

**CHARTER TOWNSHIP OF GARFIELD
JOINT TOWNSHIP BOARD AND PLANNING COMMISSION MEETING
March 27, 2024**

Call Meeting to Order: Supervisor Korn called the March 27, 2024 Joint Town Board and Planning Commission meeting to order at 6:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Board Members: Chloe Macomber, Lanie McManus, Chris Barsheff, Denise Schmuckal, Steve Duell, Molly Agostinelli, Chuck Korn

Roll Call of Commission Members:

Present: Molly Agostinelli, Pat Cline, Joe Robertson, Robert Fudge, and Joe McManus

Absent and Excused: Planning Commissioners John Racine and Chris DeGood

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

1. Public Comment (6:01)

None

2. Review and Approval of the Agenda – Conflict of Interest (6:01)

Agostinelli moved and Barsheff seconded to approve the agenda as presented.

Yeas: Agostinelli, Barsheff, Cline, Fudge, Robertson, J. McManus, L. McManus, Macomber, Duell, Schmuckal, Korn

Nays: None

3. Minutes (6:02)

a. March 13, 2024 Regular Meeting

Cline moved and Fudge seconded to approve the March 13, 2024 Planning Commission Regular Meeting minutes as presented.

Yeas: Cline, Fudge, Robertson, Agostinelli, J. McManus

Nays: None

4. Business

a. PD 2024-21 Review of Master Plan Final Draft (6:02)

Sych explained that the Master Plan process began in 2022. Surveys and public input were gathered and throughout 2023, the Master Plan was drafted by staff and Planning Commissioners. Today, the Planning Commission is presenting a final draft of the Master Plan for discussion. The draft Master Plan builds on the Township Board's Strategic Plan and

presents a vision, future land use designations, future road connections, housing priorities, environmental priorities, infrastructure priorities, economic development priorities, public safety priorities, focus areas and corridors, and implementation strategies, including a zoning plan. Sych reviewed the new zoning districts and the structure and organization of the updated Master Plan. He also reviewed land use maps and the changes in some of the uses such as mixed use and low density residential. Joe McManus stated that some of the changes were influenced by neighboring townships and what developments were on the borders. Railroad easements were discussed as future trails. Sych reviewed what the next steps would be which include the board accepting the draft of the Master Plan and approving it for distribution and review by other entities which include Grand Traverse County, Grand Traverse County Road Commission, Michigan Department of Transportation, and local units of government contiguous to the township.

Schmuckal moved and Barsheff seconded TO approve distribution of the draft Charter Township of Garfield Master Plan for the 63-day review period in accordance with the Michigan Planning Enabling Act.

*Yeas: Schmuckal, Barsheff, Macomber, L. McManus, Duell, Agostinelli, Korn, J. McManus, Robertson, Fudge, Cline
Nays: None*

b. Other Discussion (6:50)

Discussion took place on some of the pending legislation at the state level pertaining to short term rentals and solar/wind ordinances. Land conservation was discussed along with parkland acquisition. A list or map citing future land acquisitions was discussed along with the pros and cons of such a list. Board members thanked Planning Commissioners and Planning staff for their diligent work.

5. Public Comment (7:18)
None

6. Adjournment
Fudge moved to adjourn the meeting at 7:19pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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