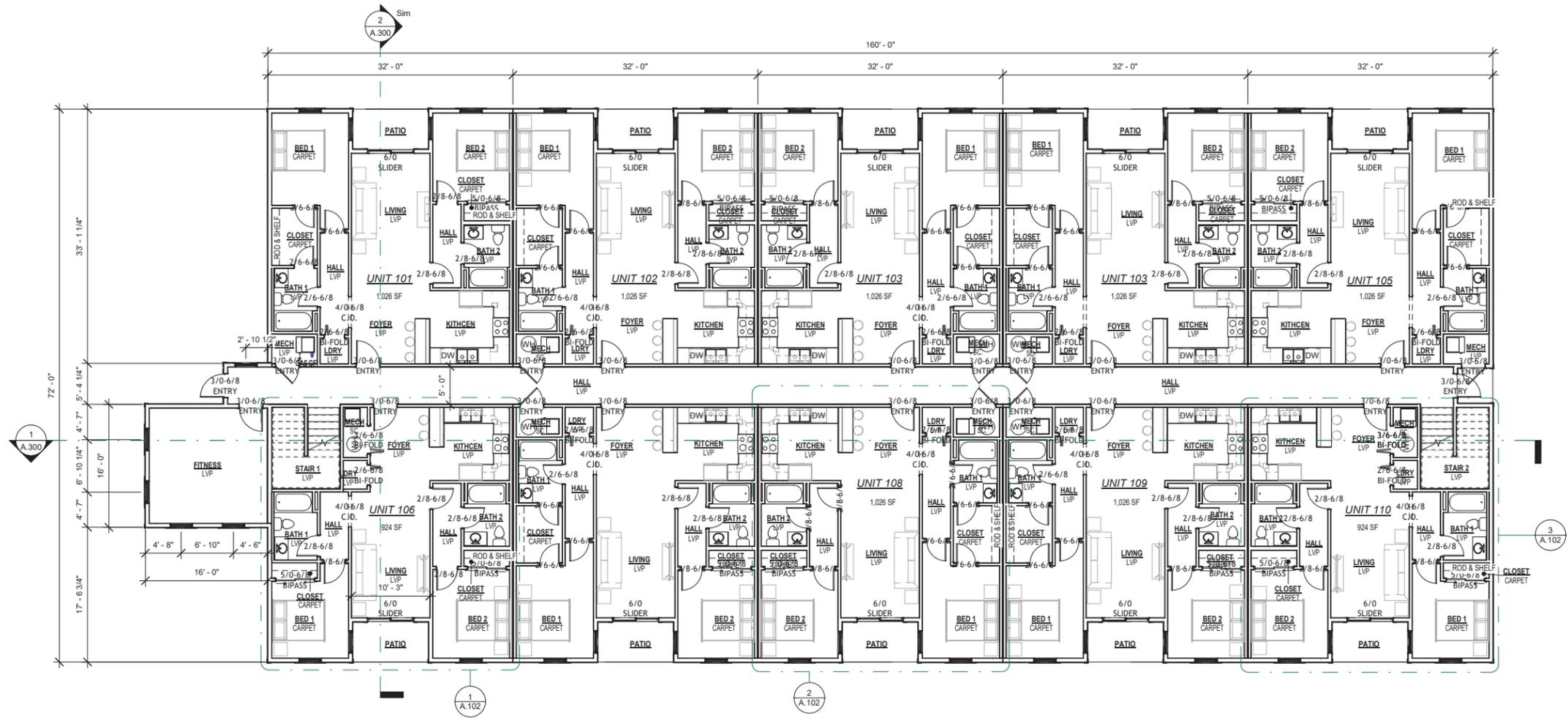
23181

EXHIBIT



FIRST FLOOR PLAN

Garfield Apartments
 3306 N. Garfield rd., Traverse City, MI 49786



FIRST FLR PLAN
 Scale: 1/8" = 1'-0"

WALL TYPES - FLOOR/CEILING ROOF/CEILING TYPES

- (W1)** ONE HOUR FIRE RATED EXTERIOR WALL PER WP-1244 NGRC:
 -SIDING AS DESIGNATED ON AIR/MOISTURE BARRIER
 -7/16" STRUCTURAL OSB SHEATHING
 -2X6 WOOD STUDS @ 16" O.C.
 -R-21 FIBERGLASS BATT INSULATION
 -5/8" GYP. BOARD TYPE "X" INTERIOR ON 6 MIL VAPOR BARRIER
- (W2)** ONE HOUR FIRE RATED EXTERIOR WALL PER WP-1244 NGRC:
 -FACE BRICK WALL OR WAINSCOTTING
 -1" MIN. AIR SPACE
 -AIR/MOISTURE BARRIER
 -7/16" STRUCTURAL OSB SHEATHING
 -2X6 WOOD STUDS @ 16" O.C.
 -R-21 FIBERGLASS BATT INSULATION
 -5/8" GYP. BOARD TYPE "X" INTERIOR ON 6 MIL VAPOR BARRIER
- (W3)** ONE HOUR FIRE RATED INTERIOR WALL PER GA FILE NO. WP-2660, STC 50:
 -5/8" GYP. BOARD TYPE "X" EACH SIDE
 -2X6 WOOD STUDS @ 16" O.C.
 -5" SOUND ATTENUATION BATTS IN STUD SPACES
- (W4)** ONE HOUR FIRE RATED INTERIOR DWELLING UNIT SEPARATION WALL PER GA-WP 3646:
 -FIRST WALL ONE HR. FIRE RATED: STC 60
 -5/8" GYP. BOARD TYPE "X" EACH SIDE
 -2X4 WOOD STUDS @ 16" O.C.
 (12" O.C. @ FIRST LEVEL)
 -3" SOUND ATTENUATION BATTS IN STUD SPACES.
 -SECOND WALL: NON RATED
 -5/8" GYP. BOARD APPLIED TO UNIT INTERIOR SIDE
 -2X4 WOOD STUDS @ 16" O.C.
 (12" O.C. @ FIRST LEVEL)
 -3" SOUND ATTENUATION BATTS IN STUD SPACES
 STUD WALLS 2" APART, 9" WIDTH FROM FACE OF STUDS
- (W5)** 2X4 INTERIOR WALL:
 -5/8" GYP. BOARD EACH SIDE
 -2X4 WOOD STUDS @ 16" O.C.
 -3" SOUND ATTENUATION BATTS IN STUD SPACES
- (W6)** 2X6 INTERIOR WALL:
 -5/8" GYP. BOARD EACH SIDE
 -2X6 WOOD STUDS @ 16" O.C.
 -5" SOUND ATTENUATION BATTS IN STUD SPACES
- (W7)** ONE HOUR FIRE RATED INTERIOR WALL PER GA FILE NO. WP 3646:
 -5/8" GYP. BOARD TYPE "X" EACH SIDE
 -2X4 WOOD STUDS @ 16" O.C.
 -3 1/2" SOUND ATTENUATION BATTS IN STUD SPACES
- (FC-1)** FLOOR ASSEMBLY: 1 HR. FIRE RATED ASSEMBLY PER GA FILE NO. FC 5528, STC 55-62
 -1 1/2" GYPSUM CEMENTITIOUS TOPPING
 -3/4" TAG O.S.B. SUBFLOOR
 -1" DEEP PRE-ENGINEERED WOOD FLOOR TRUSSES @ 1'-4" O.C.
 -3 1/2" FIBERGLASS BATT INSULATION IN TRUSS SPACES
 -5/8" GYP. BOARD TYPE "X" CEILING ON 1/2" RC-1 CHANNELS @ 1'-0" O.C.
- (FC-1a)** FLOOR ASSEMBLY: 1 HR. FIRE RATED ASSEMBLY PER GA FILE NO. FC 5109
 -SIMILAR ASSEMBLY FROM ABOVE EXCEPT 2X10 WOOD FLOOR JOISTS @ 1'-4" O.C.
- (FC-2)** STAIR FLOOR/CEILING ASSEMBLY:
 -3" LIGHT WEIGHT CONCRETE FLOOR DECK ON 30# BUILDING FELT.
 -3/4" EXTERIOR GRADE TAG O.S.B. SUBFLOOR
 -2X10/2X12 WOOD FLOOR JOISTS @ 1'-4" O.C.
 -3 1/2" FIBERGLASS BATT INSULATION IN JOIST SPACES
 -5/8" GYP. BOARD CEILING
- (RC-1)** ONE HOUR FIRE RATED ROOF/CEILING ASSEMBLY PER GA FILE NO. RC 2803:
 -ONE LAYER 5/8" GYP. BD. TYPE "X" CEILING
 -1/2" RC-1 FURRING CHANNELS @ 1'-0" O.C.
 -PRE-ENG. WOOD ROOF TRUSSES @ 2'-0" O.C. SUPPORTING 1/2" O.S.B. ROOF SHEATHING.
 -ASPHALT SHINGLES ON 30# BLDG. FELT.
- (RC-2)** ONE HOUR FIRE RATED ROOF/CEILING ASSEMBLY TEST REPORT AER.09038:
 -ONE LAYER 5/8" GYP. BD. TYPE "X" CEILING
 -2 1/2" C-H STUDS @ 24" O.C.
 -1" HORIZ. SHAFT GYPSUM LINER PANEL TYPE "X"
 -PRE-ENG. WOOD ROOF TRUSSES @ 2'-0" O.C. SUPPORTING 1/2" O.S.B. ROOF SHEATHING
 -ASPHALT SHINGLES ON 30# BLDG. FELT.

REV.	DATE	DESCRIPTION

ISSUED FOR:	REVIEW
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	3/4/24
JOB NUMBER:	21155

SHEET #:
A.100

		Charter Township of Garfield	
		Planning Department Report No. 2024-19	
Prepared:	March 6, 2024	Pages:	10
Meeting:	March 13, 2024 Planning Commission	Attachments:	<input checked="" type="checkbox"/>
Subject:	Culver Meadows Senior Living Conditional Rezoning – Findings of Fact		
File No.	Z-2023-04	Parcel No.	05-030-008-50 and 05-030-008-45
Owner:	Culver Meadows Senior Living, Inc./Brad Jewett		
Applicant:	Culver Meadows Senior Living, Inc./Brad Jewett		

PURPOSE OF APPLICATION:

This application requests the conditional rezoning of Parcels 05-030-008-50 and 05-030-008-45 on N. West Silver Lake Road, totaling roughly 5.14 acres. The request is to conditionally rezone the two parcels from the R-1 – One-Family Residential to the A – Agricultural district for use as an adult foster care, large group home and child care center. This request includes utilizing an existing large group home (Culver Meadows Senior Living facility) and building a new large group home and new child care center. This conditional rezoning application was introduced to the Planning Commission at its regular meeting on January 10, 2024.

SUBJECT PARCELS:

Parcel 05-030-008-50 is presently undeveloped open land. Parcel 05-030-008-45 at 1661 N. West Silver Lake Road is currently the site of the Culver Meadows Senior Living facility. The existing Culver Meadows Senior Living facility was approved in 2008 under the previous Zoning Ordinance as a Special Use Permit. The previous Zoning Ordinance had a definition for “Institutions for Human Care” which included adult foster care homes. Since that time, a new Zoning Ordinance was established in 2015 that follows the State of Michigan definitions for adult foster care homes and restricts their application, in conformance with State law, in the Residential zoning districts.

PROCESS FOR CONDITIONAL REZONING:

The process for conditional rezoning is described in Section 422 of the Zoning Ordinance. The procedure for approving a conditional rezoning is the same as for a rezoning and includes the following:

- A landowner may voluntarily offer, in writing, conditions relating to the use and/or development of land for which a rezoning is requested.
- The owner’s offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.
- The offer of conditions may be amended during the process of rezoning consideration, provided that any amended or additional conditions are entered voluntarily by the owner.
- If the Township Board approves the conditional rezoning request and offer of conditions, the offered conditions shall be incorporated into a formal written Statement of Conditions.
- Any failure to comply with a condition contained within the Statement of Conditions shall constitute a violation of this ordinance and be punishable accordingly, including by rezoning of the property to its base zoning classification.

The proposed Statement of Conditions offered by the applicant is attached to this report, included as part of the Conditional Rezoning Agreement. These conditions would limit use of the subject parcels as an adult foster care, large group home with up to 20 residents and a child care center with up to 12 children. In this case, the conditions would apply to the existing large group home, the new large group home, and the new child care center.

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



Excerpt from Zoning Plan:

Master Plan Designation	Low-Density Residential (1-3 U/A)
[Requested] Zoning	A-Agricultural (with conditions)
Current Zoning	R-1 Single-Family Residential
Zoning Ordinance District Intent	The R-1 (Single-Family Residential) districts provide areas for low- to medium-density single-family residential dwelling units. The districts include areas of existing single-family developments as well as areas within which such development appears likely and desirable. They are intended to encourage more intense development in and near the core areas of the Township with less intense development moving outward towards the more rural and remote areas of the Township. The R-1 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and parks that will promote a sense of community and urban vitality.
Potentially Compatible District	R-R (Rural Residential) / A (Agricultural)
Considerations for Downzoning (Less Density)	R-1 properties are intended to encourage traditional neighborhoods for families that prefer to be located outside mixed use and mixed residential areas. These areas are typically designed and located within walking distance to schools and park areas. Larger minimum lot sizes for this purpose would likely be supported and consistent with the Agricultural and Rural Land Zoning classifications.
Considerations for Upzoning (More Density)	A rezoning from R-1 should be discouraged as single family homes and neighborhoods are needed in the Township. A PURD would help increase density and encourage better design.

ZONING OF SUBJECT PARCELS AND SURROUNDING PROPERTIES:

Zoning of the subject parcels and surrounding properties is as follows:



EXISTING LAND USE OF SUBJECT PARCELS AND SURROUNDING PROPERTIES:

The southerly subject parcel is an existing adult foster care large group home. The northerly subject parcel is undeveloped, open land.

Direction from Subject Parcels	Existing Land Use
North	Single-family residential
East	Open land/Single-family residential
South	Single family-residential
West	Open land/Wetlands/Single-family residential

STAFF COMMENT:

Upon preliminary review of the Master Plan and Future Land Use designation for the subject parcels, context of zoning and future land uses of properties in the surrounding neighborhood, and other factors, Staff offers the following comments regarding this conditional rezoning request:

- The existing Culver Meadows facility was approved as a Special Use Permit in 2008 and is regarded as an existing non-conforming use under the current R-1 – One-Family Residential zoning.
- The subject parcels will be served by the existing Culver Meadows driveway off West Silver Lake Road, a County primary road.
- The requested zoning, A-Agricultural, is considered potentially compatible with the Future Land Use designation of Low Density Residential in the Master Plan.
- Furthermore, one of the Housing implementation goals in the Master Plan states, “Continue to implement zoning incentives such as density bonuses to encourage the development community to include particular housing types in high demand in the Township, such as single-bedroom apartment units and accessible housing options for seniors and individuals with disabilities.” The existing group home use and the proposed uses provide housing options for seniors and individuals with disabilities in an established residential neighborhood.
- The conditions as proposed in this application would apply to only the subject two parcels.

- Parcel 05-030-008-45 is approximately 2.93 acres with a width of 220 feet. This parcel meets the minimum dimensional requirements for both R-1 and A zoning districts. Parcel 05-030-008-50 is approximately 2.21 acres with a width of 100 feet based on an access easement. While the parcel meets the minimum dimensional requirements for the R-1 district, the easement will have to be extended to 110 feet to meet the minimum dimensional requirements for the A-Agricultural district.

FINDINGS OF FACT:

Section 421.E Approval Criteria of Zoning Map Amendment

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

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

1. *Master Plan Consistency*

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

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

- The Future Land Use designation for the subject site is Low Density Residential.
- The proposed conditional zoning of A-Agricultural is potentially compatible zoning district according to the Zoning Plan in the Master Plan.
- If the proposed conditional zoning agreement were to expire, the property would revert to its base zoning classification which is R-1 - One-Family Residential.

2. *Adverse Impacts on Neighboring Lands*

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

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

- Parcels fronting along West Silver Lake Road are zoned R-1 - One-Family Residential. Larger parcels of undeveloped land to the west of the subject site are zoned R-R - Rural Residential. R-1 and R-R along with A are identified as potentially compatible districts in the Zoning Plan in the Master Plan.
- The subject site is a large parcel located amongst other large parcels that allow for a reasonable buffer between residences.
- The proposed uses, an adult foster care facility and a child care center, complement existing low density residential in the area.
- Access to the subject site will only be from a County primary road.

3. *Suitability as Presently Zoned*

The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially

changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.

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

- Providing a variety of housing choices remains a Township priority in its Strategic Plan and Master Plan. Mixing a variety of housing types works in planned situations. The proposed adult foster care use addresses a housing need for the community.
- The child care center, while intended to provide child care needs for employees, may also be available for child care needs from around the community.

4. *Changed Conditions*

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

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

- The existing Culver Meadows facility was approved as a Special Use Permit in 2008. When the Zoning Ordinance was amended in 2015, the facility became an existing non-conforming use under the current R-1 – One-Family Residential zoning. The conditional rezoning request allows for reasonable expansion of the use while addressing the non-conformity.

5. *Health, Safety, and Welfare*

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

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

- The proposed conditional rezoning based on the site development plan will be designed to meet development standards and be of an appropriate scale for the neighborhood.

6. *Public Policy*

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

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

- Providing a variety of housing choices remains a Township priority in its Strategic Plan and Master Plan.
- The child care center, while intended to provide child care needs for employees, may also be available for child care needs from around the community.

7. *Size of Tract*

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

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

- The subject site is approximately 5.14 acres. The site development plan, as part of the conditional rezoning request, shows the proposed uses have sufficient space to meet all zoning requirements.

8. **Other Factors**

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

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

- The proposed uses will have to meet the requirements of the Zoning Ordinance and as identified in the site development plan.

SITE DEVELOPMENT REQUIREMENTS:

As part of a Conditional Rezoning application, a site development plan including the information described in Section 956 is required. The following criteria as listed in Section 424.F(1)(a)-(j) of the Zoning Ordinance are offered for consideration by the Planning Commission:

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

- Staff has determined the application and site plan to be substantially complete for the purposes of completing this report.

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

- The applicant is required to comply with all agencies with jurisdiction. Agency approvals that are not received may be made conditions of the site plan approval.

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

- The application is expanding an existing group home operation with the construction of a new group home and a future child care center by expanding the existing on-site water and by constructing a new septic system.
- The site is accessed from West Silver Lake Road, a County primary road.
- The site has been used for group residential purposes without overburdening municipal services in the area. The proposed use is not expected to be any more intensive to the point of placing an undue burden on essential facilities and services.

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

- The proposed uses build upon an existing development and building pattern on the site at an appropriate scale for a residential area.

- It appears there are some wetlands adjacent or potentially on the subject property. The proposed group home exceeds the wetlands setback requirement. However, the location of the future child care center may not have sufficient wetland setback. Prior to any construction of the proposed child care center, a wetland delineation shall be completed and verified in accordance with Section 534.
- (e) **Site Design.** *All buildings and structures shall be designed, situated, constructed, operated and maintained so as to be harmonious, compatible, and appropriate in appearance, with the existing or intended character of the general vicinity. Site design shall minimize adverse effects upon owners and occupants of adjacent properties and the neighborhood.*
- The proposed uses build upon an existing development and building pattern on the site at an appropriate scale for a residential area.
 - The site has an established group home that has been in place for 15 years. The number of occupants is limited to 20 residents for each group home. The child care center will be limited to 12 children.
- (f) **Orientation.** *Primary buildings or structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.*
- The proposed new buildings will provide their front entrances facing West Silver Lake Road.
 - The proposed new uses will rely on the existing driveway entrance to the Culver Meadows Senior Living facility.
- (g) **Vehicle and Pedestrian Systems.** *The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian and bicycle ways in the area. A proper relationship between existing and proposed roadways and parking areas shall be demonstrated, and the safety and convenience of pedestrian and vehicular traffic shall be assured. Travelways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.*
- The proposed new uses will rely on the existing driveway entrance to the Culver Meadows Senior Living facility.
 - New parking areas will work with the existing site circulation patterns.
 - In this area of the Township, the Non-Motorized Plan identifies bike lanes along West Silver Lake Road.
- (h) **Shared Drives.** *Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted.*
- The proposed new uses will rely on the existing driveway entrance to the Culver Meadows Senior Living facility. No new curb cuts are proposed.
- (i) **Impervious Surfaces.** *The amount of impervious surface has been limited on the site to the extent practical.*
- The proposed parking and site circulation meets the minimum requirements and does not propose excessive impervious surface areas.

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

- The proposal fits with the Master Plan which envisions a wider range of housing options for residents in an established residential area.
- The orientation for the development remains focused on a County primary road and does not impede or interfere with established single family residential areas.

ARTICLE 5 – DEVELOPMENT STANDARDS:

A review of the proposal regarding the relevant sections of Article 5 – Development Standards is provided:

Conditional Rezoning Agreement and Statement of Conditions

Staff has forwarded the Conditional Rezoning Agreement and Statement of Conditions offered by the applicant to the Township Attorney. A review by the Township Attorney is expected to be provided by the day of the Planning Commission meeting, March 13.

Existing Access Easement

The existing easement that provides access to parcel 05-030-008-50 will need to be extended for the parcel by 10 feet to meet the minimum lot width requirement for the A-Agricultural district.

