

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
January 26, 2022**

**Call Meeting to Order:** Chair Racine called the January 26, 2022 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, Joe McManus, Pat Cline, Chris DeGood, Robert Fudge, and John Racine

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

**1. Public Comment (7:02)**

None

**2. Review and Approval of the Agenda – Conflict of Interest (7:01)**

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

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

*Nays: None*

**4. Minutes (7:02)**

**a. January 12, 2022 Regular Meeting**

*McManus moved and Agostinelli seconded to approve the January 12, 2022 Regular Meeting minutes as presented.*

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

*Nays: None*

**4. Correspondence (7:02)**

Green Lake Township Zoning and Master Plan Amendment notice

**5. Reports (7:05)**

**Township Board Report**

Agostinelli had nothing to report.

**Planning Commissioners**

None

**Staff Report**

Sych said that the Township Talking Points could lead to some topics for the upcoming joint meeting and could be further discussed under item 7c.

**6. Unfinished Business**

None

**7. New Business**

**a. PD 2022-7 – 2021 Planning Commission Annual Report (7:03)**

Hannon reviewed the Planning Commission Annual Report with commissioners. The Annual Report covered topics which the Planning Commission tackled in 2021 including conceptual reviews, administrative reviews, rezoning requests, development reviews and zoning ordinance amendments.

*Agostinelli moved and Cline seconded THAT the 2021 Planning Commission Annual Report, as provided in Planning Department Report 2022-7, BE APPROVED and FORWARDED to the Township Board.*

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

**b. PD 2022-8 – 2022 Annual Work Plan (7:07)**

Commissioners discussed the matrix provided. 2022 will be a planning year for the upcoming 2023 Master Plan Update. Topics may include the sign ordinance update as well as other minor zoning amendments to the Zoning Ordinance. Discussion took place on the upcoming master plan as it related to neighboring townships and their plans. Topics also suggested were residential master planning and industrial type zoning. Sych also reviewed the Master Plan Implementation Matrix with commissioners.

**c. PD 2022-9 – Topics for Joint Meeting – Planning Commission and Township Board (7:45)**

Staff drafted some topics for the upcoming February 23<sup>rd</sup> joint meeting with the Township Board. They painted a picture of what has been happening in the township in the past three years. Sych reviewed the township talking points which highlighted statistics on housing, permits and population in the township. Commissioners discussed the talking points and asked to add the many miles of trails within the township. Future infrastructure was also discussed. Commissioners also touched upon the topic of the housing market in the area and lack of affordable single family housing. The Capital Improvement Plan was also discussed and commissioners asked if their input was needed in the process.

8. **Public Comment (8:33)**

None

9. **Other Business (8:33)**

None

10. **Items for Next Agenda –January 26, 2022 (8:36)**

- a. Gauthier R-3 Rezoning – Public Hearing
- b. 3525 West Front Street – Conceptual Review

Sych indicated that the BATA/Housing will be discussed at the next meeting as well.

11. **Adjournment**

*Fudge moved to adjourn the meeting at 8:39 pm.*



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Joe Robertson, Secretary  
Garfield Township Planning  
Commission  
3848 Veterans Drive  
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