

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
October 24, 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: Gil Uithol, Steve Duell, Joe Robertson, Pat Cline, Chris DeGood, and John Racine

Absent and Excused: Joe McManus

Staff Present: Erik Perdonik

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

DeGood moved and Uithol seconded to approve the agenda as presented.

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

2. Minutes (7:01)

a. October 10, 2018

Duell moved and Cline seconded to adopt the minutes of October 10, 2018 as presented.

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

3. Correspondence (7:02)

None

4. Reports (7:02)

Township Board Report

Duell reported that the Township Board granted a utility easement on Cedar Run Road and discussed the noise study for car washes. The Board would like the Planning Commission to look into the cost and define the parameters of a noise study, once the new Planning Director is hired. The Board also approved the purchase of an easement for the Tart Trail.

Planning Commissioners

None

Planner Report

None

5. Business to Come Before the Commission

a. PD 2018-106 3717 W. South Airport Road Rezoning – Findings of Fact (7:07)

The application rezones a single parcel at 3717 West South Airport Road from A- Agricultural District to the R-3 Multi-Family Residential District, without restriction. At the October 10, 2018 meeting, Commissioners directed Staff to draft Findings of Fact in favor of the application. Commissioners had no issues with the findings as presented.

Uithol moved THAT the Findings of Fact for application Z-2018-01, as presented in Planning Department Report 2018-106 and being made a part of this motion BE ADOPTED. Robertson seconded the motion.

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

Uithol moved and Robertson seconded to recommend to the Garfield Township Board of Trustees that application Z-2018-01 BE APPROVED.

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

b. PD 2018-107 Revised Access Management Amendment – Introduction (7:09)

Staff made significant revisions to the proposed Section 512 Access Management in the Zoning Ordinance. The changes will warrant a second public hearing. Perdonik said that there were some loopholes in the previous draft so some language was added to address qualifying standards, relief and flexibility and existing projects. Commissioners discussed the new draft and appreciated the clarity it brought to the subject. Discussion regarding adding language in Section 4(b) (i) regarding an access for agricultural use was taken up by Commissioners. Commissioners decided to send it to a Public Hearing in December and in the meantime, Staff could seek out complete definitions of “agricultural uses” as they would pertain to the proposed ordinance.

DeGood moved and Robertson supported THAT the proposed amendment to Section 512 – Service Drives in the Zoning Ordinance, as attached to PD Report 2018-107, BE SCHEDULED for a Public Hearing to be held at the December 12, 2018 Regular Meeting of the Planning Commission.

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

6. **Public Comment (7:44)**

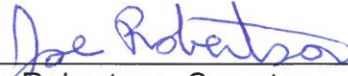
None

7. **Items For Next Agenda – November 14, 2018 (7:48)**

Commissioners discussed the proposed meeting and decided to cancel the November 14, 2018 Planning Commission meeting for lack of agenda items.

8. **Adjournment**

Uithol moved and Robertson seconded to adjourn the meeting at 7:46pm.



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