

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
December 11, 2024**

Call Meeting to Order: Vice Chair DeGood called the December 11, 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, Joe Robertson, John Racine, Chris DeGood, Pat Cline, and Robert Fudge

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

1. Public Comment (7:01)

None

2. Review and Approval of the Agenda – Conflict of Interest (7:02)

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

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

Nays: None

3. Minutes (7:02)

a. November 6, 2024 Regular Meeting

Agostinelli moved and Racine seconded to approve the November 6, 2024 Regular Meeting minutes as amended noting changes on page three to indicate that a reciprocal easement agreement must be provided and on page four language added to indicate that “other uses were put through”.

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

Nays: None

4. Correspondence (7:05)

Hannon noted that correspondence included items related to item 6d and three emails regarding the Copper Ridge PUD.

5. Reports (7:03)

Township Board Report

Agostinelli stated that Chuck Korn was placed on the Township Board and the Grand Traverse County Board approved the bonding for the airport project. She added that road commission reported that infrastructure work is beginning in January on M-72 at M-22.

Planning Commissioners

i. Zoning Board of Appeals

Fudge said that there was a meeting regarding a setback variance on Lake Drive and the application was tabled.

ii. Parks and Recreation Commission

DeGood reported that the parks commission discussed 2025 projects and one new member were appointed and others were reappointed. Hannon indicated that the DNR grant agreement for the accessible trail at the Commons Area was approved.

iii. Joint Planning Commission

Racine stated that there was no meeting. Agostinelli will now serve on the Joint Planning Commission starting in 2025.

Staff Report

i. PD 2024-107 – Planning Department Report – December 2024

Hannon stated that the department report was submitted in writing and indicated that there have been many administrative reviews.

6. Unfinished Business

a. PD 2024-108 – Copper Ridge PUD Major Amendment (7:11)

A request to amend the PUD is being considered according to Section 423.G of the Zoning Ordinance that incorporates different land uses in locations than requested in the original application and the potential to increase the number of residential dwelling units. The proposed amendment is the conversion of three building locations in the Copper Ridge Professional Center from office to office, commercial, or residential, and the conversion of one building location in the Copper Ridge Retail Marketplace from retail and office to office, commercial or residential. The applicants would be restoring up to 90 residential units and this amendment would give flexibility for what could be built on the site.

Vice Chair DeGood opened the public hearing at 7:13pm.

Susanne Murphy from neighboring residential development Eagle View, shared concerns with a possible increase with traffic, busses, the potential for high rise buildings, and leases, and added that some buildings still had occupancy available.

The public hearing was closed at 7:19pm. DeGood noted emails from Mark Plotzke, Lauren Rippentrop, and Kendra Mac regarding the Copper Ridge PUD amendment.

Commissioners discussed the use and Sych stated that this is an adjustment to the PUD and is meant to create flexibility within the PUD. Commissioners shared concerns with building ten since it was close to the neighboring residential use. Applicant Sarah Kever stated that the original PUD governs the height of the buildings and there would be no changes from what was originally approved several years ago. She

indicated that any architecture would be similar to what is already there and building ten is planned to be a professional office use. Any possible short term rental use in the PUD will be evaluated by staff and staff stated that parameters could be set.

Agostinelli moved Cline seconded to direct Staff to prepare Findings of Fact for application SUP-2000-08-O for consideration at the January 8, 2025 Regular Meeting of the Planning Commission subject to amend the proposed uses within the Copper Ridge Planned Unit Development.

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

b. PD 2024-109 - Cherryland Humane Society SUP Major Amendment – Public Hearing (7:43)

This application requests a Special Use Permit (SUP) Major Amendment for an addition to the Cherryland Humane Society's existing facility at 1750 Ahlberg Drive. According to the application, the scope of work consists of two (2) building additions totaling 9,006 square feet to an existing 14,168-square-foot building. Staff clarified setbacks, landscaping, and snow storage since the last meeting.

DeGood opened the public hearing at 7:47pm and seeing no one wishing to speak, closed the public hearing.

Robertson moved and Fudge seconded TO direct staff to prepare Findings of Fact for application SUP-2001-05-A for a Special Use Permit for the expansion of the existing Cherryland Humane Society facility at 1750 Ahlberg Drive, for the Planning Commission regular meeting on January 8, 2025.

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

c. PD 2024-110 – Cherryland Center Comprehensive Development Plan – Site Plan Review (7:50)

Staff stated that revised parking requirements have been provided and a reciprocal easement agreement has also been revised. This Comprehensive Development Plan will provide guidance and organization to the entire site and for any future new uses on the site. Commissioners asked questions regarding the potential uses on the site. Engineer Bob Verschaeve said his applicant accepts the conditions presented by the planning commission staff.