Access Management

The proposed new uses will rely on the existing driveway entrance to the Culver Meadows Senior Living facility. No new ingress and egress points to West Silver Lake Road are proposed. The applicant contacted the Grand Traverse County Road Commission, and no permit is required for the additional use of the existing driveway.

Parking

An adult foster care, large group home has a maximum parking requirement of 1 space per dwelling unit and a maximum parking requirement of 2 spaces per dwelling unit. In this case, a minimum of 20 spaces must be provided with a maximum of 40 spaces. Child care centers have a minimum parking requirement of 1 space for every three hundred (300) square feet of floor space. There is no maximum parking requirement. With 1,440 square feet of floor space proposed, a minimum of 5 spaces are required. Based on these requirements, a minimum of 25 spaces is required. The site plan shows 27 spaces.

Wetlands

There are possible wetlands at the west side of the project site. Based on the site plan, it appears that only the future child care center has a potential to be impacted by the setback requirement for wetlands in Section 534 of the Zoning Ordinance. A wetland delineation will need to be completed and verified in accordance with Section 534 prior to construction of the child care center.

Lighting

A lighting plan was provided for the site. It appears that the proposed fixtures exceed the color temperature of 3,500 K as required in Section 517 of the Zoning Ordinance and need to be adjusted. Furthermore, the site plan shall state that all lighting shall be shielded in accordance with the Zoning Ordinance.

Landscaping

A landscape plan was provided for the site. The only outstanding item is the proposed black spruce need to be specified as six (6) feet in height; no caliper required.

Other Reviews

A stormwater review by the Township Engineer is required. Metro Fire has conducted its site plan review and approved the plan.

ACTION REQUESTED:

The item is placed on the agenda to consider adopting proposed Findings of Fact for this application. The following motion is suggested:

MOTION THAT the Findings of Fact for application Z-2023-04, as presented in Planning Department Report No. 2024-19 and being made a part of this motion, BE ADOPTED.

The following motion is suggested to recommend approval of the project to the Township Board:

MOTION TO RECOMMEND TO the Township Board THAT application Z-2023-04 BE APPROVED subject to the following conditions (1 through 7 as indicated in PD 2024-18).

1. The Conditional Rezoning Agreement and Statement of Conditions is subject to review by the Township Attorney.
2. The existing easement providing access to parcel 05-030-008-50 shall be extended by 10 feet to meet the minimum lot width requirement for the A-Agricultural district.
3. Prior to any construction of the proposed child care center, a wetland delineation shall be completed and verified in accordance with Section 534.
4. The proposed lighting fixtures shall be adjusted so as not to exceed the color temperature of 3,500 K as required in Section 517 of the Zoning Ordinance.
5. The site plan shall state that, “All lighting shall be shielded in accordance with the Zoning Ordinance.”
6. The proposed black spruce shall be specified as six (6) feet in height.
7. A stormwater review by the Township Engineer is required.

Additional information should be added to the motion as deemed necessary by the Planning Commission.

Attachments:

1. Zoning Ordinance Amendment – Conditional Rezoning Application – dated November 22, 2023
2. Impact Statement – received December 5, 2023
3. Proposed Conditional Rezoning Agreement and Statement of Conditions – received December 5, 2023
4. Metro Fire Site Plan Review – dated February 28, 2024
5. Email from Road Commission – dated February 27, 2024
6. Site Development Plan – dated March 4, 2024
7. Lighting Plan – dated February 28, 2024
8. Building Plans – dated February 28, 2024



Charter Township of Garfield

Grand Traverse County

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

ZONING ORDINANCE AMENDMENT (ZOA) APPLICATION

ASSISTANCE

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

ACTION REQUESTED

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

RECEIVED
DEC 4/5 2023
PLANNING *jsl*

PROJECT / DEVELOPMENT NAME

Culver Meadows Senior Living, Inc.

APPLICANT INFORMATION

Name: Culver Meadows Senior Living, Inc.

Address: 1661 N. West Silver Lake Rd.

Phone Number: 231-633-9421

Email: brad@culvermeadows.com

AGENT INFORMATION

Name: Brad & Trina Jewett

Address: 1745 N. West Silver Lake Rd.

Phone Number: 231-633-9421

Email: brad@culvermeadows.com

OWNER INFORMATION

Name: Brad & Trina Jewett

Address: 1745 N. West Silver Lake Rd.

Phone Number: 231-633-9421

Email: brad@culvermeadows.com

CONTACT PERSON

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

<i>Applicant:</i>	Brad Jewett
<i>Agent:</i>	Brad Jewett
<i>Owner:</i>	Brad & Trina Jewett

PROPERTY INFORMATION

<i>Property Address:</i>	Not determined yet. Will use the driveway of 1661 N. West Silver Lake Rd.	
<i>Property Identification Number:</i>	05-030-008-50	
<i>Legal Description:</i>	On File	
<i>Zoning District:</i>	R1	
<i>Master Plan Future Land Use Designation:</i>	Low Density R1	
<i>Area of Property (acres or square feet):</i>	2.21	
<i>Existing Use(s):</i>	Vacant Land	
<i>Proposed Use(s):</i>	20 Bed Adult Foster Care (AFC) & Licensed 12 Child Day Care Facility	

REQUIRED SUBMITTAL ITEMS

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

Application Form:

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

Application Fee:

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

- Fee

Escrow Fee:

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

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

Site Diagram

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

Supporting Information

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

For Text Amendment only, the following must be included:

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

For Conditional Rezoning only, the following must be included:

Site Development Plan

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

Supporting Information

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

Digital items to be delivered via email or USB flash drive

IMPACT STATEMENT FOR ZONING ORDINANCE MAP AMENDMENT

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

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

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

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

IMPACT STATEMENT FOR ZONING ORDINANCE TEXT AMENDMENT

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

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

IMPACT STATEMENT FOR CONDITIONAL REZONING

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

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

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

OFFER OF CONDITIONS FOR CONDITIONAL REZONING

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

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

SUBMITTAL DEADLINE

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

WAIVERS

Submittal Waiver:

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

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

Data Waiver:

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

SITE PLAN

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

ADDITIONAL INFORMATION

If applicable, provide the following further information:

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

If so, attach approval letter.

If no, are alternate measures shown?

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

E. Roads and Circulation

- 1. Are interior public streets proposed?
 If yes, has Road Commission approved (attach letter)?
- 2. Will public streets connect to adjoining properties or future streets?
- 3. Are private roads or interior drives proposed?
- 4. Will private drives connect to adjoining properties service roads?
- 5. Has the Road Commission or MDOT approved curb cuts?
 If yes, attach approved permit.

OTHER INFORMATION

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

REVIEW PROCESS

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

PERMISSION TO ENTER SUBJECT PROPERTY

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

Owner Signature:	<i>Brad L Jewett</i>
Applicant Signature:	<i>Brad L Jewett</i>
Agent Signature:	<i>Brad L Jewett</i>
Date:	11/22/23

OWNER'S AUTHORIZATION

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

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

Owner Signature: Brad L Jewett Trina A Jewett
Date: 11-22-23

AFFIDAVIT

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

Owner Signature: Brad L Jewett Trina A Jewett
Date: 11-22-23
Applicant Signature: Brad L Jewett
Date: 11-22-23

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

Brad & Trina Jewett / Culver Meadows Senior Living, Inc.
1745 N. West Silver Lake Rd.
Traverse City, MI 49685
231-633-9421
brad@culvermeadows.com

RECEIVED

DEC 15 2023

PLANNING



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

Re: Culver Meadows Senior Living Proposed 20 Bed AFC and 12 spot Childcare Facility

Please be advised that Brad & Trina Jewett represents and owns Culver Meadows Senior Living, Inc.

The Jewett's own and operate the existing Culver Meadows Senior Living, Inc. facility and owns property No: 28-05-030-008-50. Property No: 28-05-030-008-50 is the property the proposed 20 Bed AFC and 12 spot Childcare Facility (daycare) will be located on.

The purpose of this letter is to provide specific facts and information supporting Culver Meadows Senior Living, Inc.'s application to amend the current zoning map as it pertains to the property. The amendment seeks to change the property from the current R1 zoning to a conditional Agriculture zoning.

Culver Meadows Senior Living, Inc. was approved for its current facility in 2008, constructed in 2009 and opened on February 01, 2010. Culver Meadows Senior Living, Inc. is locally owned and operated by Brad & Trina Jewett and provides high quality care for elderly Alzheimer, Dementia, and Hospice residents. In order to keep and continue providing high quality care and services to the elderly, Culver Meadows Senior Living, Inc. seeks the opportunity to grow it campus which would also incorporate into the plan a Childcare (daycare) for employees that need childcare while they are at work. Culver Meadows Senior Living, Inc. anticipates that all 12 spots will not be filled by their employees and will then offer the remaining spot to the public. We anticipate operating the Childcare (daycare) facility 24/7/365 which will allow parents the opportunity to have daycare for their children 24/7/365.

In Garfield Townships ordinances, a 20 Bed AFC is allowed in the Agricultural Zoning District. The Agricultural Zoning District requires a special use permit and must comply with applicable regulations and conditions. For the reasons set forth herein, guided by the factors to be considered for an impact statement in Garfield Township Zoning Ordinance the Property should be amended to be a conditional Agricultural Zoning District.

(1) Master Plan

Although the current master plan does have this parcel as R1, the Agricultural Zoning District will allow the proposed project and it will fit the current neighboring property that the current Culver Meadows Senior Living, Inc. sits on. This would be an addition to the current campus and would not negatively impact the surrounding parcels. In this project, the proposed Agricultural Zoning is considered generally compatible by the Master Plan.

(2) Adverse Impacts on Neighboring Parcels / Land

To the south of the property is the existing Culver Meadows Senior Living, Inc. 20 bed facility. To the north is Brad & Trina Jewett's residence, to the east are a few homes on Silver Lake and not visible from the property. To the west is more vacant property currently owned by the Lemcool family and is mixed terrain of woods, vacant land, and few ponds.

If the requested amendment and permit were granted, the nature and degree of adverse impact to these surrounding parcels would be virtually none. The design and current perimeter landscaping would essentially hide most of the campus.

(3) Sustainability as Presently Zoned

As presently zoned, Culver Meadows Senior Living, Inc. cannot meet the increasing need for the services Culver Meadows Senior Living, Inc. provides because the property is zoned R1 and the R1 zoning would only allow a 12 Bed AFC. The sought conditional zoning change would enable Culver Meadows Senior Living, Inc. to remain primarily residential in nature while giving them the ability to provide additional services to the elderly and to families with young children seeking daycare.

(4) Changed Conditions

Culver Meadows Senior Living, Inc does not foresee any change in conditions and in fact, will be harmonious with the currently Culver Meadows Senior Living, Inc facility and the neighborhood.

(5) Health, Safety and Welfare

Culver Meadows Senior Living, Inc. does not foresee any issues with Health, Safety and Welfare. Culver Meadows will continue to and must follow all permitting, licensing, environmental health, and safety codes. Culver Meadows Senior Living, Inc. will improve the Health, Safety, Wellness, and Welfare of some of the most vulnerable people in our community, the elderly.

(6) Public Policy

The United States has experienced and increase in both care for the elderly and childcare (daycare). Grand Traverse County is no exception, and in the last census, the 55 and older population in Grand Traverse County seen the biggest increase. Therefore, it shows the growing need for quality care for those that are aging. Childcare (daycare) is in high demand as there is a shortage of daycare providers. Employers are struggling to fill open job positions, and part of that reason is because potential employees are struggling to find childcare (daycare) for their child or children. By allowing this property to be rezoned and granted the permits necessary, Culver Meadow Senior Living, Inc. will be able to help fill some of the needs our local community is in need of.

(7) Size of Tract

The size of the parcel with Property No. 28-05-030-008-50 is 295.26' on the south line, the west line 325.56', the north line 329.12', the east line 267.34', equaling 2.21 acres.

The size of parcel with Property NO. 28-05-030-008-45, the current Culver Meadows Senior Living, Inc Facility, located at 1661 N. West Silver Lake Rd. Traverse City, MI 49685, and adjacent to the south of the Property No. 2005-030-008-50 is 278.05' on the south line, the west line is 436.91', the north line is 465.13', the east line is 221.45', equaling 2.93 acres.

(8) Other Factors

Operating another facility and a new childcare (daycare) center on the property will not present any adverse effects on the surrounding parcels, nor will it present any impediments to any development of these parcels consistent with their permitted uses. The operation will not be detrimental to public health, safety, comfort, or general welfare. Culver Meadows Senior Living, Inc. already provides adequate parking for its customers and guests. Culver Meadows Senior Living, Inc. adheres to all its SUP requirements, keeps its property clean, beautiful, and well taken care of. Culver Meadows Senior Living, Inc. has never had a complaint about its campus or operation. The proposed new facility and childcare (daycare) center will be set on the back half of the west end of the property and will not have another driveway onto North West Silver Lake Rd.

Any necessary infrastructure, including water, drainage, utilities will adhere to all requirements and be built and installed per all requirements of the codes.

Offer of Conditions

Culver Meadows Senior Living, Inc. application does not authorize any uses of developments that are not permitted in the requested amendment to the Conditional Agricultural Rezoning. By allowing the properties to become a conditional rezoning to Agricultural, Charter Township of Garfield would allow Culver Meadows Senior Living, Inc. the ability to construct, operate, and maintain the property Adult Foster Care Facility (AFC) and Childcare (daycare) center. The operation and use of the new AFC and Childcare (daycare) facility would provide services, be reasonable and compatible with the current Culver Meadows Senior Living, Inc. facility on the adjacent property.

In the event the amendment is granted and Culver Meadows Senior Living, Inc., can move forward with proposed projects, Culver Meadows Senior Living, Inc. would obtain all the proper permits necessary. Culver Meadows Senior Living, Inc., ultimately offers that the Properties would revert to its current zoned district if Culver Meadows Senior Living, Inc. were to no longer operate as its current use and proposed use.

Sincerely,

Culver Meadows Senior Living, Inc.

Brad & Trina Jewett

Brad & Trina Jewett / Culver Meadows Senior Living, Inc.
1745 N. West Silver Lake Rd.
Traverse City, MI 49685
231-633-9421
brad@culvermeadows.com

RECEIVED

DEC 15 2023

PLANNING

HS

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

Re: Culver Meadows Senior Living Proposed 20 Bed AFC and 12 spot Childcare Facility

Please be advised that Brad & Trina Jewett represents and owns Culver Meadows Senior Living, Inc.

The Jewett's own and operate the existing Culver Meadows Senior Living, Inc. facility and owns property No: 28-05-030-008-50. Property No: 28-05-030-008-50 is the property the proposed 20 Bed AFC and 12 spot Childcare Facility (daycare) will be located on.

CONDITIONAL REZONING AGREEMENT

This Conditional Rezoning Agreement is entered into by and between Brad & Trina Jewett / Culver Meadows Senior Living, Inc. a Michigan Corporation Company, 1661 N. West Silver Lake Rd. Travers City, MI 49685 and the Charter Township of Garfield, 3848 Veterans Drive, Travers City, MI 49684.

Recitals

- A. Brad & Trina Jewett / Culver Meadows Senior Living, Inc. are the owners of the properties described below and located along N. West Silver Lake Rd. Culver Meadows Senior Living, Inc address is 1661 N. West Silver Lake Rd. Traverse City, MI 49685 in the Township of Garfield of Grand Traverse County in the State of Michigan

Property No's. 28-05-030-008-50 & 28-05-030-008-045

Property No. 28-05-030-008-50 Legal Description:

PT NW14 SEC 30 T27N R11W COM NW COR SEC 30 TH S 88DEG 23'15"E 1600.28' TH S 13 DEG 24'28"W 313.16' TH S 13DEG 20'27"W 224.23' TH S 42DEG 47'21"W 75.5' TH S 42DEG 42'37"W 365.69' TO POB THE S 49DEG 28'44"E 329.12' TGE S 32DEG 55'.47"W 276.34' TH N 57DEG 04'13"W 295.25' TH N 11DEG 04'35"E 158.35' THE N 42DEG 36'49"E 166.21' TO POB CONT 2.21AC

Property No. 28-05-030-008-45 Legal Description:

PT NW1/4 SEC 30 T27N R11W COM NW COR SEC 30 TH S 88DEG 23'15"E 1600.28' TH S 13DEG 24'28"W 313.16' TH S 13DEG 20'27"W 224.23' TH S 42DEG 47'21"W 75.5' TH S 42DEG 42'37"W 365.69' TG S 42DEG 36'49"W 166.21' TH S 11DEG 04'35"W 158.35' TO POB TG S 11DEG 04'35"W 436.91' TH S 88DEG 19'28"E 76.05' TH S 88DEG 24'22"E 278.05 TH N 32DEG 55'47"E 221.45' TH N 57DEG 04'13"W 465.13' TO POB CONT 2.93AC

- B. The properties (28-05-030-008-50 & 28-05-030-008-045) is proposed to a Conditional Rezoning Agreement with the date to be determined and this agreement will be updated upon Conditional Rezoning.
- C. The applicant will restrict the use of said property and rezone to a Conditional Rezoning to Agricultural Zoning.
- D. MCL 125.3405 of the zoning enabling act, as amended provides that a landowner may offer use limitations related to the rezoning of the land withing a township pursuant to a Conditional Rezoning Agreement.

MCL 125.3405 Use and development of land as condition to rezoning.

(1) An owner of land may voluntarily offer in writing, and the local unit of government may approve, certain use and development of the land as a condition to a rezoning of the land or an amendment to a zoning map.

(2) In approving the conditions under subsection (1), the local unit of government may establish a time period during which the conditions apply to the land. Except for an extension under subsection (4), if the conditions are not satisfied within the time specified under this subsection, the land shall revert to its former zoning classification.

(3) The local government shall not add to or alter the conditions approved under subsection (1) during the time period specified under subsection (2) of this section.

(4) The time period specified under subsection (2) may be extended upon the application of the landowner and approval of the local unit of government.

(5) A local unit of government shall not require a landowner to offer conditions as a requirement for rezoning. The lack of an offer under subsection (1) shall not otherwise affect a landowner's rights under this act, the ordinances of the local unit of government, or any other laws of this state.

- E. The applicant (Brad & Trina Jewett / Culver Meadows Senior Living, Inc. has requested to enter into the provisions of the Statement of Conditions set forth in this Conditional Rezoning Agreement.
- F. By entering into this Conditional Rezoning Agreement, the applicant *Brad & Trina Jewett / Culver Meadows Senior Living, Inc., and Charter Township of Garfield desire to set forth the parties' obligations with respect to property No's 28-05-030-008-50 & 28-05-030-008-45 and the conditions under which Garfield Township has granted the Conditional Rezoning.

NOW THEREFORE, the applicant (Brad & Trina Jewett / Culver Meadows Senior Living, Inc.) and Charter Township of Garfield hereby declare and agree that property No's: 28-05-030-008-50 & 28-05-030-008-45 shall be held, transferred, sold, conveyed, and occupied subject to the covenants, conditions, restrictions, grants and reservations set forth herein; all of which are for the benefit of Charter Township of Garfield and shall run with and bind the property's and all parties having any right, title or interest in all or any proportion of the properties, as well as heirs, successors and assign.

Agreement and Statement of Conditions

1. The Property shall be rezoned from R1 to Conditional Agricultural Zoning District. With respect to Charter Township of Garfield Zoning Ordinance in effect on the date of this agreement, the Applicant (Brad & Trina Jewett / Culver Meadows Senior Living, Inc.) shall be permitted to conduct the following permitted uses under the Agricultural Zoning District classification, and special uses permitted so long as Charter Township of Garfield grants such special land use permit: 20 Bed Adult Foster Care (Large Group AFC / Home for the Aged) and 12 (Large Group Daycare)
2. The property shall not be used for any use or special us not permitted Charter Township of Garfileld's Zoning Ordinance for the Agricultural District.
3. The property shall revert to the R1 Zoning District if the Applicant (Brad & Trina Jewett / Culver Meadows Senior Living Inc.) cannot viably be used as 2 - 20 Bed (Large Group AFC's / Home for the Aged) and 12 (Large Group Daycare Center).

4. The applicant (Brad & Trina Jewett / Culver Meadows Senior Living, Inc.) shall continuously maintain the properties in compliance with all the conditions set forth in paragraph 1.
5. This Conditional Rezoning Agreement and Statement of Conditions may be recorded by Charter Township of Garfield with the Grand Traverse County Register of Deeds.
6. Nothing in this agreement shall be deemed to prohibit Charter Township of Garfield from rezoning all or any portion of the lands that is subject to the Conditional Rezoning Agreement to another zoning classification. Any rezoning shall be conducted in compliance with Charter Township of Garfield Zoning Ordinance and the Zoning Enabling Act. Upon any rezoning taking effect, the use of the land so rezoned shall conform thereafter to all the requirements regulating use and development within the new zoning district as modified.
7. If the properties are thereafter rezoned to a different zoning classification or to the same zoning classification but with a different or no statement of conditions, the statement of conditions imposed under the Conditional Rezoning Agreement shall cease to be in effect. Upon the Applicants written request, Charter Township of Garfield Township Clerk shall record with the Grand Traverse County Register of Deeds notice that the statement of conditions in this Conditional Rezoning Agreement are not longer in effect.
8. None of the terms contained herein shall be interpreted to require the Applicant to obtain a new Special Use Permit to continue the current operations of the 2 - 20 Bed (Larger Group Home AFC's / Home for the Aged) and the Daycare Center on the properties.

