

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
August 11, 2021**

Call Meeting to Order: Chair Racine called the August 11, 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, John Racine, Molly Agostinelli, Joe Robertson, Pat Cline, Chris DeGood, and Robert Fudge

Staff Present: Planning Director John Sych, 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, Cline, DeGood, McManus, Racine

Nays: None

3. **Minutes (7:01)**

a. **July 28, 2021 Regular Meeting**

McManus moved and DeGood seconded to approve the July 28, 2021 Regular Meeting minutes as presented.

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

Nays: None

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

None

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

Township Board Report

Agostinelli reported that a trail will be named after Norm Fred in the River East Recreation Area.

Planning Commissioners

None

Staff Report

Sych said that the property thought to be a mining operation on North Long Lake Road now has a stormwater plan and escrow has been provided. The plan will be reviewed by the township engineer. Sych reviewed a handout on commissioner's desks which relate to clear corner regulations in the Zoning Ordinance. The Planning Department is working on the marijuana licensing ordinance for safety compliance facilities.

6. Unfinished Business**a. PD 2021-104 – Articles 2, 3 and 7 – Zoning Ordinance Text Amendment – Public Hearing (7:08)**

The proposed changes in Articles 2, 3 and 7 are intended to help remove inconsistencies, streamline language, and make the Zoning Ordinance function better. Over a period of time, commissioners looked at definitions, permitted uses in each zoning district and organization of the use chart. Additional language was added to the definition of Research and Design Facility to accommodate marijuana safety and compliance facilities as long as they follow all state and local regulations.

Racine opened the Public Hearing at 7:11pm

Scott Knowlton commented about federal laws in the cannabis issue and commissioners agreed to strike the word "federal" and make it only "state and local requirements."

Racine closed the Public Hearing at 7:12pm.

Robertson moved and McManus seconded THAT the proposed amendment to the Garfield Township Zoning Ordinance, as attached to Planning Department Report 2021-104, BE ADOPTED as amended striking the word "federal".

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

Robertson moved and Agostinelli seconded THAT the proposed amendment to the Garfield Township Zoning Ordinance, as attached to Planning Department Report 2021-104, and as amended BE RECOMMENDED FOR ADOPTION by the Township Board.

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

b. PD 2021-105 – Kensington Park PURD Minor Amendment –Request for Withdrawal (7:16)

Hannon said that the Kensington Park PURD Minor Amendment has officially been withdrawn in writing.

Agostinelli moved and Robertson seconded THAT the withdrawal of application SUP-2002-06-D, submitted by Lynne Moon, BE ACCEPTED.

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

7. **New Business**

a. **PD 2021-106 –South 22 – Special Use Permit – Introduction (7:17)**

The application submitted by Hammond Investment Properties, LLC, requests approval of a Special Use Permit for a proposed 216-unit multi-family housing development. Multiple family dwellings are permitted via special use permit in the R-3 Multi Family Residential District. Scott Jozwiak from Jozwiak Consulting said there will be some underground parking with additional parking outside. Jozwiak reviewed the plan and went over the road access plans and said that there will be no additional curb cuts. Lloyd Lane may be moved pending road commission action. He reviewed stormwater plans and a maintenance building plan with a garbage dumpster. Sewer connections will be discussed and may change however existing water will be serving the site. Sych commented that with the many developments going in the same area, there may be challenges to the sewer and water systems and the developments are trying to work together with the Township Engineer to make the process smooth. Commissioners discussed the proposed development and the Lloyd Lane access. Amenities for South 22 and Ridges 45 were discussed and developers will review the ordinance regarding amenities. Parking, existing vegetation and maximum density were discussed as was stormwater basins.

DeGood moved and McManus seconded THAT application SUP-2021-02, submitted by Jozwiak Consulting, Inc., for a Special Use Permit for an apartment complex at parcel 05-023-026-50, BE ACCEPTED and BE SCHEDULED for a public hearing for the September 8, 2021 Regular Planning Commission meeting, subject to the following additional information being provided by the applicant:

1. *The proposed boundary adjustment shall be altered so that both the South 22 and Ridge 45 developments meet the minimum lot area density of 4,000 square feet per multi-family unit.*
2. *Building elevations shall be provided to scale.*
3. *The building synopsis table on Sheet C100 shall be corrected to reflect the proposed square footage for Quadplexes buildings 1 through 4.*
4. *Side setbacks must be shown at 20 feet.*
5. *Approval will be subject to the review and recording of cross access easements and maintenance systems.*
6. *Provision of bicycle racks in front of the apartment buildings.*

- 7. *A detailed landscaping plan with required buffers shall be provided.*
- 8. *The lighting plan shall provide the Kelvin rating for the proposed fixtures and note that none of the proposed fixtures will create illumination levels that exceed the standards of Section 517 of the Zoning Ordinance.*
- 9. *Details of the dumpster screening shall be provided.*
- 10. *The site plan shall be subject to other reviews, including but not limited to the Township Engineer, Grand Traverse County Road Commission, and Metro Fire.*

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

b. PD 2021-107 – Serra Automotive – Zoning Ordinance Text Amendment – Introduction (8:07)

Serra Traverse City, LLC is proposing a text amendment to the Zoning Ordinance regarding freestanding signs allowed in the C-L, C-G and C-H zoning districts. The proposed text amendment would make two changes to Section 630.E and would include language allowing two (2) freestanding signs per parcel of not more than forty (40) square feet each as long as they have a minimum distance of 100 feet between each sign and each sign indicates a different entity. Jessie Collins stated that she helps to make auto dealers brand compliant with their signage. Serra is asking for the text amendment for a business which houses two separate brands that cannot share signage. Sych said that proposed change would apply to the districts as a whole and he shared concerns with this proposed text amendment. Commissioners shared concerns with the suggested text amendment and how it would impact signage in the township. Manager of Serra Automotive, Jerry Zezulka spoke and further clarified that there are five dealerships on four parcels and signage is needed to identify the Volvo dealership. Commissioners discussed the issue and how to make the signage work for the site. A parcel split may be an option.

Fudge moved and Robertson seconded to table the Serra automotive proposed Zoning Text Amendment while staff works with the applicant towards a solution.

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

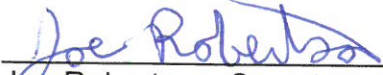
8. Public Comment (8:54)

None

9. Other Business (8:54)

10. **Items for Next Agenda – August 25, 2021 (8:55)**
a. Housing Discussion – Housing Ready Checklist

11. **Adjournment**
Fudge moved to adjourn the meeting at 8:57pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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