

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
September 14, 2022**

**Call Meeting to Order:** Chair Racine called the September 14, 2022 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: Molly Agostinelli, Pat Cline, Joe McManus, Chris DeGood, Robert Fudge and John Racine

Absent and Excused: Joe Robertson

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon

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

None

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

*McManus moved and Fudge seconded to approve the agenda as presented*

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

*Nays: None*

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

**a. August 24, 2022 Regular Meeting**

*Fudge moved and DeGood seconded to approve the August 24, 2022 Regular Meeting minutes as presented.*

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

*Nays: None*

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

- a. PD 2022-82 – Planning Department Monthly Report to Township Board
- b. Letter to Tom Nemitz – dated August 25, 2022
- c. Correspondence from Haggard's Plumbing and Heating. East Bay Township and Green Lake Township

**5. Reports (7:04)****Township Board Report**

Agostinelli stated that the board voted to allow the BATA/TCHC project to begin since the State of Michigan showed that \$6 million is earmarked for the housing portion of the PUD. The board also approved the Zoning Ordinance Amendments and the Hammond Road Apartments rezoning.

**Planning Commissioners****(i) Zoning Board of Appeals**

Fudge said there was no meeting.

**(ii) Parks and Recreation Commission**

DeGood said they are working on the Commons Trail and there will be one more community planning session on the Commons plan.

**(iii) Joint Planning Commission**

McManus stated that there was no quarterly meeting.

**Staff Report**

Sych stated that he is meeting with engineering consultants to start planning infrastructure at the Grand Traverse Commons area.

**6. Unfinished Business****a. PD 2022-86 Brewery Terra Firma PUD – Conceptual Review (7:06)**

The applicant is seeking feedback on adding a kitchen to the existing Brewery Terra Firma building located at 2959 Hartman Road, at the southeast corner of Hartman Road and Dracka Road. The Brewery Terra Firma PUD was originally approved on March 22, 2011. According to Section 426, the procedures allowing for planned unit developments are intended “to further the health, safety, and general welfare of Township residents by permitting the Township flexibility in the regulation of land development and encouraging innovation and variety in land use and design of projects.” There are also six criteria that must be met for a site to be a PUD.

Applicant John Niedermaier stated that a kitchen is needed in part because guests would like some sustenance with their beer and also because some of the crops grown on the property need to be processed onsite. An onsite kitchen would grant flexibility in the agricultural sustainability of the operation.

Chair Racine opened the public comment at 7:14pm.

William Kuski, owner of Grand Traverse Culinary Oils, has worked with John Niedermaier in his fields and uses products grown at Terra Firma. He is in support of allowing a kitchen on site at Terra Firma.

Derek Wooten, Terra Firma employee at Terra Firma, is in support of the proposed kitchen.

Public comment was closed at 7:18.

Commissioners asked questions and shared some concerns with what is grown on the property and what was represented in the original RDO. Rob Larrea, of Community Planning and Land Use Consulting, and former Planner in Garfield Township, commented on the project and its original intent. He stated that the intent and approval was based on the acreage and the use with crops to be determined since this concept had never been brought to the township and was a fairly new concept in the region. Niedermaier stated that neighboring residents have been asking for food in this location. Board members discussed the proposed addition of the kitchen and were concerned about a restaurant type use in this zoning district. Food would need to be regulated so that “snacks” were offered instead of full-blown meals so it did not become a destination as a restaurant. Commissioners determined that significant evidence would be needed in terms of the proposed PUD and the RDO that was approved in 2011 showing that the conditions were met.

**b. PD 2022-87 – Kensington Park PURD (7:57)**

The application was introduced to the Planning Commission at their July 13, 2022 regular meeting, and the Planning Commission set a public hearing for the August 10, 2022 meeting. At this meeting, the Planning Commission granted preliminary approval for the PURD. Hannon reviewed the conditions of preliminary approval. Representing the applicant, Rob Larrea explained how the sidewalks would be installed by spring and any certificate of occupancy could be issued after sidewalks were complete. Chair Racine called for a short recess at 8:09 to allow for the rewriting of condition #2. The meeting was reconvened at 8:23pm.