Brad & Trina Jewett / Culver Meadows Senior Living, Inc. hereby attest the conditions imposed by this Conditional Rezoning Agreement were offered voluntarily and are consented to willingly.

Brad & Trina Jewett / Culver Meadows Senior Living, Inc. a Michigan Corporation.

 By: Brad & Trina Jewett – Owners / President & Vice President

State of Michigan

Grand Traverse County

Acknowledge on the _____ day of _____ 20____, before me personally appeared Brad & Trina Jewett, Owners of Culver Meadows Senior Living, Inc. The organization described in, and which executed the forgoing instrument, and that they signed their names thereto as and for their voluntary act and deed and as and for the voluntary act and deed of said organization.

_____ Print Name

_____ Notary Public

_____ County, MI Acting in Grand Traverse County, Michigan.

My Commission Expires: _____



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: Info@gtfire.org

SITE PLAN REVIEW RECORD

ID # M7556

DATE: 2/28/2024

PROJECT NAME: Culver Meadows Senior Living & Childcare

PROJECT ADDRESS: 1661 N. West Silver Lake Rd.

TOWNSHIP: Garfield

APPLICANT NAME: Brad Jewett

APPLICANT COMPANY: Culver Meadows Senior Living, Inc.

APPLICANT ADDRESS: 1661 N. West Silver Lake Rd.

APPLICANT CITY: Traverse City STATE: MI ZIP: 49685

APPLICANT PHONE: 231-633-9421

FAX #

REVIEW FEE: \$75.00

Reviewed By: Kathy Fordyce, Plan Reviewer

This review is based solely on the materials submitted for review and does not encompass any outstanding information. Compliance with all applicable code provisions is required and is the responsibility of the permit holder. Items not listed on the review do not negate any requirements of the code nor the compliance with same. Inspection requests must be made a minimum of 48 hours prior to needed inspection. This plan review is based on the 2015 International Fire Code, as adopted.



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: Info@gtfire.org

SITE PLAN REVIEW

ID # M7556

DATE: 2/28/2024

505.1 Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

-Provide the address on the street side of the buildings using numbers that are a minimum of 6 inches in height on a contrasting background.

506.1 Knox Box where required.

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.

-Provide Knox Boxes during construction as well as permanently. Provide keys and emergency contact information for the Knox Boxes.

503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

-Provide a minimum height of 13 feet 6 inches of unobstructed vertical clearance underneath the port-a-cochere.

503.2.4 Turning radius.

The required turning radius of a fire apparatus access road shall be determined by the fire code official.

-Open up the radius adjacent to dumpster enclosure to provide access for fire apparatus.



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: Info@gtfire.org

912.2.1 Fire department connection location.

Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief.

-Locate the fire department connection on the building between the two handicap parking spaces as discussed.

Project may proceed with township approval process.

Brad,

GTCRC does not require a permit for this project there is no changes to existing drive.

Thank you,

Steve Barry
GTCRC Permit and Violations Agent
231-922-4849 EXT 205

From: brad@culvermeadows.com <brad@culvermeadows.com>
Sent: Tuesday, February 27, 2024 1:31 PM
To: Steve Barry <sbarry@gtcrc.org>
Subject: Culver Meadows

Steve,

I am reaching out to you to have you provide a written communication from the Road Commission stating that no new permit is required for our new proposed development on N. West Silver Lake Rd. Our current location is 1661 N. West Silver Lake Rd and our new proposed development is planning on using the current / same driveway located at 1661 N. West Silver Lake Rd.

If you have any questions, please reach out to me.

Thanks,

Brad Jewett
231-633-9421

COVER PAGE

CULVER MEADOWS II

HOME FOR THE AGED

PARCEL No. 3 N. WEST SILVER LAKE ROAD
 PARCEL No. 28-05-030-008-50

CONTACTS

PLANNING/ZONING

GARFIELD TOWNSHIP
 3848 VETERANS DRIVE
 TRAVERSE CITY, MI 49684
 Contact: JOHN SYCH, AICP, PLANNING DIRECTOR
 Phone: (231) 941-1620

SANITARY & WATER

GRAND TRAVERSE COUNTY DPW
 2650 LAFRANIER ROAD
 TRAVERSE CITY, MI 49686
 Contact: Mr. JOHN DIVOZZO, DIRECTOR
 Phone: (231) 995-6039

STORM DRAINAGE

GARFIELD TOWNSHIP
 3848 VETERANS DRIVE
 TRAVERSE CITY, MI 49684
 Phone: (231) 941-1620

ROADS AND STREETS

GRAND TRAVERSE COUNTY ROAD COMMISSION
 1881 LAFRANIER ROAD
 TRAVERSE CITY, MI 49684
 Phone: (231) 922-4848

FIRE CODE

GRAND TRAVERSE METRO FIRE DEPARTMENT
 897 PARSONS STREET
 TRAVERSE CITY, MI 49686
 Contact: Mr. BRIAN BELCHER, FIRE MARSHALL
 Phone: (231) 922-4840

BUILDING CODE

CHARTER TOWNSHIP OF GARFIELD
 BUILDING INSPECTION DEPARTMENT
 2848 VETERANS DRIVE
 TRAVERSE CITY, MI 49684
 Phone: (231) 941-1620

ELECTRIC

CHERRYLAND ELECTRIC COOPERATIVE
 5930 US 31 SOUTH, P.O. BOX 298
 GRAWN, MI, 49637
 Contact: BRUCE STOCKING
 Phone: (231) 486-9228

CABLE TELEVISION

CHARTER COMMUNICATIONS
 701 SOUTH AIRPORT ROAD
 TRAVERSE CITY, MI 49686
 Contact: JOHN DANE
 Phone: (231) 941-3700

TELEPHONE

AT&T
 142 E. STATE ST. FLOOR 2W
 TRAVERSE CITY, MI 49684
 Contact: KATHY DOHM-BEISER
 Phone: (231) 941-2707

NATURAL GAS

DTE ENERGY
 1011 HASTINGS STREET
 TRAVERSE CITY, MI 49686
 Contact: LINDA YOUNG
 Phone: (231) 932-2823

ENGINEER

GTEC
 3147 LOGAN VALLEY RD.
 TRAVERSE CITY, MI 49684
 Contact: RYAN COX, P.E.
 Phone: (231) 218-0590

ARCHITECT

JML DESIGN GROUP
 Contact: Mr. FRED CAMPBELL
 Phone: (231) 947-9010

EMERGENCIES

POLICE DEPARTMENTS - 911
 FIRE DEPARTMENTS - 911
 AMBULANCE - 911



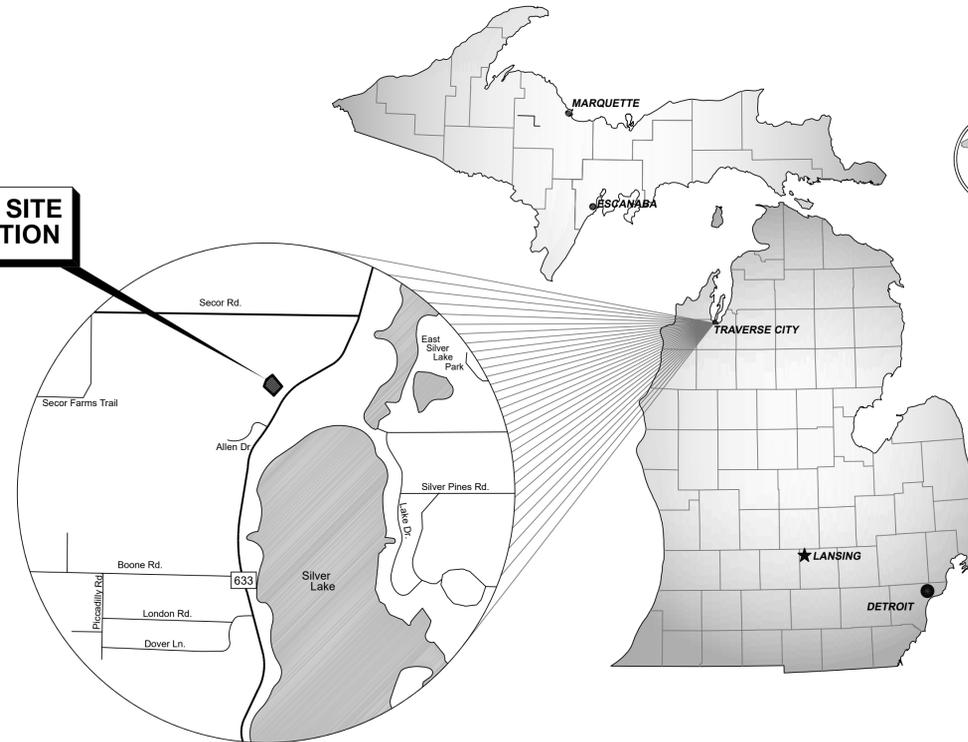
Know what's below.
 Call before you dig.

LOCATION OF EXISTING UTILITIES

1. EXISTING PUBLIC AND KNOWN UNDERGROUND STRUCTURES ARE SHOWN ON THE PLANS. THE INFORMATION SHOWN IS BELIEVED TO BE REASONABLY CORRECT AND COMPLETE. HOWEVER, NEITHER THE CORRECTNESS OR THE COMPLETENESS OF SUCH INFORMATION IS GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY "MISSDIG" AT 1-800-482-7171 AND HAVE ALL UTILITIES WITHIN THE PROJECT AREA MARKED AND LOCATED. NO WORK SHALL COMMENCE UNTIL ALL UTILITIES ARE LOCATED.

2. SPECIAL CARE SHALL BE TAKEN IN EXCAVATING IN THE PROXIMITY OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PROVIDE SUPPORT FOR ANY UTILITIES WITHIN THE EXCAVATION. PROVIDE PROPER COMPACTION UNDER ANY UNDERMINED UTILITY STRUCTURE AND IF NECESSARY, INSTALL TEMPORARY SHEETING OR USE A TRENCH BOX TO MINIMIZE THE EXCAVATION. CONTRACTOR SHALL PROTECT AND SAVE HARMLESS FROM DAMAGE ALL UTILITIES, ABOVE OR BELOW THE GROUND SURFACE, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.

SITE
 LOCATION



LOCATION MAP

LEGAL DESCRIPTIONS

PROPERTY DESCRIPTIONS ARE AS PROVIDED BY THE OWNER.

PROPERTY DESCRIPTION - 1661 N. West Silver Lake Rd.

Property No. 28-05-030-008-45 Legal Description:
 PT NW1/4 SEC 30 T27N R11W COM NW COR SEC 30 TH S 88DEG 23'15"E 1600.28' TH S 13DEG 24'28"W 313.16' TH S 13DEG 20'27"W 224.23' TH S 42DEG 47'21"W 75.5' TH S 42DEG 42'37"W 365.69' TO S 42DEG 36'49"W 166.21' TH S 11DEG 04'35"W 158.35' TO POB TO S 11DEG 04'35"W 436.91' TH S 88DEG 19'28"E 76.05' TH S 88DEG 24'22"E 278.05' TH N 32DEG 55'47"E 221.45' TH N 57DEG 04'13"W 465.13' TO POB CONT 2.93AC

PROPERTY DESCRIPTION PARCEL No. 3

Property No. 28-05-030-008-50 Legal Description:
 PT NW1/4 SEC 30 T27N R11W COM NW COR SEC 30 TH S 88DEG 23'15"E 1600.28' TH S 13 DEG 24'28"W 313.16' TH S 13DEG 20'27"W 224.23' TH S 42DEG 47'21"W 75.5' TH S 42DEG 42'37"W 365.69' TO POB THE S 49DEG 28'44"E 329.12' TO S 32DEG 55'47"W 276.34' TH N 57DEG 04'13"W 295.25' TH N 11DEG 04'35"E 158.35' TH N 42DEG 36'49"E 166.21' TO POB CONT 2.21AC

SHEET INDEX

C-1	COVER SHEET
C-2	EXISTING CONDITIONS AND TOPOGRAPHY
C-3	SITE AND UTILITY PLAN
C-4	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
C-5	LANDSCAPING PLAN
1-2	SITE LIGHTING PLAN

PLAN LEGEND

EXISTING	
---	PROPERTY LINE
---	EX. CONTOURS
OH	OVERHEAD ELECTRIC
G	EX. GAS LINE
ST	EX. STORM SEWER
X	FENCE LINE
O	IRON SET
●	IRON FOUND
⊕	MONUMENT SET
⊙	MONUMENT FOUND
BM	BENCH MARK (BM)
CB	CATCH BASIN
PE	POLE, POWER/ELECTRIC
HY	HYDRANT
GW	GUY WIRE
EB	ELECTRIC BOX
TR	TELEPHONE RISER
S	SIGN

PROPOSED	
ST	STORM SEWER
907	PROPOSED CONTOUR
RDGE	RIDGE LINE
VALLEY	VALLEY
903.18	SPOT ELEVATION
---	RUNOFF DIRECTION
---	STORM SEWER
---	CLEARING AND GRADING LIMITS
---	SILT FENCE
---	SANITARY SEWER
---	WATER MAIN
---	BUILDING SETBACK LINE
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	TREES/FOREST TO REMAIN



Revision:	
REVISION	
REVISION	
REVISION	
REVISION	

Date: 3-4-2024
 Scale: 1" = 30'
 Drawn By: RAC
 Checked By:

Client:
 BRAD AND TRINA JEWETT
 1745 W. SILVER LAKE ROAD
 TRAVERSE CITY, MI 49685

COVER SHEET
 CULVER MEADOWS SENIOR LIVING II
 CHARTER TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, MI

Project No.
 2023-23
 Sheet
 C-1

5825 SECOR RD.
Traverse City, MI 49685
Tax ID No.: 28-05-030-006-40
Owner: John & Tangila Lemcool
(ZONING: RR)

SECOR RD.
Traverse City, MI 49685
Tax ID No.: 28-05-030-006-00
Owner: Clifford & Jewell Lemcool
(ZONING: RR)

N. West Silver Lake Rd. PCL 3
Traverse City, MI 49685
Tax ID No.: 28-05-030-008-50
Owner: Brad & Trina Jewett
2.21 ACRES

N. West Silver Lake Rd. PCL 4
Traverse City, MI 49685
Tax ID No.: 28-05-030-008-60
Owner: Brad & Trina Jewett
(ZONING: R-1)
1.00 ACRES

EX. BUILDING
1661 N. West Silver Lake Rd.
Traverse City, MI 49685
Tax ID No.: 28-05-030-008-45
Owner: Brad & Trina Jewett
(ZONING: R-1)

1745 N. West Silver Lake Rd.
Traverse City, MI 49685
Tax ID No.: 28-05-030-008-25
Owner: Brad & Trina Jewett
(ZONING: R-1)



H.D. TEST HOLE LOCATION

TH #1
0" - 6" TOPSOIL (SANDY LOAM)
6" - 72" MEDIUM SAND (GRAVELLY)
**NO GROUNDWATER

TH #1
0" - 4" TOPSOIL (SANDY LOAM)
4" - 72" MEDIUM SAND (GRAVELLY)
**NO GROUNDWATER

VERY WELL DRAINED SOILS LOCATED ON THIS PROPERTY.
SOIL LOADING RATE FOR DRAIN FIELD DESIGN WILL BE 0.75"/S.F.

SURVEY AND BOUNDARY INFORMATION

1. EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY OWNER. ALL SURVEY WORK PERFORMED BY SIMMER LAND SURVEYING.

DEMOLITION AND ABANDONMENT NOTES

1. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL NECESSARY DEMOLITION PERMITS. ALL DEMOLITION AND DISPOSAL OF REMOVED MATERIALS SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND STANDARD PRACTICES.
2. PROVIDE NEAT SAW CUTS AT LIMITS OF ANY PAVEMENT OR CONCRETE REMOVALS.
3. COORDINATE ALL DEMOLITION WITH THE PROPERTY OWNERS AND VERIFY APPROVAL OF THE DEMOLITION PRIOR TO CONSTRUCTION.
4. PROTECT ALL STRUCTURES AND FEATURES NOT NOTED FOR DEMOLITION TO THE GREATEST EXTENT POSSIBLE. IF THE CONTRACTOR HITS OR DAMAGES ANY PERSONAL PROPERTY WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER THEY SHALL REPLACE THE DAMAGED ITEM AT NO COST TO THE OWNER.



Revision:	
1	REVISION
2	REVISION
3	REVISION
4	REVISION

Date: 3-4-2024
Scale: 1" = 30'
Drawn By: RAC
Checked By:

Client:
BRAD AND TRINA JEWETT
1745 W. SILVER LAKE ROAD
TRAVERSE CITY, MI 49685

Sheet Title:
EXISTING CONDITIONS
Project:
CULVER MEADOWS SENIOR LIVING II
CHARTER TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, MI

Project No.
2023-23

Sheet
C-2



Know what's below.
Call before you dig.

5825 SECOR RD.
Traverse City, MI 49685
Tax ID No.: 28-05-030-006-40
Owner: John & Tangila Lemcool
(ZONING: RR)

SECOR RD.
Traverse City, MI 49685
Tax ID No.: 28-05-030-006-00
Owner: Clifford & Jewell Lemcool
(ZONING: RR)

EX. BUILDING
1661 N. West Silver Lake Rd.
Traverse City, MI 49685
Tax ID No.: 28-05-030-008-45
Owner: Brad & Trina Jewett
(ZONING: R-1)

1745 N. West Silver Lake Rd.
Traverse City, MI 49685
Tax ID No.: 28-05-030-008-25
Owner: Brad & Trina Jewett
(ZONING: R-1)

N. West Silver Lake Rd. PCL 4
Traverse City, MI 49685
Tax ID No.: 28-05-030-008-60
Owner: Brad & Trina Jewett
(ZONING: R-1)
1.00 ACRES

SITE INFORMATION

SITE ADDRESS

N. WEST SILVER LK. RD. PARCEL 3
TRAVERSE CITY, MI 49685
PARCEL No. 28-05-030-008-50

OWNER: BRAD AND TRINA JEWETT

CONTACT: BRAD JEWETT 231-633-9421

ZONING: AGRICULTURAL (CONDITIONAL REZONING)
PARCEL AREA: 96,376.46 SF = 2.21 ACRES
1 ACRE (MINIMUM)

PROPOSED SITE TO INCLUDE THE FOLLOWING USES:
- ADULT FOSTER CARE
- LICENSED DAY CARE (12 CHILDREN)

STRUCTURE SETBACK REQUIREMENTS

FRONT: 30 FEET
SIDE: 20 FEET
REAR: 35 FEET

PARKING SETBACK: N/A

MAXIMUM LOT COVERAGE (STRUCTURES): 20%

BUILDING ROOF AREA: 14,250 SF = 14.79%

PARKING REQUIREMENTS

ASSUMPTION:

DWELLING UNIT (NON-RES. BUILDING):
1 SPACE PER DWELLING UNIT = 20 SPACES

CHILD CARE CENTER: 1 SPACE PER 300 SF OF FLOOR AREA
= 1,440 SF/300 = 5 SPACES

TOTAL SPACES REQUIRED (MIN.) = 25 SPACES
TOTAL SPACES PROVIDED = 27 SPACES TOTAL
ADA ACCESSIBLE SPACES = 3 TOTAL

SNOW STORAGE CALCULATIONS

SNOW STORAGE REQUIRED = 10 S.F. PER 100 S.F. OF PARKING
-SNOW STORAGE REQUIRED = 26,130 S.F. / 100 S.F. = 2,613 S.F.

SNOW STORAGE PROVIDED = 5,900 S.F.

SITE REQUIREMENTS

- EXISTING DUMPSTER ENCLOSURE TO BE SHARED BETWEEN FACILITIES.
- PROPOSED BUILDING MOUNTED AND PARKING LOT SITE LIGHTING SHALL BE IN ACCORDANCE WITH ORDINANCE SECTION 517 AND SHALL BE APPROVED BY THE ZONING ADMINISTRATOR. LIGHTING SHALL BE 100% FULL CUT-OFF.
- LANDSCAPING AND BUFFERING SHALL MEET THE REQUIREMENTS OF ORDINANCE SECTION 531 AND SHALL BE APPROVED BY THE ZONING ADMINISTRATOR. EXISTING LANDSCAPING IS IN PLACE.
- ANY NEW SIGNAGE WILL BE SUBJECT TO SIGN PERMIT REVIEW AND SHALL COMPLY WITH THE STANDARDS OF SECTION 630 OF THE ZONING ORDINANCE.
- LIGHTING SHALL COMPLY WITH SECTION 517 OF THE ZONING ORDINANCE.