Racine moved and Cline seconded THAT application SPR 2024-14, submitted by Cherryland Center LLC, for an updated comprehensive

development plan for the Cherryland Center, BE APPROVED, subject to the following conditions (1 through 7 as indicated in PD 2024-110):

- 1. To ensure operation of the approved planned shopping center, cross-access easements, dedicated maneuvering drives, stormwater facilities, parking areas, and parking lot lighting, and landscaping will be maintained and in accordance with the Zoning Ordinance.*
- 2. Access shall be maintained to ensure operation of the approved planned shopping center, including access to 7Brew (parcel: 05-014-049-40), Biggby (parcel: 05-014049-76), Burger King (parcel: 05-014-049-80), and Margaritas Grill (parcel: 05014-049-70).*
- 3. Future phases and proposed development shown on Sheets 4, 5, 6, and 7 of the comprehensive development plan are illustrative only and will require separate site plan review application for each proposal in accordance with the Zoning Ordinance.*
- 4. Creation of new parcels, including any site condominiums, shall be reviewed and approved in accordance with the Zoning Ordinance.*
- 5. Proposed uses and future development shall be reviewed by the Planning Commission in accordance with the Zoning Ordinance.*
- 6. Any changes to outdoor lighting shall conform to the Zoning Ordinance.*
- 7. All agency reviews shall be received and deemed compliant prior to issuing a Land Use Permit or Building Permit.*

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

Nays: None

d. PD 2024-105 Two Brothers Dog Park Café – Site Plan Review (8:03)

The site, located at 1776 South Garfield Avenue at the Cherryland Center, is approximately 3.57 acres and is home to the former Younkers building. The entire building is approximately 47,900 square feet in floor area. The proposed Two Brothers Dog Park Café is planned to occupy 7,000 square feet or 15% of the building floor area which will include food and drink service. There are no current plans for the remainder of the building. In addition to the building improvements, a proposed outdoor dog park would occupy approximately 6,000 square feet of what is currently a parking area with maneuvering lanes. Approximately 260 square feet of the indoor portion of the facility is proposed for kennel and grooming services. It is assumed that these uses are minor in nature and accessory to the proposed primary uses. Bar and restaurant, without drive-through, and recreational facility are uses permitted by right in the C-P district. Staff reviewed site plan standards and found that the proposal met the requirements. Hours of operation would be favorable with the other uses regarding noise and any non-compliant lighting will be changed. Commissioners asked questions regarding stormwater and waste from the outdoor dog park. Engineer Bob Verschaeve explained the wastewater plan for the dog park. Megan Driver, representing the owners, discussed

the waste plan and a solid cedar fence to reduce noise. Commissioners asked to add conditions regarding hours, waste, music, and fencing.

Agostinelli moved and Cline seconded THAT application SPR-2024-16, submitted by Eric Engel for a bar and restaurant, without drive-through, and recreational facility on parcel 05-014-049-08 located at 1776 South Garfield Avenue, BE APPROVED, subject to the following conditions (1 thorough 4 as indicated in PD 2024-105 and conditions 5-8 as discussed by Planning Commissioners at the meeting) and as amended:

1. *The rear parking lot, drives, and maneuvering pavement areas shall be sealed and striped.*
2. *Dumpster enclosures shall be provided for the two existing onsite dumpsters in accordance with the Zoning Ordinance.*
3. *The onsite lighting shall be adjusted to comply with the Zoning Ordinance.*
4. *All agency reviews shall be received and deemed compliant prior to issuing a Land Use Permit or Building Permit.*
5. *Review and approval by the Grand Traverse County Environmental Health Department for waste management for the dog park area.*
6. *Amplified music and other amplified sound shall be prohibited in the outdoor dog park area.*
7. *Clarify fence description for a 7-foot solid cedar fence including height, materials, and location for sound mitigation of the dog park area.*
8. *Hours of operation on any day shall be no earlier than 9:00 AM or later than 9:00 PM for the dog park area.*

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

Nays: None

e. PD 2024-111 - K-1 Speed/High Tops – Site Plan Review Amendment – Withdrawal (8:45)

On December 4, 2024, the Township received a letter from the Applicant to withdraw his application from site plan review by the Planning Commission.

Racine moved and Fudge seconded THAT the WITHDRAWAL of application SPR-2022-21-A for the High Tops bar, restaurant, and nightclub, by Phil Beehler, BE ACCEPTED.

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

Nays: None

f. PD 2024-112 – Tower North Wireless Communication Facility SUP – Updated Site Plan (7:09)

The applicants have provided updated drawings including a site survey, site plan detail, and aerial vicinity plan. The updated drawings show that the proposed tower will be at least 244 feet away from the existing house on the site and at least 160 feet away from the nearest property line to the south. The proposed tower will be 155 feet tall. The tower would be placed within a 60' x 60' fenced-in area with a 6'-high chain link fence. When the application was tabled, one of the main issues was the previously proposed tower location was within 155 feet (the tower height) of both the existing house and the nearest property line to the south. Commissioners asked questions about the setbacks and staff will clarify how far the tower will be from the pole building on the site.

Fudge moved and Agostinelli seconded THAT application SUP-2024-02, submitted by Tower North Development, LLC for a Special Use Permit for a wireless communication facility at 2767 Zimmerman Road, on a portion of Parcel #05-019-001-00, BE SCHEDULED for a public hearing at the January 8, 2025 Planning Commission Regular Meeting.

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

7. New Business

None

8. Public Comment (8:54)

David Williams of Cedar Run Road asked about a development on Cedar Run Road. Staff indicated that there had been no application submitted.

9. Other Business (8:58)

a. 2025 Meeting Schedule

Racine moved to adopt the proposed 2025 meeting schedule and Robertson seconded the motion.

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

10. Items for Next Agenda – January 8, 2024 (8:59)

Election of officers

Possible new retail outlet at the Grand Traverse Mall

11. **Adjournment**

Fudge moved to adjourn the meeting at 9:06pm.



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