

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
July 28, 2021**

Call Meeting to Order: Vice Chair McManus called the July 28, 2021 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: Joe McManus, Molly Agostinelli, Joe Robertson, Pat Cline, Chris DeGood, and Robert Fudge

Absent and Excused: John Racine

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 Robertson seconded to approve the agenda as presented.

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

Nays: None

3. Minutes (7:01)

a. July 14, 2021 Regular Meeting

Agostinelli moved and Robertson seconded to approve the July 14, 2021 Regular Meeting minutes as presented.

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

Nays: None

4. Correspondence (7:02)

None

5. Reports (7:02)

Township Board Report

Agostinelli reported that the board accepted the resignation of Treasurer Jeane Blood Law and appointed Deputy Treasurer Chloe Macomber to finish her term.

Planning Commissioners

McManus said that a quarterly Joint Planning Commission was held and the commission is now made up of six members.

Staff Report

Sych said that the winter igloo proposal has been withdrawn at this time. The developers of the proposed Oakleaf development have gone to the county Economic Development Corporation for financial assistance which requires a public hearing by the County Commission. Sych has been in touch with developers of the BATA/TCHC project and they are asking for a final review and approval of the development. Commissioners discussed the final approval and agreed that if all conditions are satisfied, final review could take place in September. Hannon added that Articles 2, 3, and 7 are being proofed and will be brought to commissioners for approval on August 11th.

6. Unfinished Business

None

7. New Business**a. Zoning Administrator Update (7:18)**

Zoning Administrator Michael Green gave an activity report and talked about the property on Long Lake Road which was a possible mining operation. The owners have been issued a citation since large amounts of dirt have been moved with no approved plans for the property. Commissioners discussed the violation and the activity on the property. Green stated that 176 permits have been issued so far this year and he is working with Township Engineer Hodges to update the stormwater ordinance.

b. PD 2021-98 – Zoning Considerations for Marijuana Compliance Facilities (7:40)

Hannon stated that commissioners must consider both a police power ordinance and a zoning ordinance amendment and that both must correctly reference the zoning ordinance definitions. The police power ordinance would be needed to allow safety compliance facilities in the township and the zoning ordinance would need to be amended to pinpoint the location where these facilities could exist. The action must be timed to that they are adopted concurrently. He added that LARA maybe involved for licensing purposes as an annual license could be a requirement by the township. Definitions were discussed and proposed changes could be brought forth in the article amendments. A police power ordinance could stipulate how many of the facilities would be allowed in the township. Staff will take up the issue and bring proposed language back to the PC.

c. PD 2021-97 – Housing Discussion – Introduction (8:11)

Planner Sych stated that commissioners labeled housing as a priority to discuss in 2021. Commissioners looked at Census data which broke down numbers for the Township, County and State in several housing categories. Sych reviewed these numbers regarding housing in the

township and presented the Housing Ready checklist furnished by Housing North which commissioners can go through at future meetings.

8. **Public Comment (8:43)**
None

9. **Other Business (8:43)**

10. **Items for Next Agenda – August 11, 2021 (8:43)**

- a. Articles 2, 3 and 7 – Zoning Ordinance Text Amendment – Public Hearing
- b. Serra Automotive- Zoning Ordinance Text Amendment – Introduction
- c. South 22 – Special Use Permit – Introduction
- d. Kensington Park PURD Minor Amendment

11. **Adjournment**

Fudge moved to adjourn the meeting at 8:45pm.



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