Revision:	
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REVISION	

Date: 3-4-2024
Scale: 1" = 30'
Drawn By: RAC
Checked By:

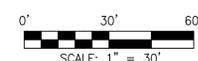
Client:
BRAD AND TRINA JEWETT
1745 W. SILVER LAKE ROAD
TRAVERSE CITY, MI 49685

Sheet Title:
SITE PLAN
Project:
CULVER MEADOWS SENIOR LIVING II
CHARTER TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, MI

Project No.
2023-23
Sheet
C-3

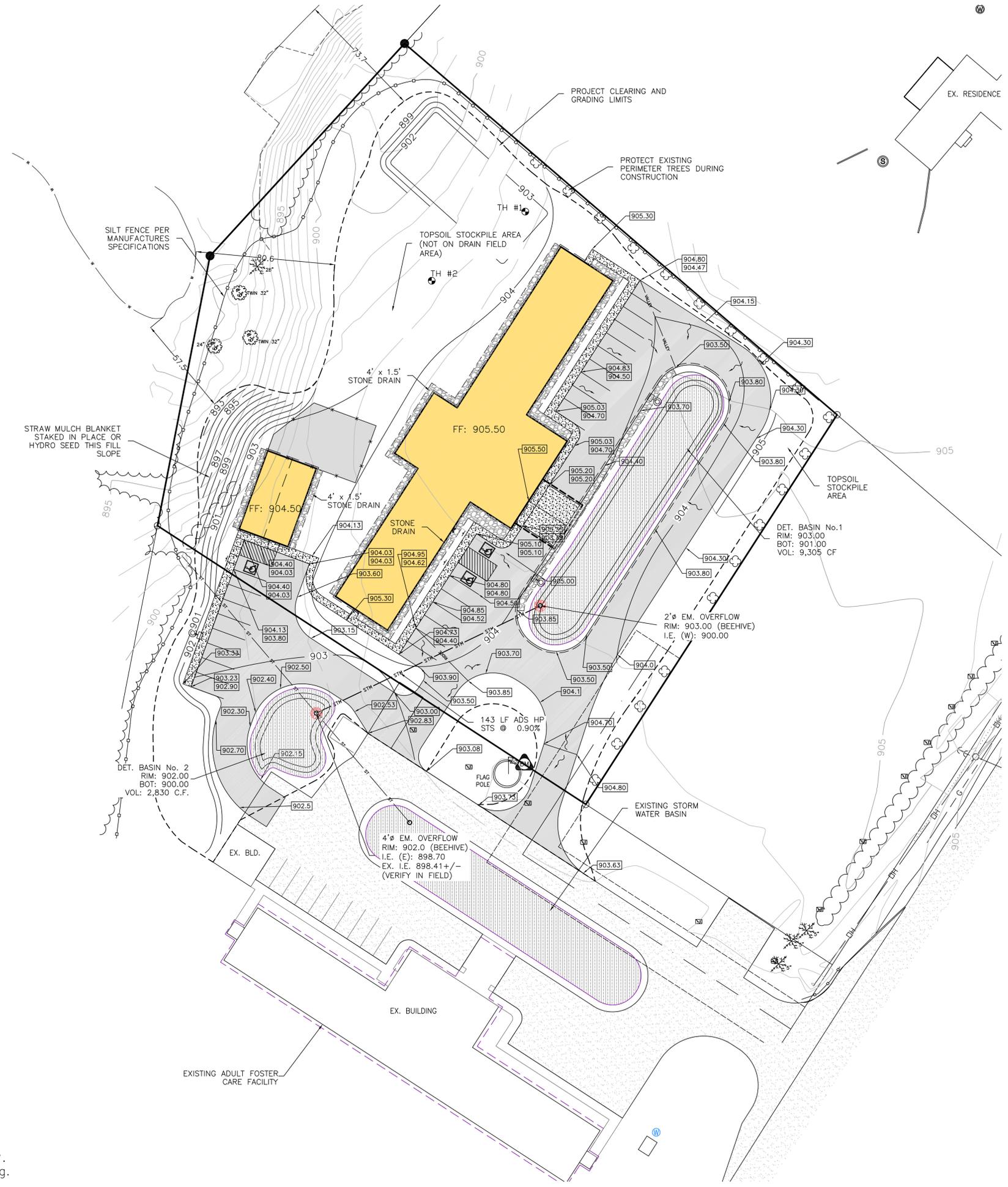


Know what's below.
Call before you dig.



LEGEND

- ST — STORM SEWER
- 907 — PROPOSED CONTOUR
- RIDGE LINE
- VALLEY
- 903.18 SPOT ELEVATION
- ~ RUNOFF DIRECTION
- ST — STORM SEWER
- CLEARING AND GRADING LIMITS
- SILT FENCE
- SAN — SANITARY SEWER
- W — WATER MAIN
- BUILDING SETBACK LINE
- ▨ PROPOSED ASPHALT
- ▨ PROPOSED CONCRETE
- ~ TREES/FOREST TO REMAIN



SOIL EROSION PERMIT ASSUMPTIONS

SOILS ARE WELL DRAINED MEDIUM SAND WITH GRAVEL WITH HIGH INFILTRATION RATE PER SOILS INVESTIGATIONS AND AVAILABLE USDA SOIL DATA.

ESTIMATED AREA OF DISTURBANCE = 95,537 S.F. = 2.20 ACRES

SOIL EROSION PREVENTION NOTES

1. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
2. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEED, FERTILIZED AND MULCHED OR SODDED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.
3. CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.
4. NO SLOPES WITHIN SITE SHALL BE GRADED GREATER THAN 1 ON 3 UNLESS SPECIFICALLY NOTED. ALL RETENTION BASIN SLOPES TO BE NO GREATER THAN 1 ON 3. 1 ON 3 SLOPES SHALL BE HYDRO-SEEDED OR SHALL HAVE STRAW MULCH BLANKETS STAKED IN PLACE.
5. ALL SILT FENCE IS TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS PRIOR TO STARTING ANY CONSTRUCTION. CONTRACTOR TO MAKE ROUTINE INSPECTIONS OF SILT FENCE DURING CONSTRUCTION AND AFTER ALL STORM EVENTS AND REPAIR AND MAINTAIN AS NECESSARY UNTIL VEGETATIVE COVER IS ESTABLISHED.
6. ANY FLOWS RESULTING FROM DE-WATERING WILL NOT BE ALLOWED DIRECT ENTRY INTO ANY STREAMS, LAKES OR WATERWAYS. DISCHARGE MUST BE DIRECTED OVER GRASSY AREAS.
7. ALL EXISTING VEGETATION AND TREES TO REMAIN UNLESS MARKED FOR REMOVAL AS PER PLAN.
8. SELECTED TREES WITHIN TREE LINES MAY BE SALVAGED AT THE TIME OF CONSTRUCTION (LAND PREPARATION).
9. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S SITE. IF ADDITIONAL TOPSOIL IS AVAILABLE AFTER TOPSOILING THE CONSTRUCTION AREA, IT SHALL BE REMOVED FROM THE SITE UNLESS DIRECTED OTHERWISE BY THE OWNER.
10. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AFTER GROUND COVER IS ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.

GRADING AND PAVING NOTES

1. PARKING LOT GRADING IN BARRIER FREE AREAS SHALL NOT EXCEED 2% GRADE IN ANY DIRECTION. ALL BARRIER FREE ROUTES SHALL NOT EXCEED 5.0% GRADE UNLESS A RAMP IS INDICATED.
2. THE PRESENCE OF OTHER THAN GRANULAR MATERIALS IN THE SUB-GRADE SOIL WILL REQUIRE A FULL WIDTH, FIFTEEN INCH, GRANULAR SUB-BASE, MDOT CLASS II OR EQUIVALENT.
3. PREPARE SUB-GRADE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED BY THE FIELD ENGINEER PRIOR TO PLACEMENT OF GRAVEL.
4. GRAVEL TO BE USED ON PROJECT MUST MEET SPECIFICATIONS FOR MDOT 22-A AND MUST BE TESTED AND/OR REVIEWED BY THE FIELD ENGINEER PRIOR TO PLACEMENT.
5. GRAVEL PLACEMENT MUST COMPLY WITH DIVISION 3 OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2020 STANDARD SPECIFICATIONS.
6. PREPARED GRAVEL WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED BY THE PROJECT ENGINEER PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACE.
7. CONTRACTOR SHALL GIVE THE PROJECT ENGINEER A 48-HOUR NOTICE PRIOR TO PLACEMENT OF BITUMINOUS SURFACE.
8. BITUMINOUS PAVING MUST BE PERFORMED IN ACCORDANCE WITH DIVISION 5 OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2020 STANDARD SPECIFICATIONS.
9. ALL TREES, STUMPS, BRUSH AND ROOTS THEREOF SHALL BE ENTIRELY REMOVED FROM THE GRADING LIMITS OF ALL ROADS IN THE PROPOSED PROJECT AND DISPOSED OF AS DIRECTED BY THE OWNER.
10. THE LEVEL OF THE FINISHED SUB-GRADE SHALL BE AT LEAST TWO-AND-ONE-HALF FEET ABOVE THE HIGH WATER TABLE. NO GROUND WATER ENCOUNTERED.



Revision:	
Scale:	
Drawn By:	
Checked By:	

Date: 3-4-2024
Scale: 1" = 30'
Drawn By: RAC
Checked By:

Client:
BRAD AND TRINA JEWETT
1745 W. SILVER LAKE ROAD
TRAVERSE CITY, MI 49685

Sheet Title:
SESC PLAN
Project:
CULVER MEADOWS SENIOR LIVING II
CHARTER TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, MI

Project No.
2023-23
Sheet
C-4



Know what's below.
Call before you dig.

5825 SECOR RD.
 Traverse City, MI 49685
 Tax ID No.: 28-05-030-006-40
 Owner: John & Tangila Lemcool
 (ZONING: RR)

SECOR RD.
 Traverse City, MI 49685
 Tax ID No.: 28-05-030-006-00
 Owner: Clifford & Jewell Lemcool
 (ZONING: RR)

EXISTING
 TREES

EXISTING PROPERTY LINE
 SCREENING. 10 EA. RED MAPLE
 PLANTED @ 24' O.C.

EX. RESIDENCE

1745 N. West Silver Lake Rd.
 Traverse City, MI 49685
 Tax ID No.: 28-05-030-008-25
 Owner: Brad & Trina Jewett
 (ZONING: R-1)

0' 30' 60'
 SCALE: 1" = 30'



LANDSCAPING NOTES

1. THIS SITE CONTAINS EXISTING LANDSCAPING THAT IS HEALTHY AND IN GOOD CONDITION. PRUNE AND MAINTAIN ALL EXISTING LANDSCAPING ON THIS SITE.
2. ALL AREAS NOT COVERED BY BUILDINGS, PARKING AREAS, DRIVEWAYS, WALKWAYS, PEDESTRIAN PLAZAS OR OTHER PEDESTRIAN-ORIENTED IMPERVIOUS SURFACES OR WATER SURFACES SHALL BE PLANTED WITH LIVING VEGETATION OR STABILIZED WITH LANDSCAPING STONE OR MULCH.
3. ALL NEW LANDSCAPING SHALL BE LOCATED TO ALLOW SUFFICIENT ROOM FOR GROWTH.
4. DECIDUOUS CANOPY TREES SHALL NOT BE LESS THAN 2.5 INCHES DIAMETER AT BREAST HEIGHT. CONIFEROUS TREES SHALL BE AT LEAST SIX FEET IN HEIGHT WHEN PLANTED. ALL SHRUBS SHALL BE OF A SIZE GENERALLY KNOWN IN THE NURSERY INDUSTRY AS REQUIRING A FIVE GALLON CONTAINER.
5. THE CRITICAL ROOT ZONE OF PRESERVED TREES SHALL REMAIN UNDISTURBED BY CUTTING, FILLING OR STORAGE OF MATERIALS AND EQUIPMENT DURING THE DEVELOPMENT PROCESS. PRESERVED TREES SHALL BE PROTECTED WITH STURDY, HIGHLY VISIBLE BARRIERS AROUND THE TREE OR GROUP OF TREES, AT APPROXIMATELY THE CRITICAL ROOT ZONE OR DRIP-LINE.
6. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED OR SODDED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.
7. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL WASHOUTS AND EROSION UNTIL CLOSING THE SOIL EROSION PERMIT.

IRRIGATION SYSTEM

PROVIDE EVERYTHING NECESSARY FOR UPGRADES TO THE EXISTING IRRIGATION SYSTEM TO PROPERLY WATER THE PROPOSED LANDSCAPING AREAS. COORDINATE WORK WITH OTHER TRADES. PROVIDE DESIGN FOR A COMPLETE LAWN IRRIGATION SYSTEM TO SPRINKLE THE LANDSCAPE AREAS INCLUDING ALL PLANTER BEDS.

SUBMIT SHOP DRAWINGS ALONG WITH PRODUCT DATA AND DESIGN CALCULATIONS FOR THE SYSTEM. CONTRACTOR SHALL PROVIDE OWNER AN O&M MANUAL FOR ALL EQUIPMENT AND A RECORD DRAWING OF SYSTEM LAYOUT.

AN ADEQUATELY SIZED CONTROLLER SHALL BE PROVIDED AND MOUNTED IN THE MECHANICAL ROOM.

CONDUITS WILL BE INSTALLED BY EXCAVATION CONTRACTOR.

IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS AND TESTING OF SYSTEM.

LANDSCAPING REQUIREMENTS

LANDSCAPE BUFFER TYPE REQUIRED
 SOUTH - N/A
 NORTH, EAST AND WEST - RESIDENTIAL ZONING: TYPE C

PLANTING REQUIREMENTS
 CANOPY TREES - 2" MIN. CAL.
 EVERGREEN = 6 FEET HEIGHT
 FLOWERING TREES 1-1/2" CAL.
 SHRUBS 5 Gal.

Type "C" buffer

(1) Planting requirement.
 Ground cover as specified in Section 530.J, plus three large trees, three medium or small trees, one evergreen or coniferous tree per one hundred (100) linear feet of green space area.

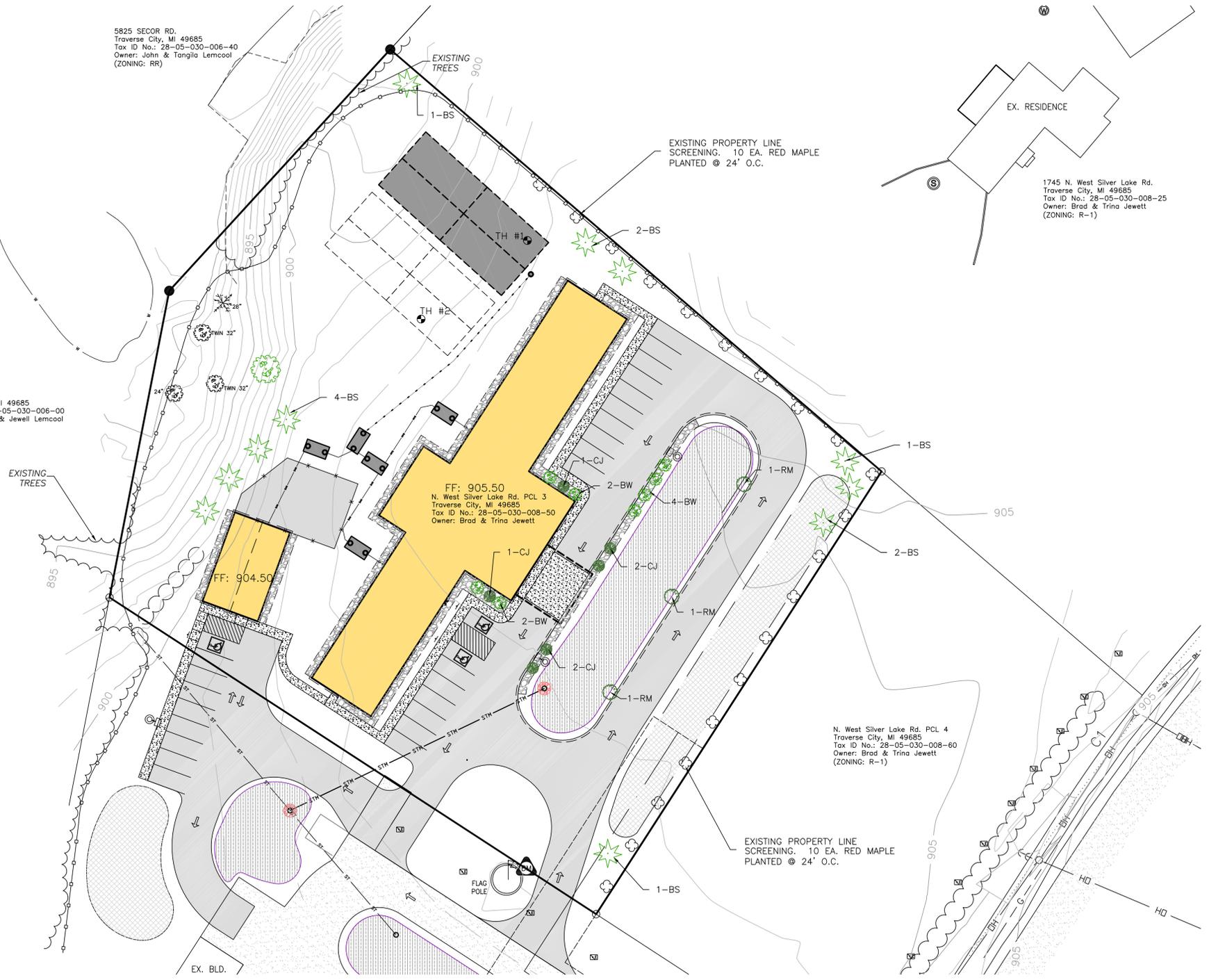
(2) Minimum width requirement. The Type "C" Buffer area shall be a minimum width of ten (10) feet.

SOUTH SIDE - 295 FEET (BUFFER TYPE C)
 -NONE PROPOSED. EXISTING SCREENING ON ADJACENT SITE WITH SAME USE

EAST SIDE - 267.3 FEET (BUFFER TYPE C)
 -GROUND COVER PER 530.J (TREES PLANTED IN MULCH WITH GRASS)
 -11 EXISTING 2" - 3" RED MAPLE TREES. NO OTHER TREES PROPOSED
 -1 EVERGREEN PER 100 FEET OF GREEN SPACE = 3 BLACK SPRUCE

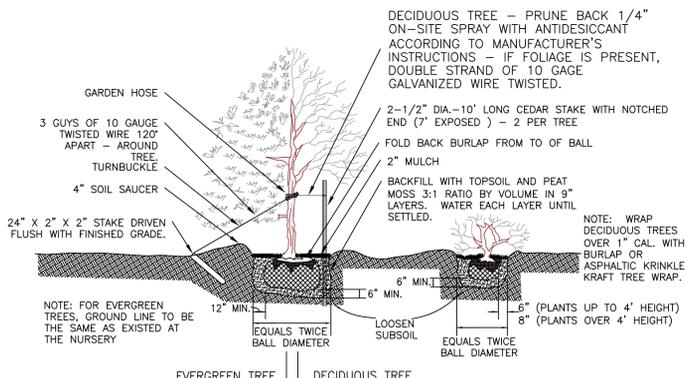
NORTH SIDE - 329 FEET (BUFFER TYPE C)
 -GROUND COVER PER 530.J (TREES PLANTED IN MULCH WITH GRASS)
 -10 EXISTING 2" - 3" RED MAPLE TREES. NO OTHER TREES PROPOSED
 -1 EVERGREEN PER 100 FEET OF GREEN SPACE = 4 BLACK SPRUCE

WEST SIDE - 324 FEET (BUFFER TYPE C)
 -GROUND COVER PER 530.J (GRASS AND NATURAL VEGETATION)
 -4 EXISTING MATURE TREES (MAPLES AND 1 OAK).
 -3 EXISTING MATURE SPRUCE TO REMAIN
 -1 SUGAR MAPLE
 -1 EVERGREEN PER 100 FEET OF GREEN SPACE = 4 BLACK SPRUCE



EXISTING PROPERTY LINE
 SCREENING. 10 EA. RED MAPLE
 PLANTED @ 24' O.C.

N. West Silver Lake Rd. PCL 4
 Traverse City, MI 49685
 Tax ID No.: 28-05-030-008-60
 Owner: Brad & Trina Jewett
 (ZONING: R-1)



PLANTING DETAIL - TREES AND SHRUBS
 NO SCALE

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	NUMBER
SM	ACER SACCHARUM	SUGAR MAPLE	B&B - 2" Cal.	1 EA.
BS	PICEA MARIANA	BLACK SPRUCE	5 Gal.	11 EA.
BW	BUXUS SEMPERVIRENS	BOXWOOD	5 Gal.	8 EA.
CJ	JUNIPERUS COMMUNIS 'DEPRESSA'	COMMON JUNIPER SHRUB	5 Gal.	6 EA.
RM	ACER RUBRUM	RED MAPLE	B&B - 2" Cal.	3 EA.



Know what's below.
 Call before you dig.



