

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
February 10, 2021**

**Call Meeting to Order:** Chair Racine called the February 10, 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 (7:02)**

None

**2. Review and Approval of the Agenda – Conflict of Interest (7:06)**

Fudge declared a conflict with New Business Item 6A – the BATA application.

*Agostinelli moved and DeGood seconded to approve the agenda as presented.*

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

*Nays: None*

**3. Minutes (7:07)**

**a. January 27, 2021**

*Cline moved and McManus seconded to adopt the minutes of January 27, 2021 as amended noting two typos: in item 6a it should read C-P PUD signs and 6b should note that the Planning Department Report was PD-2021-12.*

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

*Nays: None*

**4. Correspondence (7:09)**

None

**5. Reports (7:10)****Township Board Report**

Agostinelli had no report.

**Planning Commissioners**

No Reports

**Staff Report**

Sych reported that the Planning Department will be sending out the new Township Ethics Policy and an acknowledgement form that needs to be signed and returned to the township.

**6. Unfinished Business****a. PD-2021-23 BATA/TCHC Transit-Oriented Mixed Use Development PUD – Public Hearing (7:11)**

The proposed PUD would be located at the corner of LaFranier Road and Hammond road and would take up 53.2 acres of a 77.1 acre site. The property is zoned A- Agricultural and is master planned for High Density Residential. The application is a joint application from the Bay Area Transportation Authority (BATA) and the Traverse City Housing Commission (TCHC). It proposes a PUD for a transit oriented, mixed use development which would include multi-residential units, single family residential lots, a bus garage, a bus maintenance facility, an administration and dispatch building, a transfer station, a bathroom facility, a childcare center and a café. Preliminary approval may be given by the Township Board, and then the proposed project would come before the Planning Commission for final approval. The Township Board will hold another public hearing before any final approvals are given. Planner Sych said that the project can be recommended to the Township Board if all standards were in place.

Doug Luciani from Cunningham-Limp of Traverse City stated that he was looking forward to hearing from the public and their collective goal was to keep the project moving forward. He added that BATA needed a central location to place its transfer station and then gave a history of the project to date. The purchase of the property hinges on the approval of the PUD. Doug Mansfield, with Mansfield Land Use Consultants, and Jason Lipa, from Cunningham-Limp, gave a detailed overview of the project. Mansfield said that a non-vehicular pathway would be installed and that there would be three accesses to the site - one off Hammond and two off LaFranier. Access to the proposed church site to the north has been addressed and the main drive from LaFranier will align with the Ridges 45 entrance to the west. The applicant is asking for the multi-family building height of three stories or 40 feet as allowed in the high-density residential zoning district. Mansfield is aware that a traffic study is outstanding, along with a wetlands delineation and PUD percentage uses.

Racine opened at the Public Hearing at 7:46pm

*Dixie Roethlisberger* of Bluff Road, said she is the trustee of the property and is happy about the plan. The project benefits the entire community. *James Schmuckal* of S. Airport Road commented that the location makes perfect sense for this project.

*Scott Knowlton* of Manistee commented that he is a developer of the Ridge45 Apartments located across LaFranier, and it appears that the BATA project is laid out well and does not look like anything would be incompatible to the use on his property.

Racine closed the Public Hearing at 7:58pm.

Commissioners commented on the proposed project and asked about the timeline and were told that the BATA (transit) developers have three years from the grant authorization to have the money spent and the project built. BATA has yet to receive that authorization. Commissioners brought up concerns with parking in the apartment area and the retail area and were told that residents would receive a sticker for their vehicle and that the lots were patrolled. Commissioners asked if there could be other layouts on the property to make more parking and Tony Lentych from the TCHC commented that fewer buildings could be built if it was an issue. Kelly Dunham, Director of BATA, commented that 20-30 spaces were reserved for a park and ride use and would be shared with the retail café use. Twelve (12) parking spaces are needed for the café based on its square footage. A list of uses for the remaining small retail space was discussed and developers said that there would be multiple uses in the building. Any differing uses would need to be brought back to the Planning Commission for an amendment. Pet policies and wetland uses were discussed. Mansfield said that the wetlands would be placed in a conservation easement. Amenities in the PUD were discussed and the addition of a playground, benches, a pergola, a gazebo, walking trails and a dog park were noted. Commissioners asked for clarity on the residential portion of PUD and the transportation portion of the facilities. Mansfield said that the utility infrastructure would be built first, then the residential housing would be built. The timing of the housing vs. the transportation portion was discussed.

*DeGood moved and Robertson seconded THAT application PUD 2020-02 BE TABLED to allow the applicant to address the outstanding items as identified in PD Report 2021-23 and by the Planning Commission.*

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

*Nays: None*

*Abstentions: Fudge*

**b. PD-2021-22 – Ligon Bed and Breakfast – SUP Findings of Fact (9:30)**

This application requests approval of a Special Use Permit for use of an existing single-family home at 5885 Hainey Lane as a Bed and Breakfast Establishment. This use is permitted via Special Use Permit in the A- Agricultural zoning district. The property is a working farm at this time and has an attached suite which measures 20'X20' would be suitable for a nightly rental. 10 parking spaces exist on the property. Commissioners reviewed the Findings of Fact for the SUP application.

*McManus moved and Agostinelli seconded THAT the Findings of Fact for application SUP-2020-03, as presented in Planning Department Report 2021-22 and being made a part of this motion, BE ADOPTED.*

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

*Cline moved and Fudge seconded THAT application SUP-2020-03, for a Special Use Permit for a Bed and Breakfast establishment at 5885 Hainey Lane, submitted by Matthew and Rebecca Ligon, BE APPROVED, subject to the following conditions:*

- 1. Access to the site for the bed and breakfast establishment shall be limited to the Hainey Lane access, and no access shall be permitted for the bed and breakfast establishment directly from Cedar Run Road.*
- 2. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.*
- 3. The applicant shall record promptly the amended Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the township within thirty (30) days of final approval by the Township or approval shall be considered to have expired.*

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

**c. PD-2021-24 -2021 Priorities and Master Plan Implementation (9:36)**

Staff revised the Priorities and Master Plan Implementation matrix to add unfinished priorities and potential future projects from 2020 have incorporated into the 2021 Priorities list. A timeline has been assigned to each priority. Revision of height standards was discussed and Staff will discuss height standards with the building department. Commissioners agreed that they were comfortable with the priorities list for 2021.

7. **New Business**

None

8. **Public Comment (9:45)**

James Schmuckal commented that the BATA project looks interesting and he is very familiar with the piece of land that they chose.

Tony P. of Carriage Hill subdivision said that the BATA/TCHC project looked like a good project.

9. **Other Business (9:47)**

None

10. **Items for Next Agenda – February 24, 2021 (9:48)**

- a. Zoning Ordinance Use Chart – Article 2 and Article 3 Discussion  
Continued

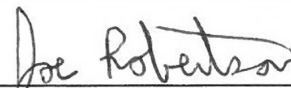
Hannon described what will be tackled at the next meeting.

11. **Adjournment**

*Fudge moved and Agostinelli seconded to adjourn the meeting at 9:52*

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

*Nays: None*



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Joe Robertson, Secretary  
Garfield Township Planning  
Commission  
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