

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
October 27, 2021**

Call Meeting to Order: Chair Racine called the October 27, 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: Molly Agostinelli, Joe Robertson, Pat Cline, Chris DeGood, Robert Fudge, and John Racine

Absent and Excused: Joe McManus

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)**

Fudge moved and Robertson seconded to approve the agenda as presented.

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

Nays: None

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

a. **October 13, 2021 Regular Meeting**

Agostinelli moved and Cline seconded to approve the October 13, 2021 Regular Meeting minutes as presented.

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

Nays: None

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

None

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

Township Board Report

Agostinelli stated that the board passed a resolution to apply for a MSU Urban Regional Planning Practicum Project.

Planning Commissioners

None

Staff Report

Sych said some short-term rental legislation was passed by the Michigan House of Representatives. He also commented on the MSU Urban Regional Planning grant and explained how it would work into the Master Plan and help the Township attain its planning goals.

6. Unfinished Business**a. PD 2021-137 – Housing Discussion with Housing North (7:06)**

Yarrow Brown, Executive Director of Housing North, gave a presentation regarding housing issues in the region. Analysis showed that 15,000 housing units were needed in the area. She talked about affordability and stated that people with incomes 80-120% of area median income are being priced out of housing. Brown mentioned the housing ready checklist, which has been completed by the Township. Brown then discussed some steps that Housing North is taking to help alleviate the housing crisis which include tax incentives and construction code changes at the state level, and the Landbank 2.0 program. Diversity in housing both in prices and in types, and housing capacity was touched upon. Commissioners asked questions and discussed the Landbank 2.0 program and how it could help the housing crisis at a county level. Accessory dwelling units (ADU's) and possible incentives for ADU's were discussed along with affordable home building and community engagement.

7. New Business

None

8. Public Comment (8:20)

None

9. Other Business (8:20)


Hannon presented a slideshow of newly completed projects in the Township.

10. Items for Next Agenda – November 10, 2021 (8:32)

- a. Premier Place PUD Minor Amendment – Public Hearing
- b. Marengo 31 Special Use Permit – Findings of Fact
- c. Bigby/BCUBED at Cherryland – Site Plan Review

11. Adjournment

Fudge moved to adjourn the meeting at 8:35pm.



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