

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
March 8, 2023**

**Call Meeting to Order:** Chair Racine called the March 8, 2023 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 McManus, Joe Robertson, Pat Cline, Chris DeGood, John Racine and Robert Fudge

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

**1. Public Comment (7:00)**

None

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

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

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

*Nays: None*

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

**a. February 28, 2023 Joint Meeting**

*McManus moved and Robertson seconded to approve the February 28, 2023 Joint Meeting minutes as presented.*

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

*Nays: None*

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

Sych pointed out that an article on housing was included in commissioner packets.

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

**Township Board Report**

Agostinelli had no report.

**Planning Commissioners**

**i. Zoning Board of Appeals**

Fudge had no report

- ii. **Parks and Recreation Commission**  
DeGood reported that staff is working on a Michigan Natural Resources Trust Fund (MNRTF) grant for the Commons Natural Area.
- iii. **Joint Planning Commission**  
McManus had no report

#### **Staff Report**

- i. **PD 2023-32 – Planning Department Monthly Report – March 2023**  
Hannon stated that the Township Parks and Recreation Master plan was approved by the Michigan Department of Natural Resources and Staff is working on the MNRTF grant for a public meeting at the Township Board level.

#### **6. Unfinished Business**

None

#### **7. New Business**

- a. **PD 2023-28 – Hickory Forest and Hickory Meadows Rezoning – Introduction (7:05)**

The Joint Recreation Authority is requesting the rezoning the “Hickory Forest” parcel (#05-005-050-10) from the A-Agricultural district to the P-R Park and Recreation district via the Zoning Map Amendment process, without restriction.

Upon review by Staff, it was suggested to include the three “Hickory Meadows” parcels to create consistent zoning of parkland in this area. These four parcels total 179.03 acres. Three of the subject parcels constitute the Hickory Meadows parkland, and one is the site of Hickory Forest, which is in the process of becoming parkland. All these parcels either are or will be managed by the City of Traverse City & Charter Township of Garfield Recreational Authority. The most compatible zoning districts for the “Agricultural / Rural Land” future land use designation are the A-Agricultural and R-R Rural Residential districts, with R-1 One-Family Residential also being potentially compatible. The proposed P-R zoning district for the Hickory Forest parcel does not match the future land use designation; however, several other factors also need to be considered. The most compatible zoning district for the “Recreational” designation is the P-R Park and Recreation district. The proposed P-R zoning district for the Hickory Meadows parcels matches their future land use designation. Planning Commissioners discussed the application and asked questions. Matt Cowall, Executive Director of the Joint Rec Authority, discussed the two privately held parcels and stated that the owner had no interest in rezoning or selling these parcels.

*DeGood moved and Agostinelli seconded THAT application Z-2023-01 BE SCHEDULED for public hearing for the April 12, 2023 Planning Commission Regular Meeting.*

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

**b. PD 2023-29 – Pine Grove Homes Special Use Permit – Introduction (7:13)**

This application is requesting to use an existing vacant site at 4030 Meadow Lane Drive for mobile home sales. This use is described in the Zoning Ordinance as “Sale of Prefabricated Structures” and this use is permitted via Special Use Permit in the C-G General Commercial district. The current Special Use Permit application is considered a new application and subject to all review standards for a new Special Use Permit application. Staff said that this application is generally consistent with what was proposed in 2018.

*McManus moved and Robertson seconded THAT application SUP-2023-01, submitted by Rick Newman for a Special Use Permit for the sale of prefabricated structures at Parcel 05-032-001-20, BE ACCEPTED, and BE SCHEDULED for a public hearing for the regular Planning Commission meeting on April 12, 2023, subject to the following additional information being provided by the applicant:*

- 1. Materials for the enclosure gate need to be clarified.*
- 2. The applicant shall clarify that the proposed light fixtures will meet the color temperature standard.*
- 3. All plant species on the landscaping plan need to comply with Section 530.F and the ISN Planting Guidelines.*
- 4. All parking aisles for two-way operation shall be at least 20 feet wide.*
- 5. Details for the bicycle rack shall be included on Sheet C-3.*
- 6. The application is subject to additional reviews from other outside agencies including but not limited to the Township Engineer, Metro Fire, Grand Traverse County Department of Public Works, and Grand Traverse County Soil Erosion and Sedimentation Control.*
- 7. An escrow application, including the escrow amount for stormwater review, is required to be submitted*

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

**c. PD 2023-30 – Ligon Bed and Breakfast Special Use Permit – Major Amendment- Intro (7:19)**

This application requests an amendment to a Special Use Permit (SUP) for use of an existing single-family residence at 5885 Hainey Lane as a Bed & Breakfast Establishment. The SUP was approved by the Planning Commission on February 10, 2021 to permit no more than four (4) guests at any one time. Bed & Breakfast Establishments are permitted via SUP in the A-Agricultural zoning district. Standard #8 in Section 713 of the Zoning Ordinance states that “No more than eight (8) occupants shall be accommodated in any single residence at any one time”. Commissioners pointed out that the term “occupants” could be confusing and needs to be clarified in the Zoning Ordinance as to exactly who the occupants included.

*DeGood moved and Agostinelli seconded THAT application SUP-2020-03-A for a Special Use Permit amendment for an existing bed and breakfast establishment at 5885 Hainey Lane BE SCHEDULED for a public hearing at the April 12, 2023 Planning Commission Regular Meeting.*

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

**8. Public Comment (7:35)**

None

**9. Other Business (7:35)**

**a. PD 2023-31 – South 22 – Discussion**

On October 13, 2021, the above referenced application was approved by the Planning Commission for 216 multi-family units. On July 25, 2022, an administrative amendment to the Special Use Permit was approved. As part of the amendment, the number of multi-family units was reduced to 204 based on internal reconfiguration of the floor plans for the three apartment buildings. Initial site preparation has been underway.

At this time, the developer’s representative indicated to the Township that the approved design and layout was not going to be financially feasible to construct. Therefore, the developer is seeking an alternative layout that follows the same form as the current Ridge45 development. Ridge45 is a separate development but was built by the same developer. Essentially, both South22 and Ridge45 would have the same appearance as one continuous development.

After further review of the Zoning Ordinance, the Staff determined that there is no legal mechanism to alter the approved Special Use Permit for South22 and merge it with the approved Special Use Permit for Ridge45. Staff recommends that the Special Use Permits for both South22 and Ridge45 be amended simultaneously with new approvals referencing the

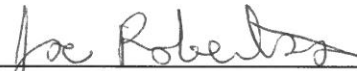
connection and relation between the two developments. Both developments will maintain separately approved Special Use Permits. A representative from Ridge 45 stated that the most noticeable change will be increased greenspace and a slight reduction in density. Scott Jozwiak, engineer for the developer, stated that amenities will be shared until such a time that it was apparent more were needed to serve the residents of both developments. Staff will look into a ratio for residents versus amenities offered. Commissioners discussed the two SUP's and it was determined that two public hearings would be needed to amend both SUP's.

10. **Items for Next Agenda – March 22, 2023 (8:16)**

- a. **Master Plan Update - Housing Analysis and Recommendations, Meetings with Neighboring Communities, and Vision and Core Concepts**

11. **Adjournment**

*Fudge moved to adjourn the meeting at 8:20pm.*



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