

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
November 12, 2020**

Call Meeting to Order: Chair Racine called the November 12, 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)

Fudge moved and Cline seconded to approve the agenda as amended

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

Nays: None

3. Minutes (7:02)

a. October 28, 2020

Duell moved and Robertson seconded to adopt the minutes of October 28, 2020 as presented.

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

Nays: None

4. Correspondence (7:02)

Correspondence from the Oakleaf Village applicant dated November 12, 2020 and PD Report 2020-156 were included as correspondence.

5. Reports (7:03)

Township Board Report

Duell reported that an amendment to Ordinance 37 regarding violation fees and the resolution adopting Ordinance No. 75 for small cell wireless facilities both passed the Township Board approval process.

Planning Commissioners

No Report

Staff Report

No Report

6. Unfinished Business**a. PD 2020-154 – Carter Lumber I-G rezoning – Public Hearing (7:04)**

This application requests the rezoning of a 36.5 acre parcel at the southeast corner of Hammond and Garfield Roads. The applicant is requesting that it be rezoned from A- Agricultural to I-G General Mixed-Use Industrial Business. The property is undeveloped at this time and the Master Plan designation for this property is industrial.

Racine opened the Public Hearing at 7:06pm.

Chuck Price, representing the applicant, said that Carter Lumber is working with an EGLE certified wetland consultant and planning for development of the property. The Public Hearing was closed at 7:08pm. Commissioners asked questions and commented on the development.

McManus moved and Cline seconded to direct Staff to draft Finding of Fact for application Z-2020-05.

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

b. PD 2020-155 – Solar Energy Systems Zoning Ordinance text Amendment – Public Hearing (7:11)

Racine opened the Public Hearing on the proposed Zoning Ordinance Text amendment at 7:13pm and hearing no comments, closed the Public Hearing.

DeGood moved and Fudge seconded that the proposed amendment to the Garfield Township Zoning Ordinance, as attached to Planning Department Report 2020-155, BE RECOMMENDED FOR ADOPTION by the Township Board.

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

c. PD 2020-153 – Oakleaf Village PUD – Final (7:15)

The subject property is located at 5143 North Long Lake Road, west of Zimmerman Road. It is 52.56 acres and is currently zoned A-Agricultural. Planning Director John Sych said that 229 units were originally proposed, but a fire lane modification by Metro Fire changed the layout of the buildings and resulted in a 42-unit reduction. The revised report reflects the change and the new total of 187 units.

Cline moved and Duell seconded THAT the Findings of Fact for application PUD 2020-01, as presented in Planning Department Report 2020-156, BE ADOPTED.

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

Cline moved and McManus seconded THAT Application PUD 2020-01, submitted by Wallick Communities for the Oakleaf Village of Garfield Township PUD, BE RECOMMENDED for final approval by the Township Board subject to the following condition:

- 1. An updated traffic analysis will be required for Phase II of the PUD prior to its construction to determine needed improvements for the Zimmerman Road entrance.*

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

7. New Business

a. PD 2020-151 – Child Care Centers, Major thoroughfares ZO text Amendment – Intro (7:23)

Deputy Planner Hannon talked about the two proposed text amendments which the commissioners discussed at the last meeting. The definitions have been updated so that major thoroughfares will include both arterial and collector roads and the road definitions will be based on the National Functional Classifications system used by MDOT. The other text amendment would allow child care centers in the A-Agricultural district with a special use permit.

Fudge moved and Robertson seconded THAT the draft changes to Section 201 and 325 of the Zoning Ordinance, as included in Planning Department Report 2020-151, BE SCHEDULED for public hearing for the December 9, 2020 Planning Commission Regular Meeting.

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

b. PD – 2020-150 – Signs in Planned Unit Developments and the C-P District #2 (7:27)

Deputy Planner Hannon said that language was clarified to allow for Planning Commission discretion based on the size of the building and that the applicant was responsible for making a case as to why the Planning Commission should use its discretion to waive any signage requirements. Commissioners suggested adding language to the last sentence in #5 stating that circumstances on a site warranted a waiver. Commissioners

discussed the proposed language and asked questions and then advised staff to move forward to prepare a proposed Zoning Ordinance amendment.

8. **Public Comment (7:40)**

None

9. **Other Business (7:40)**

None

10. **Items for Next Agenda – December 9, 2020 (7:41)**

a. **Carter Lumber I-G Rezoning – Findings of Fact**

b. **Child Care Centers, Major thoroughfares ZO Text Amendment – Public Hearing**

c. **Ligon Bed and Breakfast – SUP Introduction**

Possible Fox Run PUD development extension and adoption of the 2021 meeting schedule.

11. **Adjournment**

Fudge moved and Cline seconded to adjourn the meeting at 7:45pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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