Revision:
 REVISION
 REVISION
 REVISION
 REVISION

Date: 3-4-2024
 Scale: 1" = 30'
 Drawn By: RAC
 Checked By:

Client:
 BRAD AND TRINA JEWETT
 1745 W. SILVER LAKE ROAD
 TRAVERSE CITY, MI 49685

Sheet Title:
LANDSCAPING PLAN
 Project:
 CULVER MEADOWS SENIOR LIVING II
 CHARTER TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, MI

Project No.
 2023-23
 Sheet
 C-5

**PHOTOMETRIC EVALUATION
 NOT FOR CONSTRUCTION**
 Based on the information provided, all dimensions and luminaire locations represent a recommended application. The engineer and/or architect must determine the applicability of the layout regarding existing or future field conditions.
 This lighting layout represents illumination levels calculated using laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved method. Actual performance of a manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs, and other field conditions. Calculations may not include obstructions such as buildings, curbs, landscaping, or other architectural elements. Future nomenclature may not include mounting hardware or poles. This layout is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

DESIGNED FOR:

CULVER MEADOWS DAY CARE
 ADDRESS

SALES

A GRACE

DATE

2.28.2024

DESIGNER

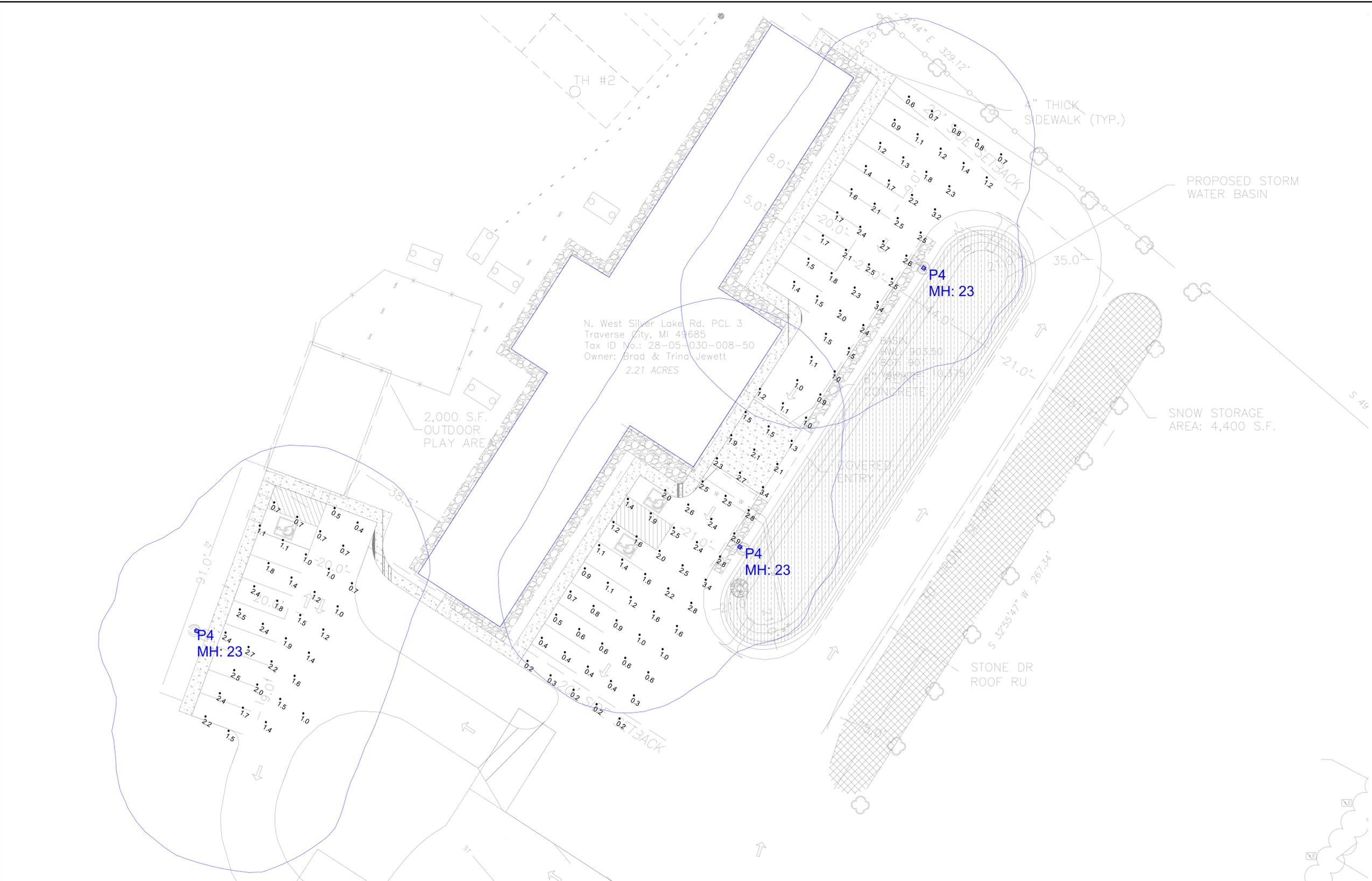
J YONKERS

REVISIONS

DATE	NAME
XX	XX

SHEET

1



PHOTOMETRIC PLAN

SCALE: NTS

Luminaire Schedule

Scene: GEN

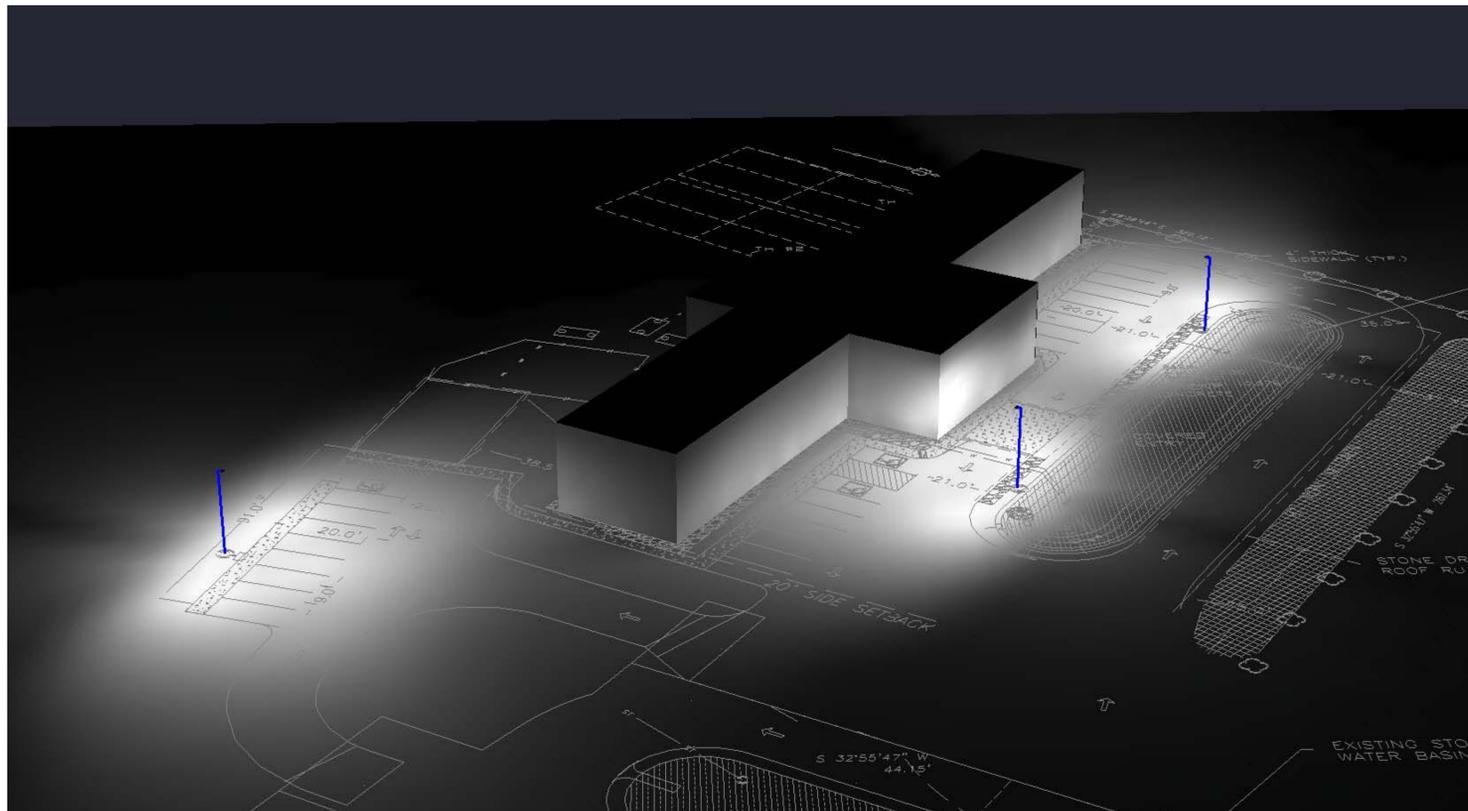
SYMBOL	QTY	LABEL	ARRANGMENT	LLF	[MANUFAC]	DESCRIPTION	MNT HEIGHT	MNT TYPE	TLT WATTS	LUMENS
	3	P4	Single	0.921	COOPER - LUMARK	PRV-C40-D-UNV-T4-BZ	23	POLE	393	17087

Calculation Summary

Scene: GEN

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.56	3.4	0.2	7.80	17.00

NOTES:
- CALC AT GRADE



CTA LIGHTING & CONTROLS
908C West River Center Dr
Comstock Park, MI 49321
616.647.2400
www.cta-lc.com

**PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION**
Based on the information provided, all dimensions and luminaire locations represent a recommended application. The engineer and/or architect must determine the applicability of the layout regarding existing or future field conditions.
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DESIGNED FOR:

CULVER MEADOWS DAY CARE
ADDRESS

SALES

A GRACE

DATE

2.28.2024

DESIGNER

J YONKERS

REVISIONS

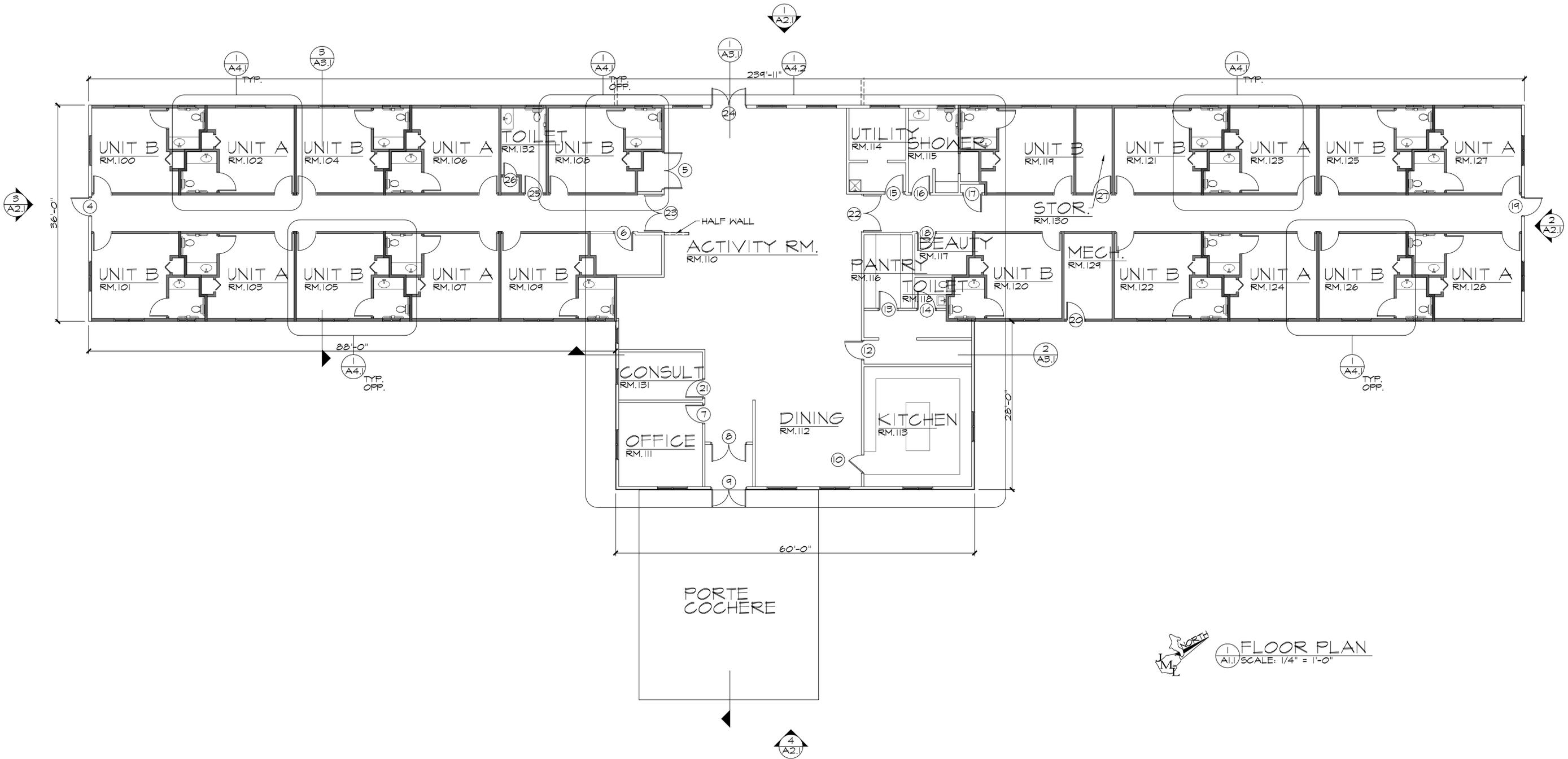
DATE	NAME
XX	XX

SHEET

2

SCHEDULES

SCALE: NTS



 **FLOOR PLAN**
 A.I.I. SCALE: 1/4" = 1'-0"

JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49684

architect:
 CF CAMPBELL
 phone: (231) 947-9019
 e-mail: admin@jmlarchitects.com

revisions:
 10/03/23 ISSUED FOR PLANNING
 11/29/23 REVISED
 1/29/24 REVISED
 02/28/24 REVISED

owner information:
 MR. BRAD JENETT
 1745 N. SILVER LAKE RD.
 TRAVERSE CITY, MI.
 49685

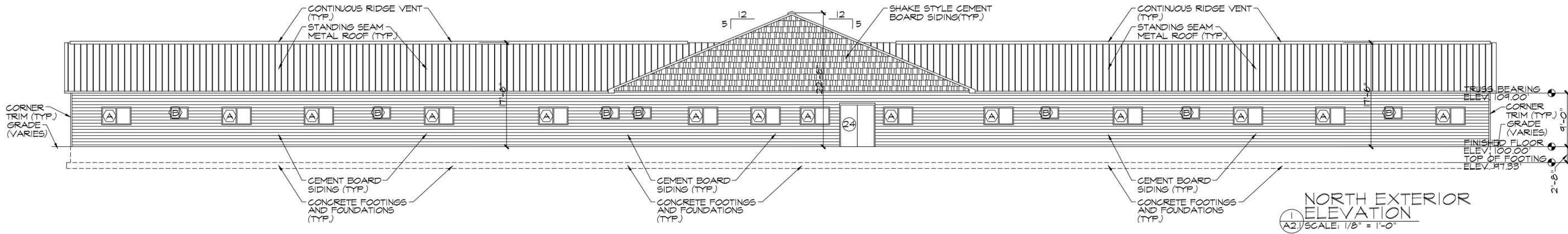
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 N SILVER LAKE RD.
 TRAVERSE CITY, MI.
 49685

sheet title:
OVERALL FLOOR PLAN
 project name:
CULVER MEADOWS

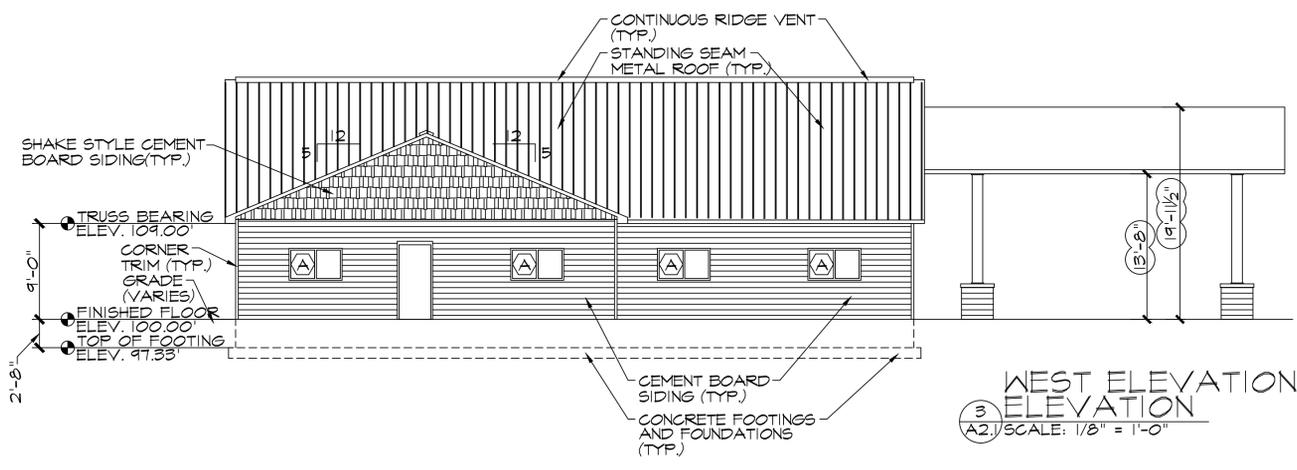
preliminary
 preliminary
 construction

date:
 10/03/23
 sheet:
 A.I.I.

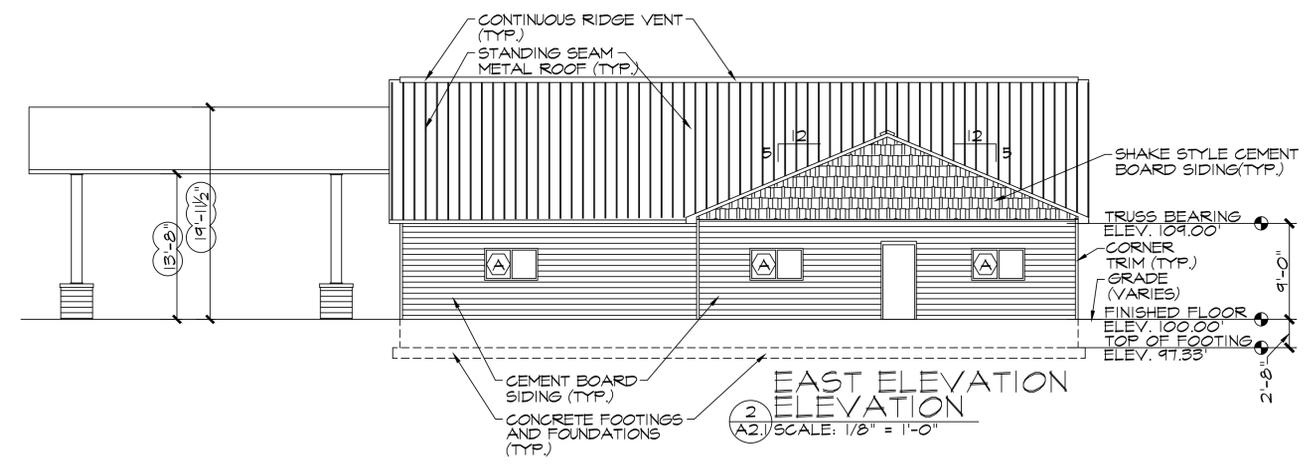




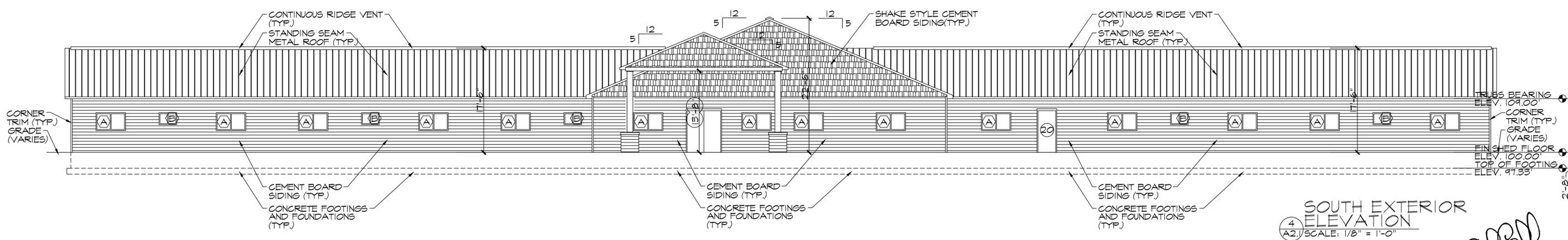
1 NORTH EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



4 SOUTH EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49684

architect:
CF CAMPBELL
phone: (231) 947-9019
e-mail: admin@jmlarchitects.com

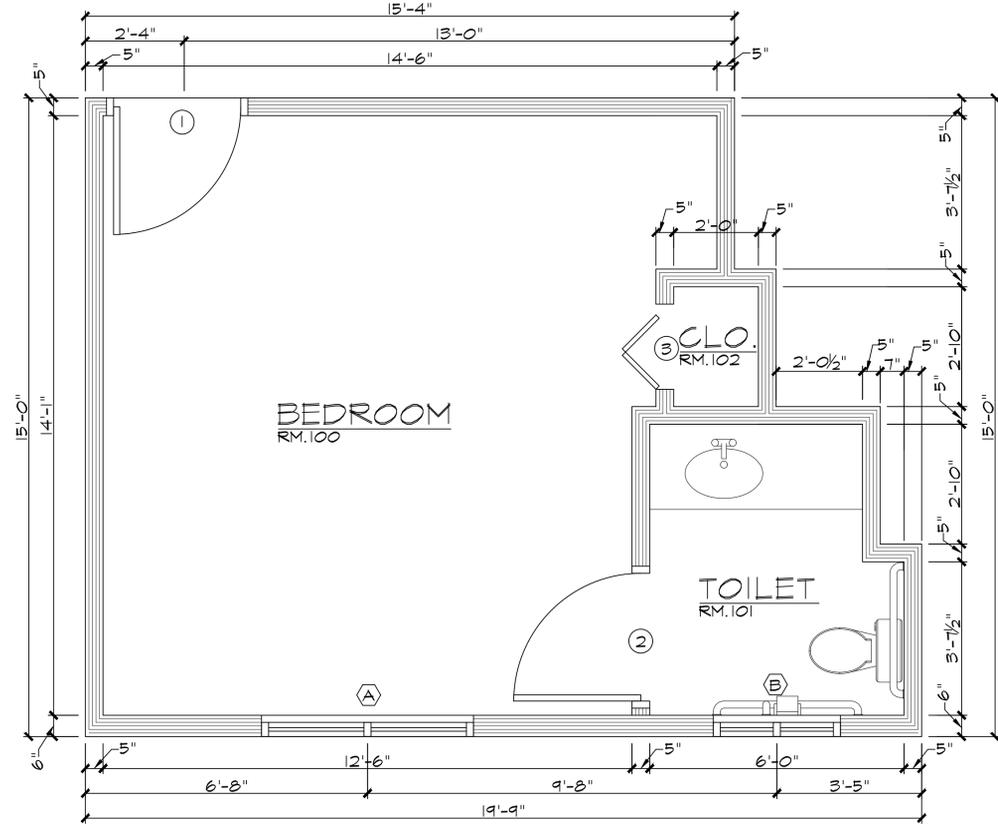
revisions:
10/03/23 ISSUED FOR PLANNING
11/29/23 REVISED
1/29/24 REVISED
02/28/24 REVISED

owner information:
MR. BRAD JENETT
1745 W. SILVER LAKE RD.
TRAVERSE CITY, MI.
49685

