

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
July 14, 2021**

Call Meeting to Order: Chair Racine called the July 14, 2021 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: Joe McManus, Molly Agostinelli, Joe Robertson, Chris DeGood, Robert Fudge, and John Racine

Absent and Excused: Pat Cline

Staff Present: Planner John Sych and Deputy Planner Steve Hannon

1. Public Comment (7:01)

None

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

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

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

Nays: None

3. Minutes (7:03)

a. June 23, 2021 Regular Meeting

Fudge moved and Robertson seconded to approve the June 23, 2021 Regular Meeting minutes as presented.

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

Nays: None

4. Correspondence (7:03)

None

5. Reports (7:03)

Township Board Report

Agostinelli said the ribbon cutting for the Boardman Lake Trail will be on July 22nd.

Planning Commissioners

None

Staff Report

Sych said that Township Assessor Amy DeHaan was appointed to the Joint Planning Commission. Plans for the South 22 development have changed and may come before commissioners next month. The BATA/ TCHC project is working to secure funding for its residential component and the Harris Hills development may be a simple land division.

Hannon said that many entities got together to discuss a thoroughfare near Lowes, Grand Traverse Mall and the site of the new Chick-fil-A. The MSU Federal Credit Union is now open as is the Wendy's on Garfield. The old Burger King at Garfield and South Airport has been demolished to make way for the new building.

6. Unfinished Business

a. PD 2021-92 – Chelsea Park PUD Minor Amendment – Public Hearing (7:14)

The original Chelsea Park PUD approved in 2000, is located north off of Hartman road with a total of 326 residential units. The subject area was originally approved for four 12-unit residential buildings with attached garages. The request is to replace the approved four (4) 12-unit residential buildings and attached garages with two 24 unit apartment buildings and no carports. The boundaries of the parent parcel would be adjusted by reducing to 2.32 acres and creating a remainder parcel of 5.03 acres and a reduction would occur in buildings, parking and overall impervious areas. A split of the parent parcel is proposed to adjust the boundaries and create a dedicated open space with the remaining 5.03 acres which will be deeded to Chelsea Park II.

Racine opened the public hearing at 7:16pm.

Larry Constantino of Chelsea Lane spoke on behalf of the residents of Chelsea Park II and expressed that the Chelsea Park II residents are happy with how things have been developed since the last meeting. He applauded developers for their attention to detail.

Racine closed the public hearing at 7:20pm.

Agostinelli moved and Robertson seconded THAT Findings of Fact for application SPR-2000-09-K, included in PD Report 2021-92 and forming part of this motion, BE APPROVED.

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

Nays: None

McManus moved and DeGood seconded THAT application SPR 2000-09-K, submitted by Bennett Donaldson/JB Donaldson Company to replace four 12-Unit residential buildings and attached garages with two-24-unit apartment buildings with no carports and adjust the boundaries of

parcel 05-021-066-00 for the Chelsea Park West apartments, BE APPROVED, subject to the following conditions:

1. *Approval of the proposed parcel split is required, with the proposed "remainder parcel" to be "Dedicated open space" and deeded to Chelsea Park II.*
2. *The pathway located along Chelsea Lane on the northern edge of the remainder parcel should be extended with a 5-foot-wide wood chip pathway to the proposed pathway in Chelsea Park II.*
3. *A sign should be placed along the northern side of Chelsea Lane showing direction to the Miller Creek Nature Reserve.*

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

b. PD 2021-94 – Kensington Park PURD Minor Amendment (7:27)

The Kensington Park PUD is located west of the Cherryland Center site. The PURD was originally approved in June 2003 and has been amended several times. There has been confusion over whether sidewalks are required as part of this development and the applicant has submitted an application for a minor amendment to the PURD requesting to officially remove the requirement for sidewalk installation. Applicant Lynne Moon has expressed in an email that she wished to withdraw the application for the amendment. As a formality, the Planning Commission should accept the withdrawal once it is in writing from the applicant.

Fudge moved and Robertson seconded to table any action on the Kensington Park PURD Minor Amendment to await a formal withdrawal from the applicant.

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

7. New Business

a. PD 2021-93 Articles 2,3 and 7 Zoning Ordinance Text Amendment - Introduction (7:34)

DeGood moved and Fudge seconded THAT the draft proposed Zoning Ordinance text amendment, as attached to Planning Department Report 2021-93, BE SCHEDULED for a public hearing for the August 11, 2021 Planning Commission Regular Meeting.

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

8. Public Comment (7:37)

Jo Panter of Chelsea Lane asked about definitions of Commons Areas vs. Open Space.

A gentleman commented about a PUD and its amenities and who has access to those amenities.

Sych answered questions about the definitions and commissioners discussed Open Space and its ownership within a PUD.

9. **Other Business (7:59)**

10. **Items for Next Agenda – July 28, 2021 (8:00)**

a. Housing Discussion - Introduction

Commissioners discussed the proposed marijuana testing facility and the ordinance and zoning actions pertaining to such a use. The Township Board may need to offer more direction in the matter and commissioners need to take any unintended ramifications of such a change under advisement.

11. **Adjournment**

Fudge moved to adjourn the meeting at 8:15pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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