

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
January 22, 2020**

Call Meeting to Order: Chair Racine called the meeting to order at 7:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

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

Staff Present: Deputy Planning Director Steve Hannon

1. Public Comment (7:01)

None

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

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

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

Nays: None

3. Minutes (7:01)

a. January 8, 2020

Fudge moved and DeGood seconded to adopt the minutes of January 8, 2020 as presented.

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

Nays: None

4. Correspondence (7:02)

Email from Jennifer Hodges regarding wetland delineations.

5. Reports (7:02)

Township Board Report

Duell reported that the board approved an aerial and oblique imagery contract with EagleView for the township and adopted a policy for land donations. He spoke about the Hickory Hills parking situation said that parking had been limited to one side of the street for recent events.

Planning Commissioners

McManus said that there are many approved projects which are being built around the township.

Staff Report

None

6. Unfinished Business

None

7. New Business

a. PD 2020-10 Planning Commission Annual Report for 2019

Commissioners discussed the many projects approved in 2019.

Duell moved and Cline seconded THAT the 2019 Planning Commission Annual Report, as provided in Planning Department Report 2020-10, BE APPROVED and FORWARDED to the Township Board.

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

b. Village of Barlow Garfield Neighborhood Plan Draft – Review/Discussion

Hannon reviewed the draft and proposed timeline with commissioners. Commissioners commented on the draft and discussed the potential feasibility of a Corridor Improvement Authority Tax Increment Financing, the opportunity zone, and making sure that the proposal is actionable. Commissioners gave suggestions about some details in the draft. Hannon said staff would take all suggestions and bring an update to commissioners in February.

c. PD 2020-12 2020 Priorities

Commissioners reviewed the priority projects that were mentioned in Planning Department Report 2020-12. Possible zoning ordinance amendments were discussed as well as some larger projects. Commissioners will prioritize the order of the items and pass it on to staff. Commissioners made suggestions of other items to be placed on a priority list such as building heights and aesthetics, form-based code, revitalization of malls, the sign ordinance, housing, solar and wind farms, and snow storage on proposed plans brought forth to the township.

d. PD 2020-11 Discussion on Staff/PC Communication

Commissioners made a few suggestions for changes to the packets.

8. Public Comment

None

9. Other Business**a. Traverse Hospitality 2 – Request to Amend Condition of SUP Approval**

Hannon said that the applicant is interested in a condition that was given to the MSU Federal Credit Union pertaining to EGLE Wetland Certification and is asking that they receive the same condition for their project. Commissioners discussed the matter and decided that no action would be taken at this time. Staff will review the wetland certification requirements with EGLE and will update Commissioners in February.

b. Village of LaFranier Woods – Request to Prepare FOF for February 12th Meeting

Hannon said that many outstanding issues were taken care of and staff feels that Findings of Fact can be drafted for commissioner review and approval at the February 12th meeting. Staff will consult the Road Commission and Ridge 45 regarding cross access before drafting the findings of fact.

DeGood moved and Robertson seconded to direct staff to prepare Findings of Fact for the Village of LaFranier Woods PUD.

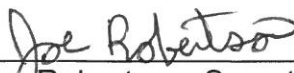
*Yeas: DeGood, Robertson, Fudge, Cline, McManus, Duell, Racine
Nays: None*

10. Items for Next Agenda – February 12, 2020

- a. Harris Hills Site Condominium SPR – FOF**
- b. Village of LaFranier Woods PUD – Update**
- c. Consumers Energy SUP – Introduction**
- d. Oak Leaf Village #2 – Conceptual Review**
- e. Good News Automotive Rezoning – Introduction**

11. Adjournment

Racine moved to adjourn the meeting at 9:27.



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