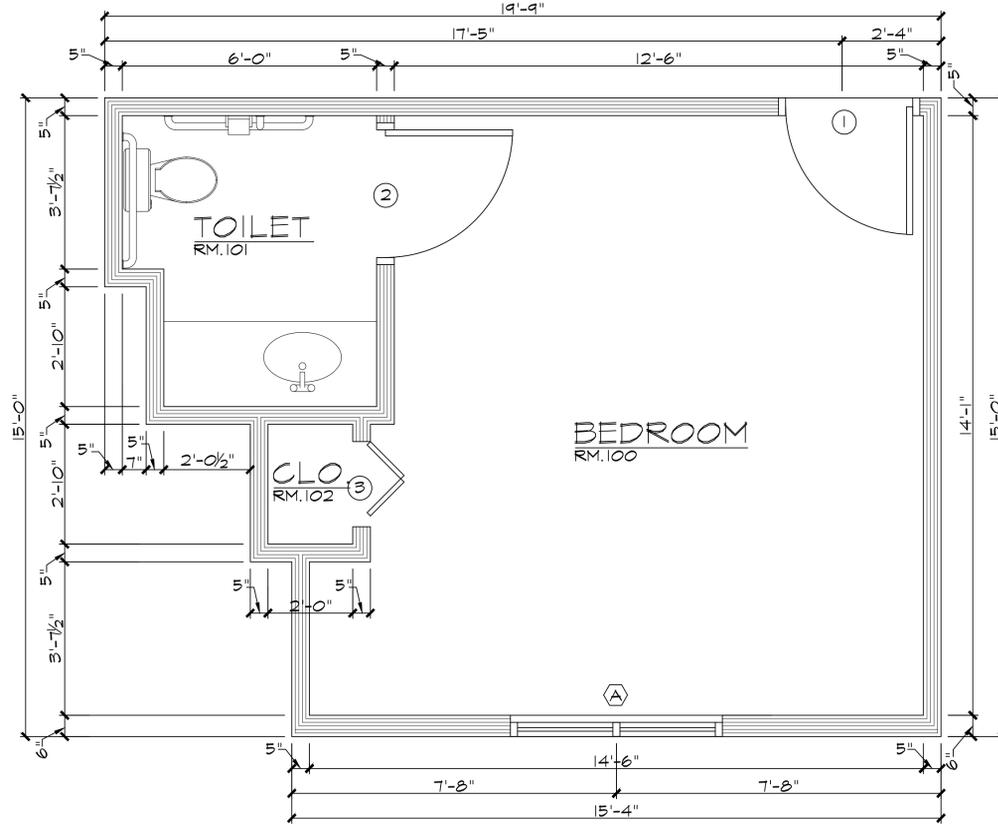
sheet title:
EXTERIOR ELEVATIONS
project name:
CULVER MEADOWS

0 preliminary
● construction

date:
10/03/23
sheet:
A2.1



1
A4.1 TYP. UNIT B
FLOOR PLAN
SCALE: 1/2" = 1'-0"



1
A4.1 TYP. UNIT A
FLOOR PLAN
SCALE: 1/2" = 1'-0"



date: 10/03/23
sheet: A4.1

sheet title: UNIT FLOOR PLAN
project name: CULVER MEADOWS

project location: N SILVER LAKE RD.
TRAVERSE CITY, MI.
49685

owner information: MR. BRAD JENETT
1745 N SILVER LAKE RD.
TRAVERSE CITY, MI.
49685

revisions: 10/03/23 ISSUED FOR PLANNING
11/29/23 REVISED
1/29/24 REVISED
02/28/24 REVISED

architect: CF CAMPBELL
phone: (231) 947-9019
e-mail: admin@jmlarchitects.com
drawn: CFC/JEB/MD

ESTABLISHMENT

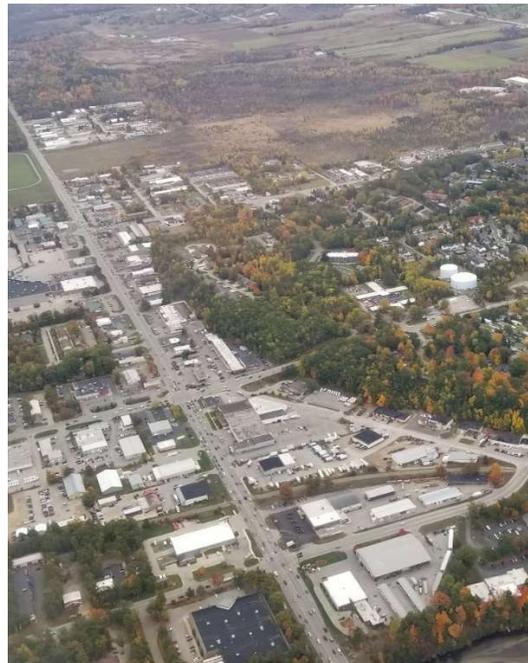
Garfield exists on the lands of the Anishinaabek, the people of the Three Fires Confederacy: the Odawa (Ottawa), the Ojibwa (Chippewa), and Bodowadomi (Pottawatomi). Oral history traces them back to the Eastern Coast of Turtle Island where spiritual leaders told them to travel west until they found the food growing on the water. They traveled until they found wild rice growing on the water and knew they were home. Today, they are recognized as the Grand Traverse Band of the Ottawa and Chippewa Indians.

Grand Traverse County was established in 1851. Grand Traverse County originally contained only two townships: Peninsula and Traverse. Following further divisions of Grand Traverse County, Garfield Township was organized in January 1882 by the County.

Garfield became the Charter Township of Garfield in 1977 under the Charter Township Act of 1947, as amended.

The Township is named after James A. Garfield, the 20th United States President. It is one of six townships named after Garfield in Michigan of which it is the only charter township.

The Township covers 26.59 square miles and is part of the Traverse City-Garfield, MI Urban Area, as defined by the United States Census Bureau.



GARFIELD BY THE NUMBERS

Housing



Median Household Income
\$53,327



Persons per Household
2.2



Households
8,588



Median Home Value
\$207,600



Homeowners 59%
Apartment Renters 41%



43% of All Rental Units in the County

Source: 2020 and 2022 American Community Survey 5-Year Estimates and 2019 OnTheMap Application (U.S. Census Bureau) and the Charter Township of Garfield*

Population



Largest Age Category
30 to 39 years



Median Age
41.2



Total Population
20,542



High School Grad or Higher
94.1%



Bachelor's Degree or Higher
34.7%



Fastest growing municipality in 2nd fastest growing county in Michigan

Source: 2020 and 2022 American Community Survey 5-Year Estimates and 2019 OnTheMap Application (U.S. Census Bureau) and the Charter Township of Garfield*

Geography



State Equalized Value*
\$1,608,005,900



Parcels*
7,322



Land Area
26.59 square miles



Municipal Water Customers*
2,950



Municipal Sewer Customers*
3,300



Township Parkland*
600 acres



People Per Square Mile
762

Source: 2020 and 2022 American Community Survey 5-Year Estimates and 2019 OnTheMap Application (U.S. Census Bureau) and the Charter Township of Garfield*

Economy



Labor Force
9,644



Employment
94.3%



Top Industries
Retail Trade, Healthcare, Manufacturing



Jobs in Garfield
13,484



Travel to Work
15.3 minutes



Federally Established Opportunity Zone



Over \$200 million of investment
in last 3 years*

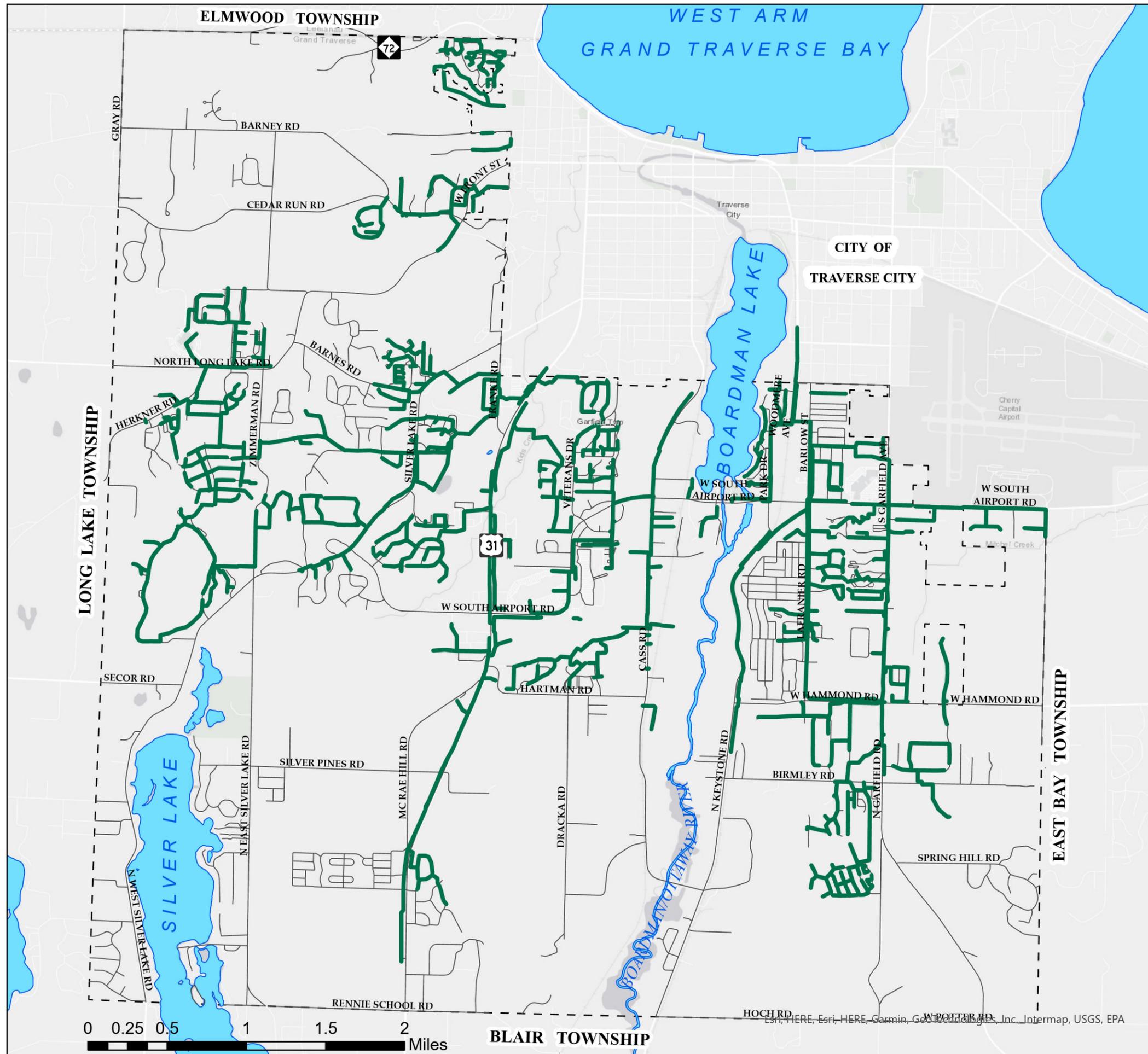
Source: 2020 and 2022 American Community Survey 5-Year Estimates and 2019 OnTheMap Application (U.S. Census Bureau) and the Charter Township of Garfield*

Map 3 Municipal Sewer

Legend

 Sewer Lines

Data Source: Gourdie Fraser, Inc. (Township Engineer)



Charter Township of Garfield

3848 Veterans Drive
 Traverse City, MI 49684
 Phone: 231.941.1620
 Fax: 231.941.1688



NOT A LEGAL SURVEY

This map is based on digital databases prepared by the Charter Township of Garfield. The Township does not provide any warranty, either express or implied, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate. Always contact a surveyor to be sure of where your property lines are located.



Esri, HERE, Esri, HERE, Garmin, GeoEye, GeoEye, Inc., Intermap, USGS, EPA

which such development appears likely and desirable. More intensive development is encouraged in and near the urbanizing core areas of Garfield, with less intensive development moving outward towards the rural areas. The designation is intended to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and parks that will promote a sense of community and urban vitality. Recognizing this designation may be in areas transitioning from agricultural uses to residential uses, small scale agricultural operations in unplatted areas are allowed to continue.

MODERATE DENSITY RESIDENTIAL (3 TO 6 UNITS PER ACRE)

This designation provides areas for moderate density single-family and two-family residential dwelling units in and near to the developing core areas of Garfield. The districts include areas of existing single-family and two-family developments as well as areas within which such development appears likely and desirable. This area should encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools, places of worship, and parks. This area is meant to provide a range of housing choices, promote a sense of community, urban vitality, and to facilitate the efficient provision of infrastructure.

HIGH DENSITY RESIDENTIAL (6 TO 10 UNITS PER ACRE)

This designation provides areas for moderate density to high-density single-family and two-family residential dwelling units mixed with a variety of multi-family residential dwelling types, including apartments where adequate public facilities and services exist with capacity to serve such development. These areas contain an existing mix of these dwelling types, as well as areas within which such development appears likely and desirable. They are intended to encourage more intensive development in and near the urbanizing core areas of Garfield. Design should encourage a neighborhood environment for family life and include uses such as schools, places of worship, and parks that will promote a sense of community, urban vitality, and the efficient provision of infrastructure. Zoning district regulations should allow for market and design flexibility, while preserving neighborhood character and permitting applicants to cluster development to preserve environmentally sensitive and natural land areas.

MOBILE HOME RESIDENTIAL

This designation indicates areas which are suitable for mobile home subdivisions and mobile home parks, including areas of existing developments as well as areas proposed and approved for such development. This classification is intended to encourage moderate density to high-density mobile home subdivisions and mobile home park developments where adequate public facilities and services exist with

GRAND TRAVERSE COMMONS

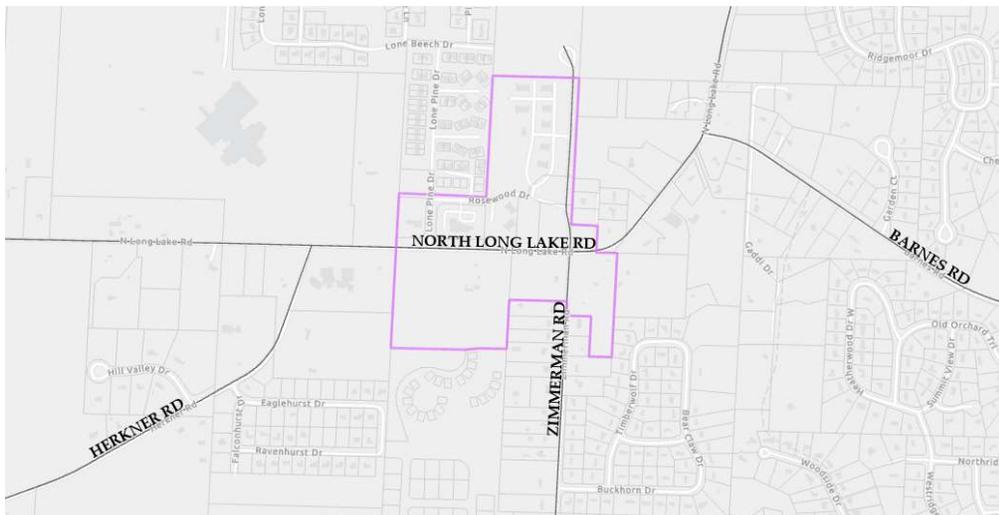
This designation identifies the Grand Traverse Commons Redevelopment District, a jointly planned area established under the authority of the Joint Municipal Planning Act of 2003, as amended. This area is subject to a separate master plan and development regulations administered by the Grand Traverse Commons Joint Planning Commission.

MIXED-USE NEIGHBORHOOD

A mixed-use neighborhood is a node of highly concentrated activity including residential, commercial, and/or public/semi-public uses. Walking infrastructure, such as sidewalks and bike paths, may be in place. Typically centered on prominent roadway intersections, a mixed-use neighborhood serves the daily needs of nearby residents and has the potential to convey a strong sense of place.

BROOKSIDE COMMONS

The Brookside Commons planned unit development set the foundation for a mixed-use neighborhood at the intersection of North Long Lake and Zimmerman Roads. This neighborhood is defined by higher density residential, senior living facilities, offices, and future neighborhood services.



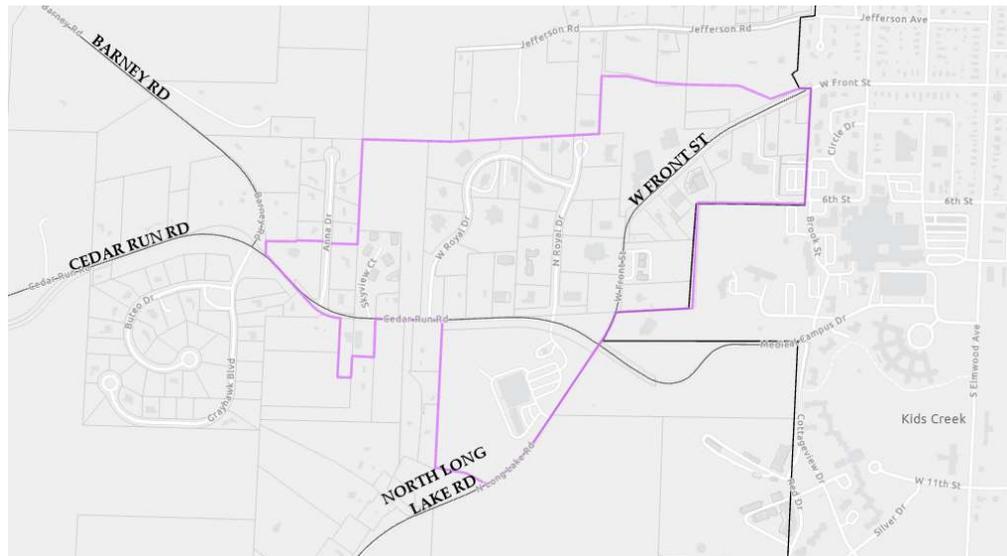
Guiding Principles:

- **Housing.** With available water and sewer service, moderate and high density residential is planned for this mixed-use neighborhood.
- **Neighborhood Services.** Local commercial uses are planned at the northwest corner of North Long Lake and Zimmerman Roads in the Brookside Commons planned unit development.

- **Connectivity.** A future extension of Zimmerman Road to Harris Road is anticipated. Consideration may be made for connecting Barnes Road to Zimmerman Road. Sidewalks are a priority along North Long Lake and Zimmerman Roads to connect immediate residential areas, offices, and schools to neighborhood services.

CEDAR RUN CAMPUS

West of Traverse City and centered on the intersection between Cedar Run and Front Street, the Cedar Run Campus is an established location for medical clinics and offices due to proximity to Munson Medical Center. While medical services are expected to remain in the area, there is an opportunity to incorporate residential uses that support local workforce needs for housing. Neighborhood services are anchored by the Oleson planned unit development which contains a grocery store, restaurant, personal service establishments, and multi-family residential uses.



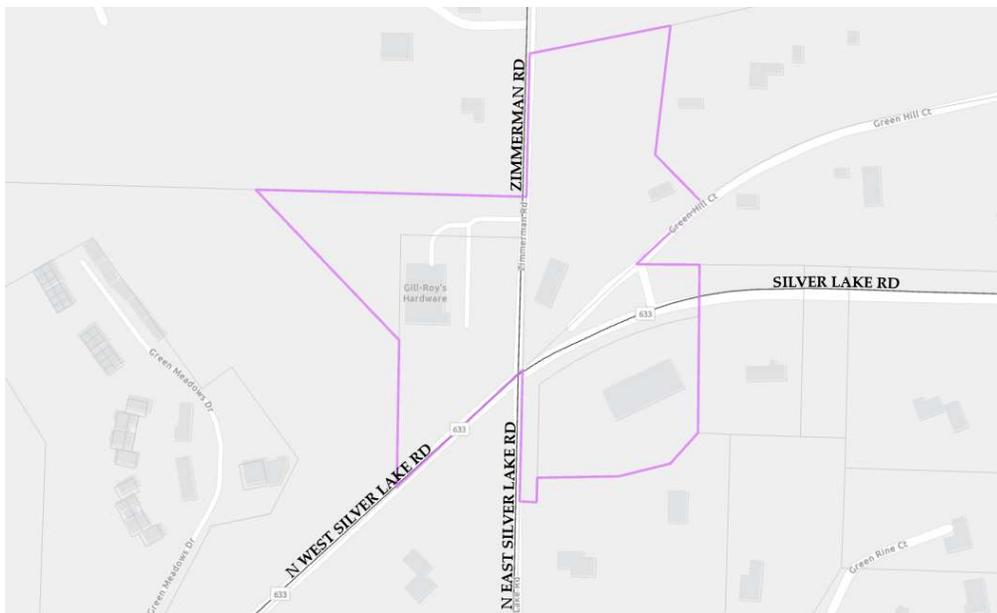
Guiding Principles:

- **Mixed-Use.** Mixed-use development on primary corridors is encouraged including moderate and high density residential with existing medical, office, and local commercial uses. Consideration shall be given to surrounding existing uses, future land use, and site design to determine the compatibility of proposed mixed-use developments. Industrial sites should be transformed to appropriate compatible uses should they become available for redevelopment.
- **Housing.** Housing in this neighborhood should not impede the continued use of medical services and clinics and remain secondary to other development.

