

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
October 28, 2020**

**Call Meeting to Order:** Chair Racine called the October 28, 2020 Planning Commission meeting to order at 7:00pm.

**Pledge of Allegiance**

The Pledge of Allegiance was recited by all in attendance.

**Roll Call of Commission Members:**

Present: Joe McManus, Steve Duell, Pat Cline, Joe Robertson, Robert Fudge, Chris DeGood, and John Racine

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

1. **Public Comment (7:01)**

None

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

Planner John Sych asked commissioners to add item 9a, Ashland Park Storage Units.

*Duell moved and Fudge seconded to approve the agenda as amended adding item 9a – Ashland Park Storage Units.*

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

*Nays: None*

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

a. **October 14, 2020**

*DeGood moved and Cline seconded to adopt the minutes of October 14, 2020 as presented.*

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

*Nays: None*

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

a. **PD 2020-146 Legislative Update on Sand and Gravel Mining**

Planner Sych said that this was included in packets for commissioner information.

b. **PD 2020-147 Recap of Michigan Association of Planning Annual Conference**

A report was included in commissioner packets.

**5. Reports (7:05)****Township Board Report**

Duell reported that the board approved Ordinance #37 and Ordinance #75 for a public hearing on November 10<sup>th</sup>.

**Planning Commissioners**

No Report

**Staff Report**

No Report

**6. Unfinished Business**

None

**7. New Business****a. Zoning Ordinance Use Chart Project – Definitions Discussion #3 and Next Steps (7:14)**

Commissioners finished their review of definitions for the Zoning Ordinance Use Chart Project. Planning staff hopes to bring these definitions back for final review and approval in January.

**b. PD – 2020-141 Signs in Planned Unit Developments and the C-P District (7:46)**

Deputy Planner Steve Hannon said that he identified two issues with the current zoning ordinance as it relates to signage. One issue is that the township has historically treated a new sign in place of an old sign as a replacement sign, rather than a new sign. The second issue is the signage for PUD's often refers to underlying zoning districts and the township has several PUD's with underlying zoning which does not match the land use. He went on to say that the Planning Commission has discretion in the PUD's and the C-P district. Planning Commissioners discussed the new proposed language intended to streamline the process. Commissioners wanted to retain the latitude to allow for more square footage for signage based on wall size and the latitude to make a decision based on scale, bulk and location relative to the site and surrounding area. A few minor language changes were suggested. Staff will revise based on commissioner feedback and bring back for further review as soon as possible.

**c. PD-2020-148 ZO Amendment Discussion – Child Care Centers, Major Thoroughfares (8:18)**

Planner Sych said that the township recently received an application for the building of Prince of Peace Lutheran Church to be located on the east side of LaFranier Road. Churches are permitted in the A- Agricultural District by Special Use Permit. Staff has identified two issues with the proposed uses. Section 753, Institutional Uses, requires that one property

line be located on a major thoroughfare as defined in the ordinance. LaFranier is classified by the National Functional Classification as a “minor collector” and not a major arterial. There are several existing land uses in the township which are located on Major or Minor collector roads. To remedy the situation and bring all existing land uses into compliance, staff recommends adopting some newer more detailed definitions of roads which include definitions of the road and not the road names. A second issue with the application is that a child care use is not currently allowed in the A- Agricultural zoning district. Staff proposes an amendment to allow the use by special permit. Commissioners were in favor of the amendment. Staff will introduce in November and prepare for a public hearing shortly thereafter.

**d. PD 2020-144 – Redevelopment Ready Communities Update (8:36)**

Deputy Planner Hannon provided the Redevelopment Ready Communities baseline report, and gave background on the process up to now. He added that Pablo Majano, the Michigan Economic Development Corporation representative, presented the Baseline Report to the township board and gave an overview of the program and the board passed a resolution to proceed. Staff has already identified potential starting projects which include a Master Plan Implementation Schedule, the CIP Program, Development Review Forms and Township Website Updates.

**8. Public Comment (8:42)**

None

**9. Other Business (8:42)**

**a. Ashland Park Storage Units**

Planner Sych said that the Ashland Park developer originally included some storage units on the plan and wants to replace the area originally meant for office use for expansion to allow for more storage units. Commissioners gave feedback on the possible major amendment and had concerns with the lack of enough existing residential housing in the PUD to offset the added storage units and the addition of another possible access point to the development.

**10. Items for Next Agenda – November 12, 2020 (8:53)**

**a. Public Hearing – Carter Lumber I-G Rezoning**

**b. Public Hearing – Solar Energy Systems Zoning Ordinance Text Amendment**

**c. M Brothers Northern – SUP Intro Will not be on the agenda.**

**d. Oakleaf Village PUD – Final**

Staff added that there may be an introduction on the proposed ordinance amendments stemming from the Prince of Peace project.

11. **Adjournment**

*Fudge moved and Cline seconded to adjourn the meeting at 8:57pm.*



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Joe Robertson, Secretary  
Garfield Township Planning  
Commission  
3848 Veterans Drive  
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