

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
January 23, 2019**

**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.

**Roll Call of Commission Members:**

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

Staff Present: Erik Perdonik and John Sych

**1. Review and Approval of the Agenda – Conflict of Interest (7:00)**

Racine declared a conflict with item 5c.

*Duell moved and Cline seconded to approve the agenda as presented.*

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

*Nays: None*

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

**a. January 9, 2018**

*McManus moved and Fudge seconded to adopt the minutes of January 9, 2019.*

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

*Nays: None*

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

a. Letters received at the January 9, 2019 meeting (receive and file)

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

**Township Board Report**

Duell reported that there will be a new video system for the large meeting room and the bid for the work was awarded to Waara Technologies. He added that the board agreed to a joint meeting with the Planning Commission on February 27<sup>th</sup> at 6:00pm. The Metro issue was discussed by the board and they agreed to go to mediation to resolve the problems.

**Planning Commissioners**

None

**Staff Report**

No report

**5. Business to Come Before the Commission****a. PD 2019-06 Annual Report (7:06)**

Sych presented the report which was prepared pursuant to the requirements of Section 19(2) of the Michigan Planning Enabling Act.



*Cline moved and Robertson seconded THAT the 2018 Planning Commission Annual Report, Planning Department Report 209-06, BE ACCEPTED and FORWARDED to the Township Board as required by Section 19(2) of the Michigan Planning Enabling Act.*

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

**b. PD Report 2019-08 Institutional Setbacks (7:09)**

Sych said that the Planning Department recently reviewed institutional setbacks in the Zoning Ordinance. He gave a definition of institutional uses and emphasized that the definition encompassed a wide range of institutional uses and if it were changed for one use, it would be changed for all uses falling under the definition. The setbacks are currently set at 40 feet from the street and 30 feet from any agriculture or residential property lines. Some non-conforming uses will occur with any ordinance change, but it may not justify amending the entire ordinance. The ZBA is designed to provide relief from the ordinance and there have been no ZBA applications on the institutional setback matter. Staff feels that there is no need to change these setbacks and the standards are appropriate as written. Current standards are in line with other uses that are the same intensity and staff recommends leaving the ordinance as it is presently written and continue to monitor it. Commissioners discussed the setbacks in light of a current application to amend the ordinance.

**c. PD 209-07 Noise Control (7:32)**

Racine stepped down due to a conflict.

Sych said that this is the only place in the ordinance which refers to a decibel level. Evidence suggests that the township's 40 decibel limit for car washes is very low relative to a sample of other communities. Staff recommends that the decibel issue may be more appropriate under a noise control ordinance and that Section 712 be amended to remove the 40 decibel limit entirely and allow Ordinance No. 47 control the car wash use along with all other noise-producing uses except wind energy conservation systems. Commissioners expressed concerns with not having any noise enforcement at all for car washes. Staff pointed out that this was currently an unenforceable item in the ordinance. Staff will draft options on noise enforcement for the joint meeting.

**d. PD 2019-10 Joint Meeting Discussion (8:06)**

Staff will send out a survey for board members and commissioners to list their top concerns and issues facing the township for discussion at the joint meeting on February 27<sup>th</sup> at 6:00pm.

**e. PD 2019-05 Redevelopment Ready Communities (8:08)**

Redevelopment Ready Communities (RRC) is a no-cost technical assistance statewide certification program offered by the Michigan Economic Development Corporation. It is designed to attract businesses investments and talent to a community. It is a three step program - Engagement, Evaluation and Certification and helps communities position themselves to take advantage of this program and participate in the process. The RRC program could help with redevelopment in the Opportunity Zone and implement the Master Plan. Staff would participate in the three step training.

*DeGood moved and Fudge supported that the Garfield Township Planning Commission recommend to the Township Board to pursue RRC certification.*

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

**f. Fox Run Update (verbal) (8:26)**

Eric Perdonik said that all final plans for the Fox Run PURD have been received. He said that the one difference between the original and the final version is that the trail is slightly longer and has more detail. The DEQ permit has been obtained and it looks like everything is in place for final approval.

**g. Crossings Hotel Conceptual Review Update (verbal) (8:27)**

Staff has heard nothing on the proposed project.

**6. Public Comment (8:30)**

*Karrie Zeits* representing Serra thanked the Planning Commission for continuing to study the noise issue. They are supportive of the direction the township is moving in.

*Heather Smith*, Grand Traverse Baykeeper, commented on the Fox Run PURD and said that it is located in a sensitive wetland area. The proposed dog park and playground are on a wetland area and would have a negative impact.

Commissioners discussed setbacks in wetland areas

*TJ Andrews*, Legal Counsel for the Watershed Center, also commented and made points regarding wetlands in the zoning ordinance. She pointed out that the Garfield Township ordinance states that a project must have a DEQ permit BEFORE any plans are discussed; the definition of a "structure"; and the use of wetlands as an open space. Staff will review the ordinance and bring the topic forward for discussion in the near future.


*Carey Waldie*, of Living Hope Church commented on his proposed application.

7. **Items For Next Agenda – February 13, 2019 (8:56)**

- a. Harris Hills Conceptual
- b. Living Hope Church Conceptual
- c. Fox Run PURD Final Approval

8. **Adjournment**

*Duell moved to adjourn the meeting at 9:00pm.*



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