- Neighborhood Services. While varied services may be considered, local commercial uses will be limited to the Oleson planned unit development. Automobile-oriented uses, such as drive-through restaurants, shall not be permitted.
- Connectivity. Development throughout the neighborhood will provide connectivity by including sidewalks along primary corridors to promote walkability, internal street connections, cross-access agreements to allow access between adjacent sites and to manage curb cuts, and connections to transit services. The neighborhood will support a trail connection between Commons Natural Area and Hickory Meadows. Potential road connections for consideration include a connection between Munson Medical Center and North Royal Drive.
- Building Placement. Placement, scale, and design of buildings should establish a sense of place, while increasing the allowable density of land development creates a critical mass of activity. This critical mass of activity, through density, mix of uses, and architectural character draws new investment, visitors, and residents. Any new buildings in the area shall promote a pedestrian scale, neighborhood character. For streets designed to be walkable, setbacks should be smaller and building placement should be consistent between neighboring sites.

GREEN HILL

The intersection of Zimmerman and Silver Lake Roads has long been known as Green Hill. This area provides immediate neighborhood services for the surrounding residents and functions similarly to a small village center for the surrounding area.

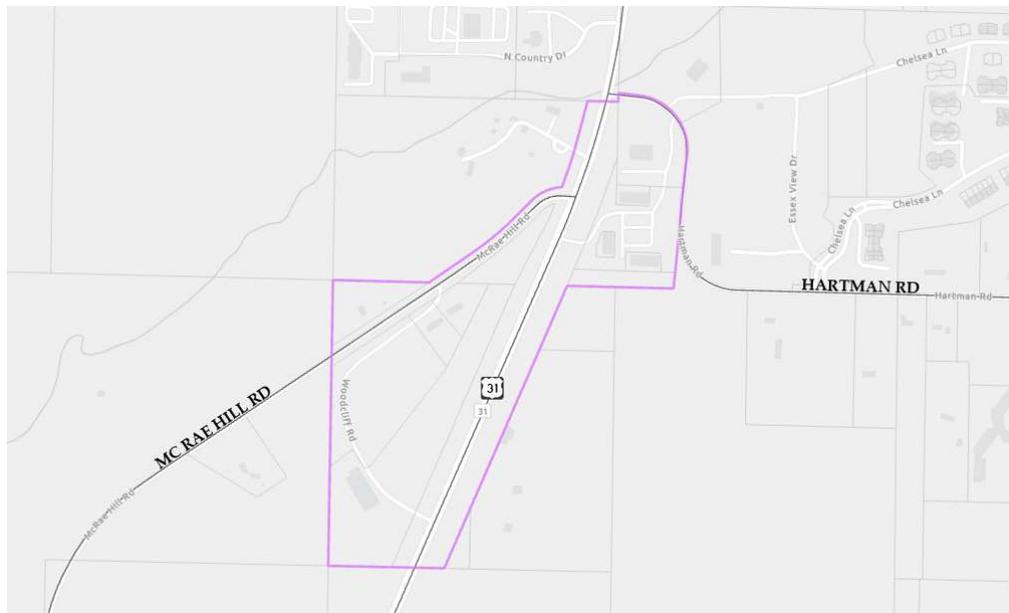


Guiding Principles:

- Neighborhood Services. This area will remain a mixed-use place that offers neighborhood services, that may include a small-scale grocery, pharmacy, personal services, hardware, café, and complementary uses. Reuse of existing structures is encouraged where appropriate and when current design standards are met. New structures should respect the low-density neighborhood commercial character of the node with one to two-story buildings at less than 10,000 square feet. Any new buildings in the area shall promote a pedestrian scale, neighborhood character.
- Infrastructure. Safety improvements to the intersection of Zimmerman and Silver Lake Roads may be considered given the limited visibility and sight lines at the current intersection, as well as the desire for future non-motorized connectivity in this area. Future safety improvements would be coordinated through the Grand Traverse County Road Commission. Sewer and water improvements will support expansion of neighborhood services.
- Connectivity. Non-motorized connections include extension of the Buffalo Ridge Trail to allow access to Silver Lake Recreation Area and a sidewalk connection to the Crown planned unit development.

MCRAE HILL BASE

At the foot of McRae Hill, this mixed-use neighborhood is centered on US 31 at Hartman Road and McRae Hill Road. This area provides a transition from the commercial district to the north to the agricultural and conservation area to the south along US 31.

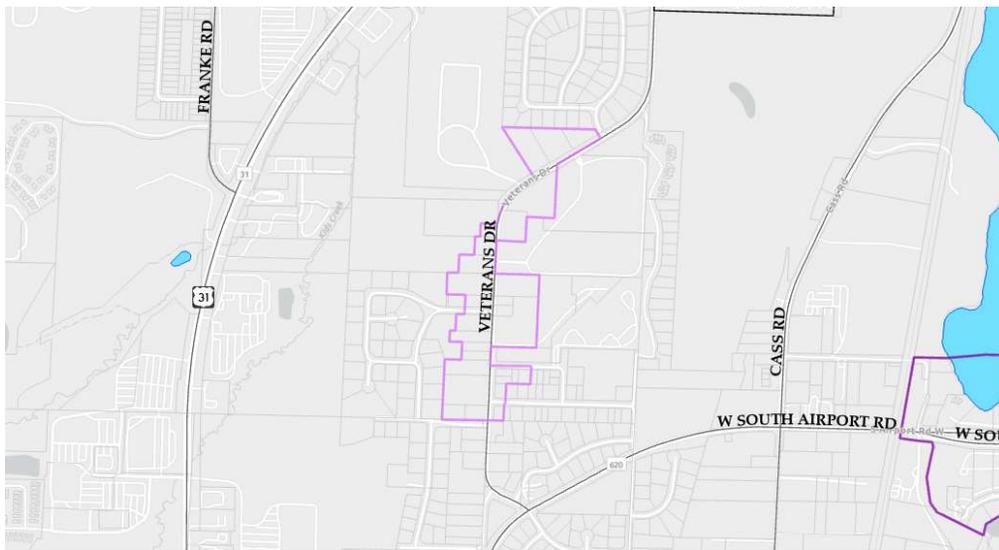


Guiding Principles:

- Mixed-Use. As a transitional area, land uses targeted for this neighborhood include offices, professional services, and moderate density residential. High-density residential may also be considered.
- Connectivity. Future connection between US 31 and Hammond Road is expected with the construction of the Hartman-Hammond bridge. Future non-motorized connections along US 31 and McCrae Hill Road are also supported.
- Viewshed. McCrae Hill is an area with woodlots and open pastures that offers a break from the built development along US 31. McCrae Hill also provides a well-known viewshed that includes line-of-sight views of the Grand Traverse Bay. Protection of the viewshed is a high priority.
- Land Conservation. In addition to the viewshed, protection of the woodlots and open spaces is essential to maintaining the viewshed and the character of this segment of the corridor. Efforts to conserve the land through zoning, conservation easements, and other land protection mechanisms are strongly encouraged.

RENNIE HILL / VETERANS DRIVE

Historically known as Rennie Hill, the original route for US 31, and Ransom Field, the first airport in the area, this mixed-use neighborhood is centered on Veterans Drive from South Airport Road north to the Garfield/Traverse City line. The area includes varied mixed uses including local commercial, office, multi-family residential, single-family residential, and public uses including Garfield Township Hall and Metro Fire Station 11. With lower traffic volumes on Veterans Drive and proximity to Traverse City, this mixed-use neighborhood provides opportunity for a continued mix of lower intensity land uses.



Guiding Principles:

- Mixed-Use. Continue a mix of office, professional services, multi-family residential, and single-family residential uses. Undeveloped land, including portions of Grand Traverse Memorial Gardens cemetery, offers opportunity for new moderate density residential. While zoned land for commercial uses may be permitted to continue, new commercial uses shall not be permitted.
- Connectivity. Bike lanes and sidewalks along Veterans Drive are desired to connect the residential areas in Rennie Hill and south of South Airport Road with commercial businesses on South Airport Road and towards Fourteenth Street in Traverse City.

M-72 / WEST BAY

A small area of Garfield along M-72 meets an existing commercial and office node in Traverse City centered on the intersection of M-22 and M-72. Known as M-72/West Bay, this area provides opportunity for secondary uses such as parking and for future development space that supports the node.



Guiding Principles:

- Mixed-Use. Mixed-use development is encouraged at and near this commercial and office node, including higher density residential, commercial, office, and institutional uses. Consideration shall be given to surrounding existing uses, future land use, and site design to determine the compatibility of proposed mixed-use developments.
- Site Design. Sites are to be designed at a scale that encourages a neighborhood character. Site design will reinforce this character through consistency in building setback and placement, landscaping and planting elements, and other site features.

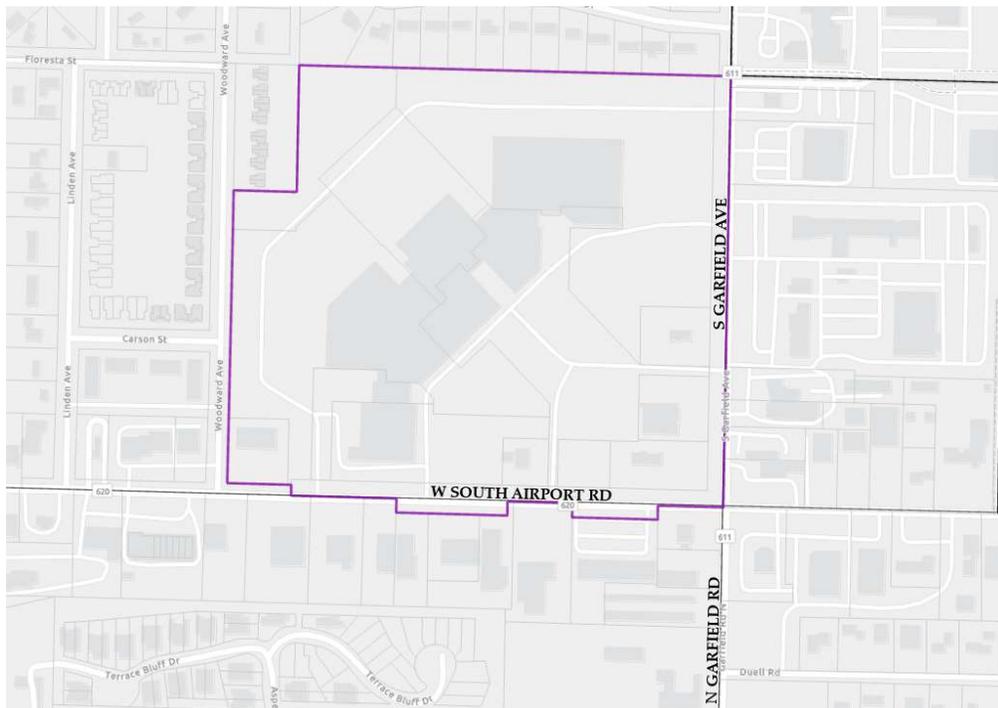
- **Connectivity.** Shared driveways and cross-access easements are encouraged to improve access, connect parking areas, reduce turning conflicts, and improve traffic flow. Sidewalks are encouraged to be constructed to connect to existing sidewalks in Traverse City and the Leelanau Trail.

MIXED-USE CENTER

A mixed-use center is a large district within Garfield with noticeable concentrations of commercial, residential, and/or public/semi-public uses. Mixed-use centers may be further defined by geographic features, access from major roads, and significant infrastructure. Mixed-use centers serve the needs of residents and visitors to Garfield and have the potential to convey a strong sense of place.

CHERRYLAND CENTER

Cherryland Center is located on the east side of the Township at the northwest corner of South Airport Road and Garfield Avenue. It's within the oldest commercial area in Garfield and has a strong linear street connection to Traverse City. The center provides extensive opportunity to continue reinvestment in underutilized property and to accept creative approaches to redevelopment, including the addition of new uses such as residential and entertainment.



Guiding Principles:

- Mixed-Use. Mixed-use development is encouraged including commercial, higher density residential, entertainment, office, and public gathering spaces. Consideration shall be given to surrounding existing uses, future land use, and site design to determine the compatibility of proposed uses.
- Housing. New housing will allow for a diverse selection of unit types and sizes, which will serve the varied housing needs of Garfield.
- Public Spaces. Development throughout the center will account for public gathering spaces. Establishing these places in either the public realm or within private developments creates a better sense of community and meets the needs of residents and visitors. Improving the overall appearance of the center is encouraged including cleanup of properties, upgrade of infrastructure, and installation of landscaping, sidewalks, and pedestrian scale lighting.
- Site Design. Sites are to be designed at a scale that encourages a neighborhood character appropriate for the center. Site design will reinforce development principles through consistency in building setback and placement, landscaping and planting elements, and other site features. Positive visual aspects of the built environment promote a safe and attractive center for residents and visitors, project community pride, and help maintain a distinctive image.
- Building Placement. Placement, scale, and design of buildings should establish a sense of place, while increasing the allowable density of land development creates a critical mass of activity. This critical mass of activity, through density, mix of uses, architectural character, and recreational opportunities draw new investment, visitors, and residents.
- Connectivity. Development throughout the center will provide connectivity by including sidewalks, internal street connections, cross-access agreements, management of curb cuts, and access to transit services. Currently, a limited number of driveways works successfully in providing smooth access to multiple businesses located at Cherryland Center. This configuration shall be maintained for future development.
- Parking. Parking areas should be placed in rear or side yards and avoid front yards and other prominent locations. Prominent locations should be reserved for buildings, landscaping or gathering spaces. Shared parking should also be used whenever possible.

BARLOW PARK

Barlow Park is generally the area north of South Airport Road, between Barlow Street and Park Drive and up to Boon Street. Historically an industrial area along the railroad, Barlow Park could incorporate a mix of uses due to its central location in the urban area and relationship to a variety of surrounding uses.



Guiding Principles:

- Mixed-Use. This center is mostly light industrial. This designation is intended to encourage the continuation of light industrial uses while also allowing for additional complementary uses that create an innovation district. Business incubators, live-work units, makerspaces, and limited commercial may be considered for this area. To provide for a variety of development options, creation of a mixed-use zoning district should be considered to provide flexibility in uses and improved urban design. Low-volume retail commercial uses may be considered only as an accessory use, but otherwise retail commercial uses shall not be permitted. Upper floor residential may also be considered as an appropriate accessory use.

- Housing. Residential options in mixed-use and nonresidential districts should be provided where appropriate, including dwelling units above commercial uses and live-work units.
- Building Placement. The placement, scale, and design of buildings should establish a sense of place, while increasing the allowable density of land development creates a critical mass of activity. This critical mass of activity, through density, mix of uses, architectural character, and recreational opportunities draw new investment, visitors, and residents. This plan envisions new buildings in the center to promote neighborhood character. For streets designed to be walkable, setbacks should be smaller and building placement should be consistent between neighboring sites.
- Site Design. Sites are to be designed at a scale that encourages a neighborhood character appropriate for the district. Site design will reinforce the development principles through consistency in building setback and placement, landscaping and planting elements, and other site features. Positive visual aspects of the built environment promote a safe and attractive neighborhood for residents and visitors, project community pride, and help maintain a distinctive image.
- Parking. Parking areas should be placed in rear or side yards and avoid front yards and other prominent locations. Prominent locations should be reserved for buildings, landscaping or gathering spaces. Shared parking and on-street parking should also be used whenever possible.
- Connectivity. Shared driveways and cross-access easements should be developed to improve access, connect parking areas, reduce turning conflicts, and improve traffic flow.

GARFIELD CENTER

Garfield Center is the primary commercial area of Garfield centered along South Airport Road and primarily east of the intersection with US 31. Grand Traverse Mall and Grand Traverse Crossing are the two major developments comprising this long-standing commercial district that serves local and regional needs.



Guiding principles:

- Mixed-Use. Mixed-use development that supplements existing commercial uses and provides diversity of uses, including high density residential, entertainment, offices, and vibrant public spaces. Consideration shall be given to surrounding existing uses, future land use, and site design to determine the compatibility of proposed mixed-use developments.
- Town Center Design. As existing commercial developments become obsolete, repurposed sites are to be designed at a scale that encourages a town center character. Site design will reinforce development principles through consistency in building architecture, massing, setback, and placement, parking location, landscaping and street trees, lighting and planned signage, walkable and bikeable infrastructure, public gathering spaces, and other site features.
- Connectivity. Connectivity within the district will be expanded by including sidewalks and trails, internal street connections, cross-access agreements to allow access between adjacent sites and to manage curb cuts, and connections to transit services.
- Infrastructure. Coordinated construction of public and private infrastructure will support new development and ensure efficient expenditure of resources. It is recommended to create a capital improvement program (CIP) for Garfield Center for public improvements including utilities, walkways, and streets.

RENNIE PLAINS

The area east of US 31 and north of Rennie School Road is an area of light and heavy industrial and commercial uses with outdoor operations, outdoor storage, and outdoor display of recreational vehicles, boats, etc. While the area has space that allows for additional expansion of uses, infrastructure improvements, including water, sewer, and roads, are needed to provide full service to all the uses. A prominent site known as the Oleson Foundation property located west of US 31 provides opportunity for a mixed-use business park development.



Guiding Principles:

- Mixed-Use. The frontage along US 31 is intended to be commercial uses, with the interior sites being industrial uses and those commercial uses not requiring visibility. The east side of US 31 contains more intensive industrial uses which may include outdoor operations. The west side of US 31 is intended to be a planned business park design with commercial and light industrial uses. Multi-family residential may also be included along the western edge.
- Infrastructure. Future utility connections through Oleson Foundation site with water service. Sewer and water services on the east side of US 31 may be considered. Upgrading of roads and additional roads is also anticipated.
- Connectivity. Future motorized connectivity is anticipated to be a north-south public road between Rennie School Road and Meadow Lane Drive and between the public road and Blue Star Drive to the east. Future non-motorized connectivity is anticipated throughout the west side business park and along US 31.

LOGAN'S LANDING

Logan's Landing generally refers to the commercial and office uses at the intersection of the Boardman River Valley and South Airport Road. Most parcels in this area are currently zoned as C-G General Commercial. This center also includes Medalie Park, a county park. This section of South Airport Road splits into a boulevard-type street and has a grassy, vegetated median irrigated and maintained by Garfield.

Non-motorized connections remain a high priority for this node with a need for improved east-west paths and safe pedestrian connection between the Boardman Lake Loop, to the north, and the Boardman River Trail, to the south.

Because of its location in the Boardman River Valley, many areas of this node are within the floodplain which will inhibit development and redevelopment. Furthermore, due to the size of the parcels and proximity to the river, redevelopment and reinvestment will require to be coordinated among the various parcels.



Guiding Principles:

- Mixed Use. Mixed-use development is encouraged such as higher density residential, commercial, office, and entertainment uses. To help facilitate higher density, tall buildings may be appropriate. Consideration shall be given to surrounding existing uses, future land use, and site design to determine the compatibility of proposed mixed-use developments.
- Water Quality. Development shall not harm the water quality of the lake and river. Due to the area’s proximity to the lake and river, appropriate waterfront setbacks should be considered.
- Non-Automobile-Oriented Uses. Due to the area’s proximity to the lake and river, as well as the traffic patterns and limited space for ingress and egress to the sites in this area, automobile-oriented uses such as drive-through uses, vehicle repair centers, gas stations, and car washes would not be considered appropriate for this node.
- Public Spaces. Development throughout the node will account for public spaces including public gathering spaces, bike paths, trails, and recreational areas. Uses that support trail and recreation activity are a priority. Public spaces in the node will accommodate a variety of activities and promote public safety and community identity. The YMCA currently operating at the Boardman Valley Nature Preserve is anticipated to relocate and allow a reduction in the intensity of recreational use in the Preserve.
- Connectivity. Future non-motorized connection of Boardman Lake Loop to the Boardman River Trail. Future improvement of the South Airport Road crossing of Boardman River is expected and may impact redevelopment.

ASHLAND PARK

Ashland Park is a planned unit development located near the intersection of Garfield and Birmley Roads. The development covers 80 acres and currently includes single-family and two-family residential dwellings, offices, commercial uses, a place of worship, and a self-storage facility. Approximately 60 acres remains undeveloped.

