

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
January 27, 2021**

**Call Meeting to Order:** Chair Racine called the January 27, 2021 Planning Commission meeting to order at 7:00pm on the ZOOM platform.

**Pledge of Allegiance**

The Pledge of Allegiance was recited by all in attendance.

**Roll Call of Commission Members:**

Present: **Joe McManus** (Garfield Township, Grand Traverse County, MI), **Molly Agostinelli** (Garfield Township, Grand Traverse County, MI), **Pat Cline** (Long Lake Township, Grand Traverse County, MI) **Joe Robertson** (Garfield Township, Grand Traverse County, MI), **Robert Fudge** (Garfield Township, Grand Traverse County, MI), **Chris DeGood**, (Garfield Township, Grand Traverse County, MI) , and **John Racine** (Garfield Township, Grand Traverse County, MI)

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

**1. Public Comment (7:01)**

Pastor Carey Waldie said his building is almost complete.

**2. Review and Approval of the Agenda – Conflict of Interest (7:02)**

*Agostinelli moved and Cline seconded to approve the agenda as presented*

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

*Nays: None*

**3. Minutes (7:03)**

**a. January 13, 2021**

*McManus moved and Fudge seconded to adopt the minutes of January 13, 2021 as amended noting that all participants with the exception of Cline were joining from Garfield Township; and that under Election of Officers, the motion should state that the Planning Commission recommends to the Township Board that Fudge be appointed to the ZBA,*

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

*Nays: None*

**4. Correspondence (7:06)**

None

**5. Reports (7:06)****Township Board Report**

Agostinelli reported that the board approved the sewer and water connections for Eaglehurst and Randolph Street and approved the appointment of Fudge to the Zoning Board of Appeals.

**Planning Commissioners**

No Reports

**Staff Report**

Sych reported that the solar siting amendment went into effect and is now part of the Zoning Ordinance. He is receiving applications and March may be a busy month for the Planning Commission.

**6. Unfinished Business****a. PD-2021-11 C-P/PUD Signs Zoning Ordinance Text Amendment – Review (7:11)**

At the public hearing last month, staff recommended tabling the proposed amendment to consider additional items for discussion. The two sections contain similar language and the proposed amendment would align them more closely. By merging the sections, language would be added pertaining to a use by right; planning commission review if there is a request for an increase in wall signage area; and sign regulations for mixed uses would be affected. Commissioners discussed the draft and gave positive feedback. Commissioners wanted to ensure that any gooseneck lighting also be shielded and downward facing to comply with the dark sky ordinance and staff indicated that they would add such language to the amendment.

*Fudge moved and Robertson seconded THAT the proposed amendment to the Garfield Township Zoning Ordinance Section 630.G and 630.J, as attached and amended to Planning Department Report 2021-11, BE RECOMMENDED for ADOPTION by the Township Board.*

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

*Nays: None*

**b. PD 2021-12 – Zoning Ordinance Use Chart – Article 2 and Article 3 Discussion (7:20)**

A use chart would summarize all uses permitted by right, by special conditions, and by special use permit in each district. This project also revealed items in the Zoning Ordinance which required updates to remove inconsistencies, streamline language and make

the chart function better. Work on the next two sections will help to further complete the Use Chart project. Commissioners agreed to study Articles 2 and 3 and discuss them at the February study section. It was noted that a change to the adult foster care was missed and it was suggested that the definitions should be reviewed further for any errors. Commissioners brought up issues pertaining to the definition of "contiguous" "livestock" and "front yard"; signage; farm markets and farming businesses as they fall under the Right to Farm Act; and also moving disc golf courses to a high intensity activity. Low intensity would be by right and high intensity would be by special permit. It may be possible to add a moderate intensity definition as well. The uses in the R-1 district were clarified. Staff will tweak the definitions of low and high intensity uses and bring forth any staff driven changes.

**7. New Business**

**a. PD 2021-9 Planning Commission 2020 Annual Report (8:10)**

Sych said that the Annual Report is being presented pursuant to the Planning and Zoning Enabling Act and outlines the activities from 2020. Administrative Reviews, Conceptual Reviews, Development Reviews, Zoning Ordinance Amendments, and other items were included in the report.

*Agostinelli moved and Fudge seconded THAT the 2020 Planning Commission Annual Report, as provided in Planning Department Report 2021-9, BE APPROVED and FORWARDED to the Township Board.*

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

**b. PD-2021-10 – 2021 Priorities and Master Plan Implementation (8:13)**

The Redevelopment Ready Communities program is a good starting point and will help to identify some priorities for the township. Going through the RRC will also help the township meet its strategic goals and help to implement the Master Plan. Housing has been identified as a key objective along with the Capital Improvement Program which could help guide infrastructure improvements over a six-year period. Staff suggested a possible joint meeting between the Township Board and the Planning Commission to work on the CIP together. Another key item in the RRC is a Public Participation Plan which will clarify and determine effective ways to engage the public. Zoning Ordinance amendments will continue to be brought forth and the Use Chart and Wetlands were identified as discussion points. Training opportunities were discussed. Commissioners also mentioned that they would like to concentrate on high speed internet in the township. Staff will merge unfinished goals from 2020 and new 2021 goals.

8. **Public Comment (8:37)**

Pastor Carey Waldie said he enjoyed the meeting.

9. **Other Business (8:38)**

None

10. **Items for Next Agenda – February 10, 2021 (9:51)**

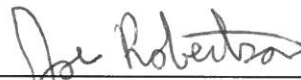
- a. Ligon Bed and Breakfast – SUP Finding of Fact
- b. BATA HQ Transit- Oriented Mixed-Use Development PUD- Public Hearing  
Syck received some updated information on the proposed BATA project.  
Commissioners wanted to ensure that housing was a major component of the BATA development.

11. **Adjournment**

*Agostinelli moved and Robertson seconded to adjourn the meeting at 8:46.*

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

*Nays: None*



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Joe Robertson, Secretary  
Garfield Township Planning  
Commission  
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