*Agostinelli moved and Fudge seconded THAT the Findings of Fact for application SUP-2002-06-E, included in PD Report 2022-87 and forming part of this motion, BE APPROVED.*

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

*Nays: None*

*Agostinelli moved and Cline seconded THAT application SUP-2002-06-E, submitted by Patrick Rokosz & Ryan McCoon, for a major amendment to the Kensington Park Planned Unit Residential Development (PURD), BE APPROVED, subject to the following conditions:*

- 1. Consideration of the proposed amendment does not remove any other requirements from previous approvals for this site such as landscaping, sidewalks, and other site elements.*
- 2. Before a Certificate of Occupancy is issued for buildings 3, 20, or 21; and before building permits for any other buildings are issued, sidewalks shall be constructed in front of buildings 1, 2, and 13 through 18. Once completed, thereafter, sidewalks shall be constructed in front of buildings 4 through 9, 11, 12, and 19 before a Certificate of Occupancy is issued for*

*each building. Sidewalks shall be constructed in front of each building and halfway to each building or building site.*

*3. Final engineering review and approval by the Township Engineer is required including all infrastructure and stormwater and including design review of the sidewalks.*

*4. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.*

*5. The applicant shall provide two (2) full-size plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*

*6. The applicant shall record promptly the amended Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Director of Planning within thirty (30) days of final approval by the Township or approval shall be considered to have expired.*

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

*Nays: None*

**c. PD 2022-88 – 7Brew 2537 North US 31 – Special Use Permit - Update (8:27)**

The Township's traffic engineer, OHM Advisors, conducted a review of the traffic impact report and made a couple recommendations regarding the site. A taper could be provided to allow for left turn stacking, but may need to be discussed with MDOT since south bound traffic would be spilling into the through lanes. Access management was also discussed in the report and some modifications were proposed to allow for improved traffic patterns to help traffic navigate leaving and entering 7Brew and considering traffic to and from the gas station. Commissioners discussed the landscape plan and did not see any reason why a waiver was needed on the site. The commissioners addressed the traffic issues on the site and asked to hear more from MDOT and OHM regarding additional information on the traffic movements at the public hearing since they had many concerns with the traffic movements and this location.

*McManus moved and Fudge seconded THAT application SUP 2022-01, submitted by BFA, Inc., for a Special Use Permit for a drive-through coffee shop at Parcel 05-021-036-10, BE ACCEPTED, and BE SCHEDULED for a public hearing for the October 26, 2022, Planning Commission meeting, subject to the following additional information being provided by the applicant:*

*1. A detailed landscaping plan with required buffers shall be provided unless adjusted by the Planning Commission.*

2. *The lighting plan shall provide the height the of the light poles and adjust the lighting fixtures to meet illumination levels in accordance with Section 517 of the Zoning Ordinance.*

3. *The site plan shall be subject to agency reviews, including but not limited to the Township Engineer, Grand Traverse County Road Commission, and Metro Fire.*

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

7. **New Business (8:55)**

8. **Public Comment (8:55)**

John Schebaum from BFA, Inc. clarified comments from the commissioners regarding the landscaping plan for the proposed 7Brew on US 31 and asked for guidance from the planning department. He encouraged the planning department to work with OHM and BFA together to tackle the traffic situation. TJ Likens, Traffic Engineer from Fishbeck, will also help work through the traffic issues and would welcome any discussion on the matter. Higher traffic volumes would typically occur in the morning for this use.

9. **Other Business: (9:07pm)**

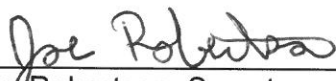
Racine noted a lighting issue on US 31 near the KFC. Planning staff spoke with the Nicolet Bank who had cleared its site and discussed restoration options. Sych said the commissioners should contact staff with any zoning issues they see around the township.

10. **Items for Next Agenda – September 28, 2022 (9:09)**

- a. Master Plan Update – Survey Results
- b. Zoning Ordinance – Drive-Through Standards – Update

11. **Adjournment**

*Fudge moved to adjourn the meeting at 9:10pm.*

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