

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
April 27, 2022**

Call Meeting to Order: Chair Racine called the April 27, 2022 Planning Commission meeting to order at 5:30pm 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 Planner Steve Hannon

1. Public Comment (5:31)

Ryan Hannon of Keystone Road stated that the walkability from Goodwill Inn to town is poor. He asked them to consider a more walkable township.

2. Review and Approval of the Agenda – Conflict of Interest (5:34)

Staff added Item #9a – *Chick-fil-A update*.

Agostinelli moved and Fudge seconded to approve the agenda as amended adding item 9A.

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

4. Minutes (5:35)

a. April 13, 2022 Regular Meeting

McManus moved and DeGood seconded to approve the April 13, 2022 Regular Meeting minutes as amended.

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

4. Correspondence (5:36)

Emails from David Williams and Heather Smith from the Watershed Center as well as a communication from Attorney Nicole Graf in the Chick-fil-A matter.

5. Reports (5:36)

Township Board Report

No report

Planning Commissioners

No reports

Staff Report

Sych said that there will be an open house at Barns Park regarding the development of a park design plan for the commons area. Public input is being sought. The Open House is scheduled for May 11th from 3:30 – 6:30 at the Cathedral Barn. Sych added that the Joint Planning Commission will be conducting an assessment of water and sewer in the Barns Park area and will be using Brownfield funds.

6. Unfinished Business

None

7. New Business**a. Presentation – MSU Urban Planning Students: Non-Motorized Opportunities/Analysis (5:40)**

The group introduced themselves to the Planning Commission and presented their work via PowerPoint. Their goal was to help develop Garfield Township's non-motorized transportation plan and to create an evidence based process for future planning. The group explained the processes they used to gather demographics and socio-economic profiles of the township. A series of maps was created using GIS information as well as the demographic data and geographic density areas. A method for prioritization was developed using population, equity and infrastructure. Phase two of the study Identified three areas which could be developed for walkable connections. The three identified areas for non-motorized improvements in the area were the Mall Trail to Miller Creek Corridor, the LaFranier Road Corridor and the South Airport Road corridor from Barlow to the Boardman Lake Loop. Each site was scored using the three factors of connectivity, safety and ease of implementation. The team also came up with recommendations for the corridors which included path connections, pedestrian signage, crosswalks and calming measures such as shrubbery. The group also provided strategies for funding and collaboration with other agencies. Commissioners discussed the analysis and asked questions.

b. PD 2022-36 – Master Plan – Draft Survey Questions (6:20)

Planning Director John Sych stated in preparation for the Master Plan, staff has drafted a new questionnaire to be used in a community survey. Some of the questions from 2015 were reused and new questions were added. The questions were pared down and focused on demographics. Questions also included why people lived in the township and if they planned to move and overall quality of life questions. There will be a random sample sent through the mail. Board members discussed the

questions and asked staff to consider including questions pertaining to marijuana dispensaries, short term rentals and other types of units and higher density housing. Comments were made regarding excluding an option which would allow an answer of “not sure.”

c. PD 2022-37 – Zoning Ordinance Amendments (6:55)

The Planning Commission reviewed several topics as potential Zoning Ordinance updates and staff has presented one update at this time which pertains to wetland regulations. Section 534.A would be renamed to Applicability and would apply to all wetlands except if a valid EGLE permit has been obtained and submitted to the township. Section 534B would be named Delineation and would describe wetland delineation requirements which must be verified by EGLE. Section 534C would add a 25 foot buffer requirement for snow storage areas and Section 551E(6) would add language which requires a 25 foot setback for snow storage near wetlands. Feedback from the Watershed Center was positive. Commissioners discussed the wetland issue and commented on the yearly down time by EGLE in the winter as well as how long a wetland delineation is valid. Staff will communicate with EGLE regarding delineation validity.

8. Public Comment (7:18)

Mitchell Treadwell of Traverse City commented on the non-motorized trails presentation and the watershed protections. He would like to see the city be included in any discussion on these topics.

9. Other Business (7:19)

a. Chick-fil-A Update

Sych gave an update on the Chick-fil-A restaurant issue as it related to stacking and parking. Zoning Administrator Michael Green sent a violation letter and attorney Nicole Graf sent a response to that letter. ZA Green and Planning Director Sych met with Chick-fil-A representatives regarding the violations and Chick-fil-A explained that they are working to improve the customer stacking issue. In the future, they are working to acquire more property to ensure adequate capacity and parking. Staff recommends a major amendment to the use permit which includes adjustment to the site plan and includes the acquisition of more property. Commissioners inquired about the timeline of the amendment to the special use permit and agreed to have an introduction for a revised site plan as soon as possible.

10. Items for Next Agenda – May 11, 2022 (7:30)

- a. Life Story Crematorium – Conditional Rezoning – Pubic Hearing
- b. Traverse City Curling Center – Site Plan Review
- c. Spring Hill Farm – Conceptual Review
- d. Wendy’s Sign Application for Cherryland Center – Follow-Up

11. **Adjournment**

Fudge moved to adjourn the meeting at 7:50pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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