

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
August 25, 2021**

**Call Meeting to Order:** Chair Racine called the August 25, 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: Deputy Planning Director Steve Hannon

1. **Public Comment (7:00)**

None

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

*Cline moved and Fudge seconded to approve the agenda as presented.*

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

*Nays: None*

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

a. **August 11, 2021 Regular Meeting**

*Agostinelli moved and McManus seconded to approve the August 11, 2021 Regular Meeting minutes as amended adding the phrase “per parcel” after the word “signs” in line five of item 7b.*

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

*Nays: None*

4. **Correspondence (7:03)**

Correspondence included a copy of a letter that was sent to Serra Automotive regarding their zooming amendment request; a letter from the Chick-fil-A developers and a handout on housing.

5. **Reports (7:04)**

**Township Board Report**

Agostinelli reported that homeless camping near the Goodwill Inn is problematic and zoning action may need to be taken.

**Planning Commissioners**

None

**Staff Report**

Hannon said that the proposed text amendment for Serra Automotive cannot be accepted as submitted. Serra owns one parcel, not four and the current signage is out of compliance. Commissioners asked questions and discussed the issue. Chick-fil-A asked to relocate a connection path to the southern edge of the parcel because of steep grade issues. This would be a major amendment. Hannon asked commissioners if they would consider an expedited timeline to hear the request. Commissioners asked for a clear site plan, grading plan and impacts on proposed landscaping as well as an explanation as why the amendment is needed.

*Agostinelli moved and McManus seconded to set the matter for Public Hearing on September 22 pending receipt of the materials requested.*

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

Hannon stated that the planning department received updated plans from BATA and TCHC and if the plans were complete and sufficient, the final approval process could be heard by the Planning Commission.

**6. Unfinished Business****a. PD 2021-112 – Housing Discussion (7:40)**

Hannon included information in packets regarding housing. A Housing Ready Communities checklist, best practices in the Redevelopment Ready Communities program, implementation goals of the Township Master Plan land use regulations and an implementation matrix were reviewed and discussed by commissioners. Hannon presented a Powerpoint on housing types and how they vary throughout the township as well as what potential different types of such housing could look like. Commissioners agreed to explore ADU's as they relate to the ordinance to encourage cheaper housing and asked staff to bring in a housing expert to discuss how to draw in some low income housing. Yarrow Brown, Executive Director of Housing North, may be a good resource for commissioners. Commissioners discussed housing demand and pondered what would work in the township.

**7. New Business**

None

**8. Public Comment (8:35)**

None

**9. Other Business (8:35)**

10. **Items for Next Agenda – September 8, 2021 (8:36)**

- a. South 22 – Special Use Permit – Public Hearing
- b. Serra Automotive – Zoning Ordinance Text Amendment
- c. Marengo 31 – Special Use Permit
- d. City of Traverse City Water Tower –Special Use Permit – Minor Amendment

11. **Adjournment**

*Fudge moved to adjourn the meeting at 8:40pm.*



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