

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
February 24, 2021**

Call Meeting to Order: Chair Racine called the February 24, 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 (7:02)

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

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

Nays: None

3. Minutes (7:03)

a. February 10, 2021

McManus moved and Cline seconded to adopt the minutes of February 10, 2021 as amended noting that on page two, it would be noted that three accesses to the site were being proposed – two on LaFranier and one on Hammond Road; and on page three in the first sentence, the word “transit” would be added before the word “developers” and a sentence would be added which states that BATA has yet to receive the three year grant authorization.

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

Nays: None

4. Correspondence (7:06)

None

5. **Reports (7:06)**

Township Board Report

Agostinelli reported that the board accepted the Planning Commission Annual Report and the text amendment affecting signage was set for a public hearing. The board will fill the two alternate positions on the Zoning Board of Appeals rather than amending the bylaws to allow for more members.

Planning Commissioners

No Reports

Staff Report

Sych reported that new application forms will soon be uploaded to the township website with fillable PDF's. Packets will be in digital format, making them clearer for commissioners. Sych also commented on the building height as it pertains to the BATA/TCHC PUD. Underlying zoning does not meet the height requirement, but the R-3 zoning would allow for a 3 story/40-foot building.

6. **Unfinished Business**

a. **PD-2021-26 – 2021 Priorities and Master Plan Implementation – Revised (7:13)**

Commissioners reviewed the revised 2021 Priorities and Master Plan Implementation and suggested that the township board also review the plan. Commissioners inquired about a joint meeting to discuss the CIP plan and asked Sych about any other possible discussion items.

b. **PD-2021-27 – Zoning Ordinance Use Chart – Article 2 and Article 3 Discussion #2 (7:17)**

The Planning Commission has been studying several proposed amendments to the Zoning Ordinance with the intention of developing a Use Chart. Commissioners have already studied Article 2 Definitions for the proposed use chart and are reviewing the various districts and regulations found in Article 3. Staff said that all uses should correspond to the definitions. Commissioners briefly reviewed the Article 2 definitions and asked to add language explaining contiguous lots, a site condominium definition under property ownership and a correct high water mark for Silver Lake.

Commissioners then began to review Article 3 which involved District Regulations and the additional standards for each zoning district. Cemeteries and parks were discussed in the R-1 One Family Residential district and staff will add a reference to the LARA regulations pertaining to cemeteries. The R-3 SUP process ensures a Planning Commission review for multi-family housing. Staff pointed out the difference between the medical office, clinic use and the medical office, surgical center use as

used in some of the commercial districts as well as the low, medium and high volume retail uses. The major and minor vehicle service center use was also discussed. Commissioners agreed that a document which tracked all changes would be useful and will begin discussion with the C-H Highway Commercial uses next time.

7. **New Business**

None

8. **Public Comment (8:51)**

Carey Waldie commented that commissioners were invited to a March 14th dinner at the Living Hope Church to celebrate the completion of the new addition to the church.

9. **Other Business (8:53)**

None

10. **Items for Next Agenda – March 10, 2021 (8:53)**

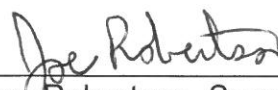
- a. BATA/TCHC Transit-Oriented Mixed-Use Development PUD – Update
- b. Burger King Cherryland SPR
- c. Chick-fil-A SUP – Introduction
- d. Prince of Peace Lutheran Church SUP – Introduction

11. **Adjournment**

Fudge moved to adjourn the meeting at 9:03pm.

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

Nays: None



Joe Robertson, Secretary
Garfield Township Planning
Commission
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