

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
April 13, 2022**

**Call Meeting to Order:** Chair Racine called the April 13, 2022 Planning Commission meeting to order at 7:00 pm 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, Robert Fudge and John Racine

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)**

Staff asked to add two items under agenda item #9 - Other Business: Chick-fil-A Update and the Hartman Hammond Crossing.

*Cline moved and Robertson seconded to approve the agenda as amended adding Other Business items 1 and 2.*

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

*Nays: None*

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

**a. March 23, 2022 Regular Meeting**

*Fudge moved and McManus seconded to approve the March 23, 2022 Regular Meeting minutes as presented.*

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

*Nays: None*

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

None

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

**Township Board Report**

Agostinelli said that the board passed a resolution in support of the Hartman Hammond crossing.

**Planning Commissioners**

No reports

**Staff Report**

Sych said that the notice of intent to plan was sent out pursuant to the Planning Enabling Act. The Township Board approved the Gauthier rezoning and approved a contract with Traverse Connect for economic development services. The Joint Planning Commission will discuss the Commons Natural Area at its next meeting and Hannon added that the zoning map has been updated.

**6. Unfinished Business**

None

**7. New Business**

**a. PD 2022-32 Life Story Crematorium – Conditional Rezoning – Introduction (7:07)**

This application requests the conditional rezoning of Parcel #05-024-019-30, 400 West Hammond Road, totaling approximately 5.5 acres. The request is to conditionally rezone the parcel to I-G General Mixed Use Business District for use of the site as a crematorium and mortuary / funeral home, via the conditional rezoning process outlined in Section 422 of the Zoning Ordinance. The subject property is currently the site of the Life Story Funeral Home. The site is mostly surrounded by wetlands on adjacent sites, agricultural uses further east, and industrial uses to the west along Hughes Drive and Traversefield Drive. Hannon said the parcel is under a conditional rezoning agreement approved in 2008. The condition proposed would only apply to the Life Story parcel.

*Robertson moved and Cline seconded THAT application Z-2022-01 BE SCHEDULED for public hearing for the May 11, 2022 Planning Commission Regular Meeting.*

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

**b. PD 2022-33 Fox Motors Commercial Vehicle Service Center – Site Plan Review (7:20)**

Fox Motors is proposing a commercial vehicle service center for a site at 3536 N US 31 South, south of the intersection with Franke Road. The site is currently vacant and was formerly the site of Wahlstrom Marine. Both "Vehicle Service Center, Minor" and "Vehicle Service Center, Major" are allowed by right within the C-H district; the Zoning Ordinance does not have a separate distinction for a commercial vehicle service center. The site is about 3.14 acres according to the application. The site is in the C-H Highway Commercial zoning district. Board members had concerns with

truck parts and storage of vehicles on site as well as oils that may be generated onsite and their impact on Kids Creek. Colin Schiefler from Fox Motors answered questions about the size of vehicles and where they would be stored on the site. Board members discussed the proposed service center and asked questions.

*Agostinelli moved and Robertson seconded THAT application SPR-2022-03, submitted by Green Castle Properties, LLC, for a commercial vehicle service center on parcel 05-016-016-15 located at 3536 N US 31 South, BE APPROVED, subject to the following amended conditions:*

- 1. All repair activities shall take place indoors.*
- 2. All vehicle parts shall be stored indoors.*
- 3. Install a 6-foot-tall opaque wooden fence along the northern property line next to the vehicle storage area, to minimize adverse impacts of the vehicle storage.*
- 4. Adjust the lighting and photometric plan to reduce the illumination levels below 2.0 foot-candles at the property lines.*
- 5. Planning Commission provides a waiver for the landscape buffer width along the north property line near the building as shown on the landscaping plan, to reflect existing curb line.*
- 6. A loading zone meeting all requirements shall be depicted on the site plan, which may be an off-hour loading zone.*
- 7. Snow storage requirements shall be calculated and indicated in an area on the site plan.*
- 8. Provide and record a cross-access easement agreement, subject to Township review, with the property to the north.*
- 9. There shall be no outdoor vehicle display.*
- 10. All agency reviews, including stormwater and utility review by the Township Engineer, shall be received, and deemed compliant prior to issuing a Land Use Permit or Building Permit.*

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

**c. PD 2022-34 Cherryland Center Signs – Site Development Plan Amendment (8:04)**

Wendy's restaurant located at 1686 Garfield Avenue made a sign permit request for a freestanding sign. According to Section 630.R.5. of the Zoning Ordinance, the Zoning Administrator shall retain the right to forward any sign permit applications to the Planning Commission for their review and approval. The subject parcel and neighboring parcels are zoned C-P Planned Shopping Center and constitute the Cherryland Center. The intent of the C-P District is for the development of planned centers located on a single, unified site and are designed and constructed as an integrated unit for shopping and other business activity. The current

zoning of the C-P Planned Shopping Center District for this area matches the Cherryland Center site. Sych gave a brief history of the parcel and reviewed permitted C-P signage. Sych stated that a separate monument sign for an individual business was not allowed by Section 630 of the Zoning Ordinance. Ross Leisman spoke on behalf of Wendy's and said that the business owners were requesting a 7x7 foot freestanding monument sign. They argued that Wendy's was a separate parcel and not part of the Cherryland Center since when this was approved, the parcel had to be split. Sych said the approved site plan overrides the individual property owners.

*DeGood moved and Robertson seconded THAT application SPR-2022-04, submitted by Bradley A. Fowler for a Sign Permit for Wendy's restaurant at Parcel 05-014-049-30, BE postponed for an attorney opinion.*

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

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

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

**a. Chick-fil-A SUP**

Zoning Administrator Mike Green sent a letter to Chick-fil-A regarding concerns about the requirements of the SUP. Concerns with queuing of vehicles and an unpaved parking area are an issue. A major amendment of the SUP may be warranted. After a lengthy discussion regarding enforcement of the SUP conditions and requirements, Commissioners asked for another review in a couple weeks to see if progress has been made towards a solution.

**b. Hammond Hartman Crossing**

Sych stated that an east-west connection study was completed by OHM on behalf of the County Road Commission which presented alternatives for getting across town. More recently, OHM conducted a Planning and Environmental Linkages (PEL) study of a potential Boardman River roadway crossing. In the study, pros and cons were discussed and the recommendation was that the Hartman Hammond connection was seen as the best choice.

**10. Items for Next Agenda – April 13, 2022 (9:31)**

- a. MSU Urban Planning Student Presentation – Non-Motorized Opportunities/Analysis
- b. Updates – Master Plan and Zoning Ordinance Amendments

11. **Adjournment**

*Fudge moved to adjourn the meeting at 9:33pm.*



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