

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

NOTICE OF PUBLIC HEARING TO BE HELD ELECTRONICALLY

TO: THE RESIDENTS AND PROPERTY OWNERS OF GARFIELD CHARTER TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Garfield Township Planning Commission will conduct a public hearing during its regular meeting on Wednesday, January 13, 2021, commencing at 7:00 pm, as required under the provisions of the Michigan Zoning Enabling Act. Due to the extension of the MDHHS COVID-19 public health order, the meeting will be held VIA ZOOM and the public may participate in the meeting using a computer, smart phone, or telephone. Instructions and a link for accessing the meeting will be located on the Garfield Township website, www.garfield-twp.com.

PLEASE TAKE FURTHER NOTICE that the items to be considered at the public hearing include, in brief, the following:

1. Consideration of an application received from Matthew and Rebecca Ligon dba Blended Roots Farm requesting a special use permit to use an existing single family residence as a bed and breakfast establishment. The property is zoned A Agricultural and is located at 5885 Hainey Lane, Parcel #05-006-013-25. Bed and breakfast establishments are permitted via SUP in the A Agricultural zoning district.
2. Consideration of a proposed text amendment to the Garfield Township Zoning Ordinance No. 68 that would cover signs in the Planned Shopping (C-P) zoning district and Planned Unit Developments (PUDs):
 - Add an “Applicability” section to explain what is and is not considered a new sign.
 - Clarify regulations for signs permitted by right:
 - For signs within the C-P district, list the regulations separately for residential uses, office uses, and commercial uses.
 - For signs within Planned Developments, list separately for residential uses, office uses, and commercial and industrial uses, and remove references to the underlying zoning district.
 - Refine criteria for the Planning Commission to modify or waive sign requirements:
 - State the limitations of the Planning Commission’s discretion (e.g. not a variance, does not run with the land, does not set precedent, only applies to the sign in the application).
 - Refine criteria to allow flexibility, including by building size and distance from the road.
 - Allow "gooseneck" style downward illumination of non-internally illuminated signs in C-P.
3. Such other and further matters as may properly come before the Planning Commission at the public hearing.

All interested persons are invited to attend this meeting. If you are unable to attend, written comment may be submitted to the Garfield Township Planning Commission at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan, 49684, up to the date of the hearing and may be further received by the Planning Commission at said hearing. In addition, all materials relating to these requests may be examined at the Garfield Township Planning Department office at the above address during the Township's regular hours of 7:30am to 6:00pm, Monday through Thursday.

Garfield Township will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to Garfield Township. Individuals with disabilities requiring auxiliary aids or services should contact Garfield Township by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922-4412

CHARTER TOWNSHIP OF GARFIELD PLANNING COMMISSION
(231) 941 – 1620
