

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
April 26, 2023**

Call Meeting to Order: Chair Racine called the April 26, 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, Pat Cline, Joe McManus, Joe Robertson, John Racine, and Robert Fudge

Absent and Excused: Chris DeGood

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

1. Public Comment (7:01)

None

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

Fudge moved and Agostinelli seconded to approve the agenda as presented

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

Nays: None

3. Minutes (7:02)

a. April 12, 2023 Regular Meeting

McManus moved and Robertson seconded to approve the April 12, 2023 Regular Meeting minutes as presented.

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

Nays: None

4. Correspondence (7:02)

A letter from Watershed Center commented on the Master Plan draft; a letter from Mr. Ward regarding the Ligon Bed and Breakfast was also received. Racine stated that the letter from Mr. Ward should be acknowledged.

5. Reports (7:03)

Township Board Report

Agostinelli stated that that she attended recent MTA meetings and one session pertained to solar power and it was suggested that a detailed ordinance should be in place in townships. Sych explained the ordinances that were in place in the township.

Planning Commissioners

- i. **Zoning Board of Appeals**
Fudge had no report.
- ii. **Parks and Recreation Commission**
Hannon said that the Parks Commission presented the idea of working with the Northern Michigan Mountain Biking Association (NMMBA) for a fundraising 501c3 for the Commons Natural Area trail design. The Parks Commission is also addressing policies for special events proposed to take place in the parks.
- iii. **Joint Planning Commission**
McManus stated that the Joint Planning Commission dealt with the rehabilitation of an accessory building into a long term rental, reviewed the design update for the Commons Natural Area, looked at a higher fence around the Community Garden, and studied a preliminary draft of the infrastructure assessment.

Staff Report

Sych is a member of the Airport Zoning Board which established a zoning ordinance for airport property. MDOT Aeronautics was present to discuss airspace zoning and the land around the airport. Hannon explained that he was at a GIS conference all day which concentrated on mapping and signage in the area. Hannon went on to state that the conference was a good networking opportunity.

6. Unfinished Business

None

7. New Business

- a. **PD 2023-45 Master Plan Update – Natural Resources and Parks and Trails (7:17)**
Sych explained that staff is starting on the draft of the Master Plan. Chapters will have a brief introduction and then outline goals and objectives. More detailed information will be included in the appendix. Sych reviewed the Natural Resources chapter with Planning Commissioners and reviewed the goals and objectives laid out in this chapter. Commissioners also studied maps detailing the natural resources in the township. Staff will speak to the Township Assessor to see where any P.A. 116 farmland agreements are in the Township. Sych reviewed the Parks and Trails chapter with Commissioners. Commissioners commented on the chapter and asked questions pertaining to how the newly adopted Parks and Recreation plan would be incorporated into the master plan. Sych also stated that the proposed trail plan will be shared with TART for collaboration purposes.

b. PD 2023-46 – Master Plan Update – Community Engagement and Outreach (8:12)

A summary of the township's survey, compiled in October of 2022, will be included in the Master Plan. Additional community engagement will be part of the Master Plan update process in 2023. The Planning Commission has discussed potentially doing "pop-up" style events later this year to help gather feedback from people where they are already congregating, and to help provide awareness of the Master Plan update process. A pop-up event would involve Township Staff and other interested officials having a table at a community gathering location to gather feedback on specific land use issues. People can offer their input at their convenience. Potential locations for pop-up events include the dog park at Silver Lake Recreation Area, Meijer, Oryana West, Lucky Jack's, and Boardman River Nature Center. Commissioners discussed the best ways to gain community input and talked about what types of public input was needed and where events should be scheduled. Commissioners also discussed sending invitations to certain groups of people to gain some input that was targeted towards a certain objective.

8. Public Comment (8:36)

None

9. Other Business (8:36)


None

10. Items for Next Agenda – May 10, 2023 (8:37)

- a. Oleson PUD Major Amendment – Public Hearing
- b. Hickory Forest and Hickory Meadows Rezoning – Findings of Fact
- c. Pine Grove Homes Special Use Permit – Findings of Fact
- d. Ligon Bed and Breakfast Special Use Permit Major Amendment – Findings of Fact
- e. Birmley Meadows Site Condominium - Introduction
- e. Ridge 45 Phase I-III Ridge 45 Phase IV (South 22) SUP Amendments – Intro
- f. Nicolet Bank Landscaping – Site Plan Review

11. Adjournment

Fudge moved to adjourn the meeting at 8:41pm.



 Joe Robertson, Secretary
 Garfield Township Planning Commission
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