

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
April 24, 2024**

**Call Meeting to Order:** Vice Chair DeGood called the April 24, 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, and Robert Fudge

Absent and Excused: Pat Cline and Joe McManus

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 (7:01)**

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

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

*Nays: None*

**3. Minutes (7:01)**

**a. April 10, 2024 Regular Meeting with Township Board**

*Agostinelli moved and Robertson seconded to approve the April 10, 2024 Regular Meeting minutes as amended noting that on page three, condition #6, the words "on the" should be removed.*

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

*Nays: None*

**4. Correspondence (7:03)**

None

**5. Reports (7:02)**

**Township Board Report**

Agostinelli stated that the rezoning request for Culver Meadows was approved and the concurrence resolution for the Gauthier property brownfield plan was also approved. The Supervisor, Clerk and Treasurer are running unopposed and there are seven running for the remaining trustee positions. She explained the new duties of the Supervisor.

**Planning Commissioners**

- i. **Zoning Board of Appeals**  
Fudge reported that a front yard setback on Cass Court was approved.
- ii. **Parks and Recreation Commission**  
DeGood had no report.
- iii. **Joint Planning Commission**  
Racine said that the Joint Planning Commission was updated on water and sewer issues as they relate to the brownfield funded infrastructure study of the Commons.

**Staff Report**

- i. **Master Plan Announcement**  
Hannon reported that the Master Plan is still within the 63-day review period. He added that there will be one more public hearing on the Master Plan and if anyone wants to review it, the draft plan is on the township website.
- ii. **Recap of 2024 National Planning Conference**  
Hannon stated that he and Sych attended the National Planning Conference in Minneapolis and many other planning entities were focusing on the same planning efforts as Garfield Township. Sych added that some other states were legislating housing requirements to address exclusionary zoning at the local level.

**6. Unfinished Business**

None

**7. New Business**

- a. **Master Plan Update – Potential Implementation Projects (7:13)**  
Staff asked for feedback on potential projects for Master Plan implementation. Sych stated that the two new mixed-use designations covered 13 areas of the township and that each of these areas have a set of goals and objectives to guide future planning. Sych reviewed ideas for new zoning districts and zoning district changes and commissioners commented and discussed the districts and uses within the districts. Staff suggested creating a new mixed-use center district based on the existing C-P zoning district. Sych stated that this was important for redeveloping Cherryland Center where all the uses need to work together under one unified plan as required by the C-P district. Any transition to new districts would happen slowly and step by step. Other mixed-use areas could be adjusted to be more adaptive. Logan’s Landing was discussed as were various uses for the property. The R-3 district needs to create flexibility for

different types of housing since anything more than a duplex needs a special use permit currently. Sych also mentioned recalculating density in the R-3 district. Other possible tweaks to the zoning ordinance and future study session topics and action items were discussed which included lighting, drive through businesses, requirements for sidewalks, and food trucks. Sych also touched on short-term rentals and so as not to be exclusionary, they should be considered some of the commercial zoning districts. Planning Commissioners also asked to review the sign ordinance. Staff will come back with a work plan for these topics for the remainder of the year.

8. **Public Comment (8:18)**

A student mentioned the need to have a continuous sidewalk to West Senior High School from Brookside Commons.

9. **Other Business (8:20)**

Hannon mentioned that a public input session was held recently, and he had contact information.

10. **Items for Next Agenda – May 8, 2024 (8:21)**

A Minor Amendment to the BATA/TCHC project may be discussed pertaining to MSHDA requirement for a setback for the playground from the nearby gas main. A bed and breakfast review may also come before the Planning Commission.

11. **Adjournment**

*Fudge moved to adjourn the meeting at 8:27pm.*

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