

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
October 10, 2018**

**Call Meeting to Order:** Chair Racine called the meeting to order at 7:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

**Roll Call of Commission Members:**

Present: Joe McManus, Gil Uithol, Steve Duell, Joe Robertson, Pat Cline, Chris DeGood, and John Racine

Staff Present: Rob Larrea, Erik Perdonik

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

*Duell moved and Uithol seconded to approve the agenda as presented.*

*Yeas: Duell, Uithol, Robertson, Cline, DeGood, McManus, Racine*

*Nays: None*

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

**a. September 12, 2018**

*Cline moved and Uithol seconded to adopt the minutes of September 12, 2018 as presented.*

*Yeas: Cline, Uithol, DeGood, McManus, Robertson, Duell, Racine*

*Nays: None*

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

Email regarding a childcare center on Silver Lake Road

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

**Township Board Report**

Duell reported that the Board extended the Tax Abatement for RJG for another ten years. Some Township appointments are coming up for renewal and applications need to be submitted by October 30<sup>th</sup>. Bids will be sought for improvements at the Silver Lake Recreation Area and Duell brought up the noise ordinance as it related to car washes to the Board's attention.

**Planning Commissioners**

DeGood said that the Parks Commission looked at four parcels that would be good for future parkland acquisitions.

**Planner Report**

Larrea announced that this would be his last Planning Commission meeting with the Township. He is taking a Village Manager position at the Village of Suttons Bay. Erik Perdonik has been named as interim Planning Director.

**5. Business to Come Before the Commission**

**a. PD 2018-103 Grand Traverse Oral Surgery Special Use Permit – Public Hearing (7:12)**

The application requests approval of a Special Use Permit for a 15,000 square foot dental clinic with a covered pick up and drop off area and an 85 space paved parking lot. A 46'x 100' future expansion is also proposed for the south end of the building. Office uses are permitted in this area via a Special Use Permit in the I-G district. Bill Crain, of Crain Engineering, presented the project on behalf of the developer. He indicated that the Commissioner's concerns have all been addressed. The access to Hammond Road has been eliminated and interconnection will be provided. The dumpster has been relocated and all landscaping requirements will be met. Owners are in the process of submitting a lot line adjustment to eliminate the encroachment on the west side and a land division will also be submitted shortly. The Special Use Permit is only being requested for the NE corner of the property and there will be a sidewalk installed along Hammond Road. Chair Racine opened the Public Hearing at 7:14 p.m. and seeing no one wishing to speak, closed the Public Hearing.

Commissioners asked questions and discussed the proposal.

*DeGood moved and Uithol supported to direct staff to prepare Findings of Fact for application SUP-2018-05, submitted by Grand Traverse Oral Surgery, for a Special Use Permit for a dental clinic at 1807 N. Garfield Road, subject to the following additional information being provided by the applicant.*

- 1) *An updated site plan demonstrating compliance with Section 522 of the Garfield Township Zoning Ordinance, which includes a paved path connecting the proposed bike path along Hammond Road to the internal circulation network of the site.*
- 2) *Application and evidence of a proposed land division on the property.*

*Yeas: DeGood, Uithol, Robertson, Cline, McManus, Duell, Racine*

*Nays: None*

**b. PD 2018-104 3717 W. South Airport Road Rezoning – Continued Discussion (7:22)**

The request is to rezone approximately 3.14 acres of land from the A-Agricultural District to the R-3 Multi-Family Residential District. The public hearing has already taken place on the matter, but because of a zoning violation, the request could not be moved forward. Larrea said that the violation has been remedied and the application can proceed.

Commissioners discussed the matter and saw no issues with the request.

*Robertson moved and Duell seconded to direct Staff to prepare Findings of Fact for application Z-2018-01, to rezone parcel 05-021-048-00 from the A- Agricultural District to the R3 – Multi-Family Residential District, for consideration at the November 14, 2018 Regular Meeting of the Planning Commission.*

*Yeas: Robertson, Duell, Cline, Uithol, McManus, DeGood, Racine  
Nays: None*

**6. Public Comment (7:31)**

Pastor Carey Waldie of Living Hope Church requested a text amendment for setbacks for institutional uses for churches. He presented a packet and reviewed it with the Commission. Staff said that he would need to fill out an application for a text amendment and provide justification for such amendment. Jimmy Stanton commented on institutional uses and churches in particular.

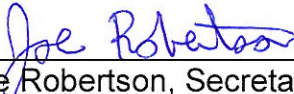
**7. Items For Next Agenda – October 24, 2018 (7:48)**

To be determined

Larrea talked about access management revisions and Planning Commissioners are still interested in reviewing a revised document.

**8. Adjournment**

*Uithol moved and Duell seconded to adjourn the meeting at 7:53pm.*

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