

**CHARTER TOWNSHIP OF GARFIELD  
JOINT MEETING  
TOWNSHIP BOARD and PLANNING COMMISSION  
February 23, 2022**

**Call Meeting to Order:** Township Supervisor Korn called the February 23, 2022 Joint Township Board and Planning Commission meeting to order at 6:30pm at the Garfield Township Hall.

**Roll Call of Commission Members:**

**Planning Commissioners Present:** Joe McManus, Pat Cline, Chris DeGood, Robert Fudge, Joe Robertson, and John Racine

**Board Members Present:** Denise Schmuckal, Chris Barsheff, Lanie McManus, Chloe Macomber, Chuck Korn

Absent and Excused: Planning Commissioner Molly Agostinelli and Trustee Steve Duell

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

**1. Public Comment (6:30)**

None

**2. Review and Approval of the Agenda – Conflict of Interest (6:31)**

*McManus moved and Fudge seconded to approve the agenda as presented.*

*Yeas: McManus, Fudge, Cline, DeGood, Robertson, Racine, Schmuckal, Barsheff, L. McManus, Macomber and Korn*

*Nays: None*

**3. Minutes (6:31)**

**a. Planning Commission – Review and Approval of Minutes – February 9, 2022 Regular Meeting**

*Fudge moved and Robertson seconded to approve the February 9, 2022 Regular Meeting minutes as presented.*

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

*Nays: None*

**4. Business**

**a. Where are we now? Existing conditions, trends, and build-out analysis**

Hannon shared a PowerPoint which depicted trends in the township and noted that many of the trends are positive. Garfield Township is part of a growing community and has an excellent tax base with a great variety of homes. The population estimate in the township was over 20,000 in 2021.

**b. Where do we want to go? – Discussion topics**

Sych discussed infrastructure planning and projects, starter homes, blighted properties and how to revive them, transportation, potential corridor priorities and desired development. Topics discussed will contribute to the upcoming update of the Master Plan in 2023. Discussion centered upon the following:

- Board member Barsheff talked about development in terms of emergency services and the greater needs a growing population.
- Redevelopment of the Cherryland Center was discussed. Board members and commissioners agreed that with three owners, it was difficult to sell or redevelop the property.
- Parks were highlighted as an important part of development in the township and are a very important part of the township to keep developing.
- Infrastructure was discussed as being an important future topic for the development of new single family homes and other developments.
- The commissioners and board members talked about the high cost of vacant land and how to make lots more affordable. All agreed that the materials and supply shortages do not help the situation.
- Sych stated that in terms of the zoning ordinance, a vision is needed first for a piece of property, then the tools for putting such a vision into reality can follow. Sych stated that the PUD has been the dominant form of building in the region in the past years. These ideas will all be incorporated into the update of the Master Plan.
- The shift in the economy and jobs was discussed as the Professional Office zoning designation may not be in demand since many people come to the region with a work at home job.
- Township Engineer Jennifer Graham spoke and said that monitoring the infrastructure is important and continuing to make capital investments in such infrastructure will continue to be important.

**5. Public Comment (8:09)**

Brad Jewett of North West Silver Lake Road spoke and appreciated the discussion this evening. He commented on supply and demand in the housing market.

**6. Adjournment**

*Supervisor Korn adjourned the meeting at 8:10pm.*

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Joe Robertson, Secretary  
Garfield Township Planning  
Commission  
3848 Veterans Drive  
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