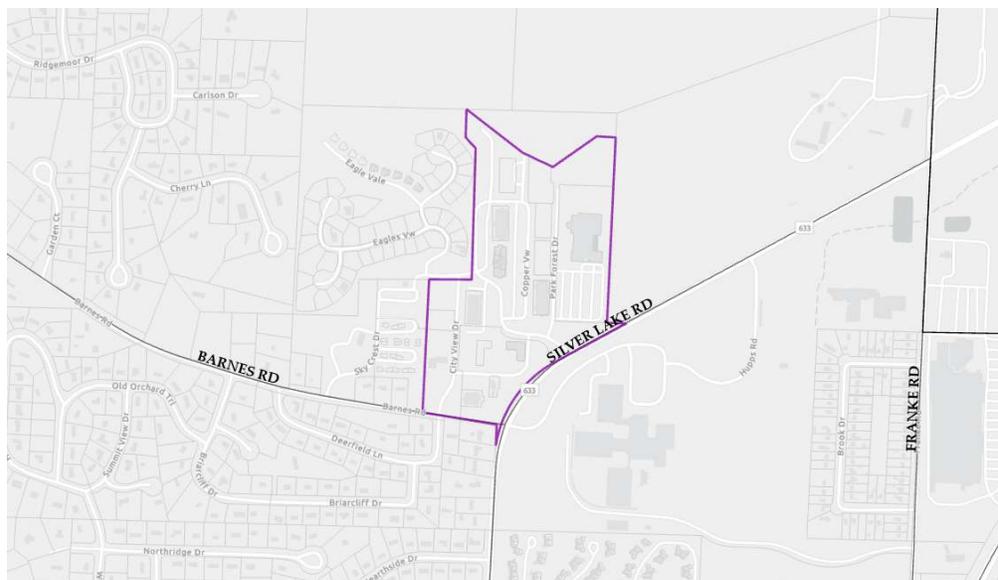


Guiding Principles:

- **Mixed-Use.** Mixed-use development in Ashland Park will include single-family, two-family, and multi-family residential uses combined with continued commercial and office uses. The location provides an opportunity for neighborhood services. Consideration shall be given to surrounding existing uses, future land use, and site design to determine the compatibility of proposed uses.
- **Site Design.** Sites are to be designed at a scale that encourages neighborhood character. Site design will reinforce the original planned unit development principles through consistency in building setback and placement, landscaping and planting elements, and other site features. Positive visual aspects of the built environment promote a safe and attractive neighborhood for residents and visitors and help maintain a distinctive image.

COPPER RIDGE

Copper Ridge is a commercial and residential planned unit development located near the intersection of Silver Lake and Barnes Road. The development includes offices and medical clinics, a surgery center, commercial uses, a place of worship, and single family and multi-family residential uses. The location provides significant views across Garfield and Traverse City and direct access to the Commons Natural Area.



Guiding Principles:

- **Mixed-Use.** Mixed-use development in Copper Ridge will include single-family and multi-family residential uses combined with continued office and commercial uses. Uses that continue to support the medical focus of the mixed-use neighborhood are encouraged. Consideration shall be given to

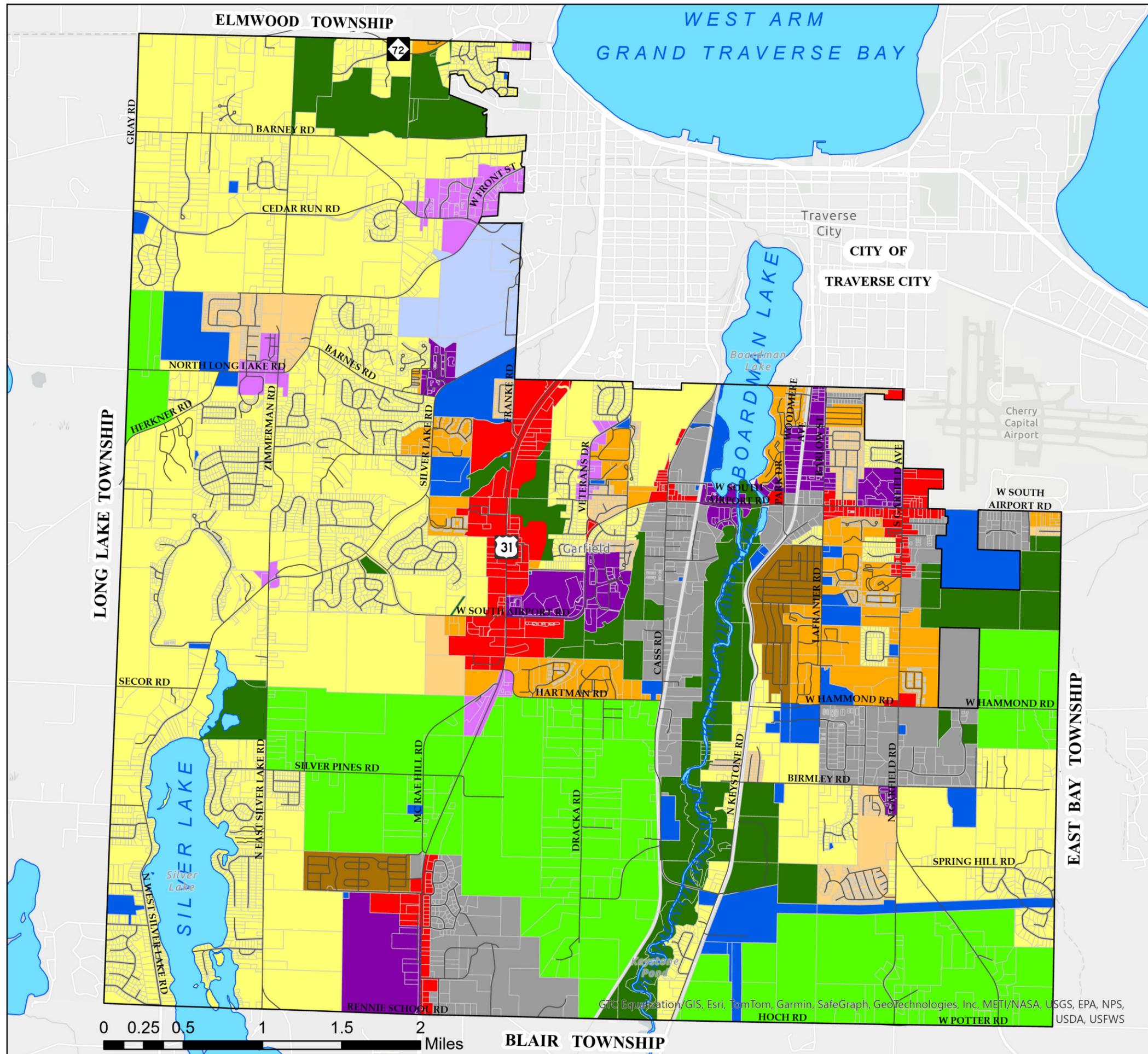
surrounding existing uses, future land use, and site design to determine the compatibility of proposed mixed-use developments.

- Connectivity. Due to its proximity to nearby parks and schools, bike paths and trails shall be continued to link the neighborhood to these destinations.
- Site Design. Sites are to be designed at a scale that encourages neighborhood character. Site design will reinforce the original planned development principles through consistency in building setback and placement, landscaping and planting elements, and other site features. Positive visual aspects of the built environment promote a safe and attractive neighborhood for residents and visitors and help maintain a distinctive image.

BARLOW GARFIELD NEIGHBORHOOD PLAN

Completed in 2020, the Barlow Garfield Neighborhood Plan is Garfield's strategy to help guide future land use, development, and redevelopment for the east side of the township. The Plan is intended to generate a vision and build a sense of place. While under separate cover, the strategic plan and development guidelines in the Plan remain intact, are to be applied to land use decision-making in the neighborhood and complement the goals and objectives of this Master Plan.

Map 4 Future Land Use



Legend

- Future Land Use Designations
- Agricultural / Rural Residential (<=1 unit/acre)
 - Low Density Residential (1-3 units/acre)
 - Moderate Density Residential (3-6 units/acre)
 - High Density Residential (6-10 units/acre)
 - Mobile Home Residential
 - Mixed Use Center
 - Mixed Use Neighborhood
 - Commercial
 - Industrial
 - Recreation / Conservation
 - Public / Semi-Public
 - Grand Traverse Commons

Data Source: Charter Township of Garfield

Charter Township of Garfield
 3848 Veterans Drive
 Traverse City, MI 49684
 Phone: 231.941.1620
 Fax: 231.941.1688



NOT A LEGAL SURVEY

This map is based on digital databases prepared by the Charter Township of Garfield. The Township does not provide any warranty, either express or implied, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate. Always contact a surveyor to be sure of where your property lines are located.



GTC Equalization/GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

MASTER STREET PLAN

There is a relationship between land use and transportation and understanding that each has an impact on the others ability to be sustainable and effective. Planning for land use alone does not result in a complete community. While public roadways in Garfield remain under the jurisdiction of the Grand Traverse County Road Commission and Michigan Department of Transportation, Section 33 of the Planning Enabling Act of 2008 (MCL 125.3801 *et seq.*), states a master plan shall include those subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction, including all components of a transportation system and their interconnectivity including streets and bridges, public transit including public transportation facilities and routes, bicycle facilities, pedestrian ways, freight facilities and routes, port facilities, railroad facilities, and airports, to provide for the safe and efficient movement of people and goods in a manner that is appropriate to the context of the community and, as applicable, considers all legal users of the public right-of-way. The Act further states that planning may include a “master street plan” for these elements.

It’s imperative that a safe, secure multi-modal transportation system is fully coordinated and effectively serves existing and future land uses. The following narrative provides potential roadway corridor improvements that better coordinate with developed and emerging land uses. This narrative functions as components of a master street plan.

CORRIDORS

Corridors are key linear areas centered on a major road that connects places and supports transportation needs. Corridors are further defined by land uses and land use patterns such as commercial, institutional, office, and/or industrial. These corridors link neighborhoods and centers together within Garfield and beyond.

HARTMAN-HAMMOND

Discontinuous street systems are inefficient and channel traffic onto relatively few points of the transportation network which causes undue congestion. A well-connected street network spreads traffic efficiently, provides greater opportunities for access by service and emergency vehicles, and furthers pedestrian mobility by increasing the number of destinations that can be reached by walking.

Linking Hartman and Hammond Roads with a vehicular and pedestrian crossing of the Boardman River would provide a connection that would improve the transportation network. Efforts to support the connection and maintain efficiency of

the corridor include access management and limiting heavy traffic generating land uses.

In 2019, the East-West Corridor Transportation Study was completed by the Grand Traverse County Road Commission to develop solutions to the growing transportation issues in north-central Grand Traverse County. A Boardman River roadway crossing was identified as a recommended solution.

In 2022, the Road Commission completed a Focused Planning and Environmental Linkages (PEL) study of a potential Boardman River roadway crossing. According to the Focused PEL study, a Hartman-Hammond connection results in the greatest percentage of reduced traffic volumes on South Airport Road and is the best overall traffic network improvement.

Guiding Principles:

- Connectivity. Shared driveways and cross-access easements should be developed to improve access, connect parking areas, reduce turning conflicts, and improve traffic flow through the corridor. Limiting the number of driveways works successfully in providing smooth traffic flow and access to businesses at key locations.
- Mixed-Use. The corridor will continue to permit lower traffic generators including industrial, multi-family residential uses, and a limited amount of neighborhood services. The Township will work with the Grand Traverse County Road Commission and property owners on access management along the corridor.
- Land Conservation. As the future connection between the river crossing and US 31 is determined, the land uses along this portion of the corridor will focus on protection of any viewsheds, preserving woodlots and open spaces, and creating opportunities for parks. The roadway itself would best serve this area in the form of a limited-access boulevard with a landscaped median and non-motorized pathways to maintain the natural character of this segment of the corridor.
- Planned Development. Planned developments shall be utilized and designed to protect the viewsheds associated with this area. Open space developments which cluster buildings and preserve the fields within the viewsheds are considered essential.

SOUTH AIRPORT

West South Airport Road extends from Townline Road at the east edge of Garfield west to Silver Lake Road. The portion of the corridor from Logan’s Landing to Townline Road is an area needing operational and aesthetic improvements. With

EAST SILVER LAKE ROAD – SOUTH AIRPORT ROAD

The properties behind Sam’s Club west towards East Silver Lake Road have Future Land Use designations of Moderate Density Residential and Low Density Residential, and these parcels are anticipated for future development. Part of the build-out of this area is an anticipated road connection between East Silver Lake Road and South Airport Road, which has potential to also connect to Hartman Road. A non-motorized trail is also envisioned as part of this connection, which would link Silver Lake Recreation Area and the Mall Trail.

STADIUM DRIVE AND BLUE STAR DRIVE

Extensions of Stadium Drive and Blue Star Drive would enable access to the portions of the Rennie Plains area, designated Mixed-Use Center on the Future Land Use Map, which do not have direct frontage on US 31. These road connections are anticipated as part of the future build-out of this area.

LOWE’S – GRAND TRAVERSE MALL

A future connection is encouraged between Lowe’s and Grand Traverse Mall, which would parallel US 31 and provide access to areas behind the US 31 frontage. This connection would enable cross-connection between businesses along US 31 and South Airport Road and allow for travel between some businesses without needing to drive onto those roads.

If this connection is made, the cul-de-sac of Day Drive should be shortened so there is no connection along Day Drive between Lowe’s and South Airport Road. The land uses on Day Drive are entirely single-family residential and Day Drive is not designed to handle cut-through traffic.

RED DRIVE – SILVER DRIVE

A connection between Red Drive and Silver Drive called “Purple Drive” has previously been discussed to potentially improve circulation in the Grand Traverse Commons. Additionally, a non-motorized connection here could potentially link trails in the Grand Traverse Commons Natural Area to the Buffalo Ridge Trail, Boardman Lake Loop, and other regional trails.

ZIMMERMAN ROAD AND BARNES ROAD

The future extension of Zimmerman Road to Harris Road is anticipated in conjunction with the development of surrounding properties. An extension of Barnes Road to Zimmerman Road would also be desirable, and both connections would provide greater access to these corridors without needing to drive on North Long Lake Road.

III. GOALS & OBJECTIVES

To achieve the future vision, goals and objectives have been established. Goals are general statements concerning an aspect of the desired ultimate physical, social, and economic environment in Garfield. Goals set the tone for development decisions in terms of the desired quality of life. Objectives express the kinds of actions that are necessary to achieve the stated goals. The following goals and objectives clarify the specific position on important issues and provide the foundation for courses of action for Garfield to undertake.

Each objective is numbered to allow for reference, but there is no prioritization order implied. The objectives match those listed in the implementation matrix.

NATURAL RESOURCES

The Boardman-Ottaway River Valley and Silver Lake are the most prominent natural features within Garfield. The Boardman-Ottaway River flows north through Garfield before flowing into Boardman Lake, which subsequently enters the City of Traverse City before emptying to the West Arm of Grand Traverse Bay. The River and Lake divide Garfield from east to west with roughly one-quarter of Garfield’s geographic area lying to the east. Several tributaries in the river watershed located in Garfield include Miller Creek, Jack’s Creek, and Kids Creek. Mitchell Creek in the east part of Garfield flows directly to the East Arm of Grand Traverse Bay. Located in southwest Garfield, Silver Lake is a 600-acre lake with an average depth of 23.4 feet.

Topographic elevations fall from a high point of about 1,100 feet above sea level in the west of Garfield, to roughly 600 feet within the Boardman-Ottaway River Valley, before rising once again to over 900 feet above sea level in the southeast corner of Garfield. Prior to settlement, Garfield land was covered in beech, sugar maple, and hemlock forest with wetland areas covered by conifers and cedars.

Garfield has extensive wetlands and hydric soils that provide community benefit but are often impacted by development. The wetlands provide natural water quality improvement, flood protection, shoreline erosion control, and opportunities for recreation and aesthetic appreciation. Wetlands are generally regulated by the Michigan Department of Environment, Great Lakes, and Energy and buffer requirements by the Garfield Zoning Ordinance.

Michigan's energy system is comprised of generating plants, transmission lines, and distribution facilities. The Michigan Public Service Commission is responsible for utility regulation for generation and distribution functions in the state of Michigan. For Garfield, electric service is provided by Cherryland Electric Co-op, Consumers

Energy, and Traverse City Light and Power, while natural gas service is provided by DTE Energy. Private companies also provide propane gas service.

Growth and development present challenges toward protecting natural resources, including water, air, and preservation of open space and prime farmland. Garfield's policies and investments focus on protecting and restoring natural resources, building and site efficiency, agriculture land protection, and improving the resiliency of the community.

GOALS AND OBJECTIVES

NATURAL ENVIRONMENT

Goal 1: Promote natural environment protection in a planned and strategic manner.

Objectives:

- 1.1. Make environmentally conscious decisions in review of development applications or zoning policy considerations.
- 1.2. Create an interconnected network of natural areas and protect environmental assets through parkland acquisition or, when feasible, require developments to set aside lands that provide usable open space.
- 1.3. Protect the vistas and views along rivers and lakes, and limit building placement and clearing of vegetation along surface waters.
- 1.4. Facilitate context-sensitive development and redevelopment through review processes that support a healthy balance between the built and natural environments.
- 1.5. Collaborate with environmental interests to improve the health of the environment.
- 1.6. Require the incorporation of native plantings in required landscaping for commercial, multi-family, and industrial developments.

WATER QUALITY

Goal 2: Make water system improvements and support environmental conservation efforts to protect water quality.

Objectives:

- 2.1. Protect streams, wetlands, and water bodies from direct or indirect stormwater runoff or other encroachments through setback requirements, development review, and enforcement of the stormwater ordinance.
- 2.2. Promote low-impact stormwater management design including infiltration planters, rain gardens, bioswales, permeable pavement, etc.

GOALS AND OBJECTIVES

STREETS AND ROADS

Goal 7: Support the improvement, maintenance, and connectivity of streets and roads.

Objectives:

- 7.1. Plan for land uses within corridors by orienting buildings toward the road, keeping parking areas to the side or rear, incorporating cross-access between parcels, limiting driveways, and clustering development and including a mix of land uses.
- 7.2. Require traffic impact reports as appropriate to address land use development impacts on streets and roads.
- 7.3. Support street and road designs consistent with the character of the community.
- 7.4. Improve road network connectivity and cross-access circulation through development and site condominium review.
- 7.5. Plan for the Hartman-Hammond corridor crossing of the Boardman-Ottaway River with complimentary future land uses and preservation of open spaces.
- 7.6. Continue access management requirements, including controlling access location, design, spacing, and operation, and coordinate their application with the Grand Traverse County Road Commission and the Michigan Department of Transportation. **Specifically, access management plans are desired for key corridors including the South Airport Road corridor from Cass Road to Townline Road, and the US 31 corridor from Hartman Road to the Township/City line, or others to be identified in the future.**
- 7.7. Regulate commercial and industrial driveway and alleys.
- 7.8. Maintain and enforce street and road design standards.
- 7.9. Work with the Grand Traverse County Road Commission to prioritize and organize improvements, including coordinating development of an asset management plan.
- 7.10. Enable access to land uses while maintaining roadway safety and mobility through controlling access location, design, spacing and operation on key corridors.
- 7.11. Expand needed public and private street connections and sidewalk and pathway connections through collaboration with the Grand Traverse County Road Commission, the Michigan Department of Transportation, property owners, and private developers.
- 7.12. Actively participate in TTCI through representation on its policy and technical committees.

Categories and Goals	Objective	Responsible Parties
<p>7. Transportation and Infrastructure: Streets and Roads</p> <p>Goal: Support the improvement, maintenance, and connectivity of streets and roads.</p>	(7.1) Plan for land uses within corridors by orienting buildings toward the road, keeping parking areas to the side or rear, incorporating cross-access between parcels, limiting driveways, and clustering development and including a mix of land uses.	PC, PD
	(7.2) Require traffic impact reports as appropriate to address land use development impacts on streets and roads.	PC, PD
	(7.3) Support street and road designs consistent with the character of the community.	PC, PD, GTCRC, MDOT
	(7.4) Improve road network connectivity and cross-access circulation through development and site condominium review.	PC, PD, GTCRC, MDOT
	(7.5) Plan for the Hartman-Hammond corridor crossing of the Boardman-Ottaway River with complimentary future land uses and preservation of open spaces.	PC, PD, GTCRC
	(7.6) Continue access management requirements, including controlling access location, design, spacing, and operation, and coordinate their application with the Grand Traverse County Road Commission and the Michigan Department of Transportation. Specifically, access management plans are desired for key corridors including the South Airport Road corridor from Cass Road to Townline Road, and the US 31 corridor from Hartman Road to the Township/City line, or others to be identified in the future.	PC, PD, GTCRC, MDOT
	(7.7) Regulate commercial and industrial driveway and alleys.	PC, PD, TB
	(7.8) Maintain and enforce street and road design standards.	PC, PD, TB
	(7.9) Work with the Grand Traverse County Road Commission to prioritize and organize improvements, including coordinating development of an asset management plan.	GTCRC, TB
	(7.10) Enable access to land uses while maintaining roadway safety and mobility through controlling access location, design, spacing and operation on key corridors.	PC, PD, GTCRC, MDOT
	(7.11) Expand needed public and private street connections and sidewalk and pathway connections through collaboration with the Grand Traverse County Road Commission, the Michigan Department of Transportation, property owners, and private developers.	PC, PD, GTCRC, MDOT
	(7.12) Actively participate in TTCI through representation on its policy and technical committees.	TB, PD, TTCI