

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
December 9, 2020**

Call Meeting to Order: Chair Racine called the December 9, 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** (Garfield Township, Grand Traverse County, MI), **Steve Duell** (Garfield Township, Grand Traverse County, MI), **Pat Cline** (Long Lake Township, Grand Traverse County, MI), **Joe Robertson** (Garfield Township, Grand Traverse County, MI), **Robert Fudge** (Garfield Township, Grand Traverse County, MI), **Chris DeGood**, (Garfield Township, Grand Traverse County, MI), and **John Racine** (Garfield Township, Grand Traverse County, MI)

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

1. **Public Comment (7:03)**

None

2. **Review and Approval of the Agenda – Conflict of Interest (7:08)**

Fudge moved and Robertson seconded to approve the agenda as amended

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

Nays: None

3. **Minutes (7:09)**

a. **November 12, 2020**

McManus moved and DeGood seconded to adopt the minutes of November 12, 2020 as presented.

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

Nays: None

4. **Correspondence (7:10)**

Emails were received from Candace Morse and Steven Morse urging commissioners to follow the master plan in relation to item 7c; and from Connie Kramer regarding the Oakleaf Village PUD.

5. Reports (7:11)**Township Board Report**

Duell reported that the Township Board approved the Oakleaf PUD and the 2021 budget. They also scheduled the Solar Energy zoning ordinance amendment for a Public Hearing and passed a resolution to refuse the Meadowlands water system. Robertson and Racine have been reappointed to the Planning Commission and Agostinelli will take Duell's place on the Planning Commission beginning on January 2021.

Planning Commissioners

No Reports

Staff Report

Planner John Sych said he is expecting the BATA project tomorrow.

6. Unfinished Business**a. PD-2020-161- Child Care Centers, Major Thoroughfares ZO Text Amendment – Public Hearing (7:16)**

Deputy Planner Steve Hannon gave an overview of the proposed text amendment. 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. Racine opened the Public Hearing at 7:20pm.

Carey Waldie from Living Hope Church commented that anytime these types of institutions can be accommodated is good for the community. Racine closed the Public Hearing at 7:23pm.

DeGood moved and Cline seconded that the proposed amendment to the Garfield Township Zoning Ordinance, as attached to Planning Department Report 2020-16, BE RECOMMENDED FOR ADOPTION by the Township Board.

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

b. PD 2020-166 – Carter Lumber I-G rezoning – Findings of Fact 725

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 future land use designation for this property is industrial.

Duell moved and Robertson seconded that the Findings of Fact for application Z-2020-05, as presented in Planning Department Report 2020-166 and being made a part of this motion, BE ADOPTED.

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

Duell moved and Fudge seconded to recommend to the Township Board that application Z-2020-05 BE APPROVED.

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

7. New Business

a. PD 2020-163 Ligon Bed and Breakfast – SUP Introduction (7:29)

This application requests approval of a Special Use Permit for use of an existing single-family home at 5885 Hainey Lane as a Bed and Breakfast Establishment. This use is permitted via Special Use Permit in the A- Agricultural zoning district. The property is a working farm at this time and has an attached suite which measures 20'X20' would be suitable for a nightly rental. 10 parking spaces exist on the property. Commissioners discussed the proposed Bed and Breakfast and discussed access off of Cedar Run Road. The owner is not anticipating any access off of that road, but staff will look into the matter.

Cline moved and McManus seconded that application SUP-2020-03 for a Special Use Permit for a bed and breakfast establishment at 5885 Hainey Lane be scheduled for a public hearing on January 13, 2021.

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

b. PD – 2020-164 Fox Run PURD Extension Request (7:38)

After discussion, Duell moved and Robertson seconded THAT application PURD-2017-01, submitted by William Clous, Eastwood Custom Homes, to construct 84 two-bedroom apartment units on parcel 05-130-003-00, BE GRANTED a one year extension until April 25, 2022 to begin construction.

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

c. PD-2020-165 – Mosser Apartment Complex – Conceptual Review (7:44)

This application is for a conceptual review of a proposed apartment complex on the south side of Hartman Road, west of Dracka Road. The

parcel is 6.19 acres. The site is vacant and includes significant wetlands and is Master Planned as Agricultural Rural land. The proposed project is for a 168 unit apartment complex in seven three story buildings. As currently zoned, the proposed project would not be permitted. The 6.19 acres makes it too small for a PUD, which may be permitted in the zoning district. Developer, Nicholas Mosser recognized the commissioner concerns and said that the proposed development was intended for workforce housing. Commissioners shared concerns with lack of acreage, density and lack of boundaries and setbacks. Commissioners welcome work force housing, but in a different location.

d. PD-2020-162 – C-P and PUD Signs ZO Text Amendment - Introduction (8:09)

The Planning Commission has been reviewing the C-P and PUD signage portions of the ordinance. This final version incorporates an applicability section, clarifies regulations for signs permitted by right, refines criteria for waivers by the Planning Commission and allows a “gooseneck” style downward illumination of non-internally illuminated signs in the C-P district and in Planned Developments.

McManus moved and DeGood seconded that the draft changes to Section 630.G and 630.J of the Zoning Ordinance as included within Planning Department Report 2020-162, BE SCHEDULED for public hearing for the January 13, 2021 Planning Commission Regular Meeting.

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

8. Public Comment (8:16)

None

9. Other Business (8:17)

a. 2021 Meeting Dates

Fudge moved and Robertson seconded to adopt the 2021 Meeting Dates as presented.

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

10. Items for Next Agenda – January 13, 2021 (8:20)

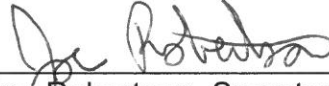
Public hearings on the proposed Ligon Bed and Breakfast and the Signage Text Amendment will be on the agenda as well as the BATA proposal if it is submitted on time.

11. **Adjournment**

Fudge moved and Duell seconded to adjourn the meeting at 8:24.

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

Nays: None



Joe Robertson, Secretary
Garfield Township Planning
Commission
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