

**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 27<sup>th</sup> 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.*

  
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Joe Robertson, Secretary  
Garfield Township Planning  
Commission  
3848 Veterans Drive  
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