

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
January 9, 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)

Duell moved and Robertson seconded to approve the agenda as presented.

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

Nays: None

2. Minutes (7:01)

a. December 12, 2018

DeGood moved and Robertson seconded to adopt the minutes of December 12, 2018 as amended noting that in item 6, the words “waivers of” will be added to Crain’s comment; the words “and it is being looked into by staff.” will replace the phrase “and is being remanded.”; and “a” will be inserted between “and” and “letter” in item #3.

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

Nays: None

Abstained: Fudge

3. Correspondence (7:04)

Letter from Pastor Carey Waldie – (Receive and File)
Email regarding flags.

4. Reports (7:06)

Township Board Report

Duell said the board reviewed the Metro issue and is forming an exploratory committee to look at all options. The board is not in favor of changing the formula and wants to have an affirmative vote from each township in all matters.

Planning Commissioners

None

5. **Business to Come Before the Commission**

a. **PD 2018-122 Hobby Lobby Wall Sign – Finding of Fact (7:08)**

The application requests approval of a single wall sign for the front of the new Hobby Lobby building located at 3675 Marketplace Circle within the Buffalo Ridge PUD. The applicant has proposed two options – a 148.2 square foot sign and a 99.7 square foot option. The ordinance allows for 100 square feet of signage in the Buffalo Ridge PUD. Last month, the Planning Commission directed staff to prepare Findings of Fact in support of the smaller signage option.

Commissioners reviewed the Findings and thought they were consistent with the board decision.

DeGood moved and Fudge seconded THAT the Findings of Fact for application PUD-2014-02-D pertaining to signage Option 2 submitted by the applicant, as presented in Planning Department Report 2018-122 and being made a part of this motion, BE ADOPTED.

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

DeGood moved and Fudge seconded THAT application PUD-2014-02-D pertaining to signage option 2 submitted by the applicant, BE DENIED based on the adopted Findings of Fact presented in Planning Department Report 2018-122.

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

b. **PD Report 2018-123 Fox Run Planned Unit Residential Development – Continued Discussion (7:10)**

Perdonik said that 84 units are proposed on approximately 4.25 acres with amenities such as three play areas, a dog park and a walking trail. The 3.75 acres of wetland will remain open space. A PURD was requested and this makes the proposed development subject to a two-stage approval process with the final engineering being approved by the Planning Commission. The preliminary approval is good for one year and the deadline for the applicant is approaching. At this time, the applicant has not submitted complete final engineered plans and the submission is incomplete. Developer Travis Clous addressed the commission and said that his final plans have been approved by an engineering firm and he did include new plans for the proposed walking path, but does not have final DEQ permits for the trail. Commissioners agreed that if there were no substantive changes in the plan, there was no need for a Public Hearing.

McManus moved and Duell seconded to direct staff to complete the final review on the proposed Fox Run PURD, draft and restate Findings of Fact noting the changes between the two plans and to draft a motion indicating that any final review approval of the PURD is contingent upon obtaining permits and dealing with any other issues that should arise.

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

Nays: None

c. Commissioner Gil Uithol Certificate of Appreciation (7:48)

Commissioners discussed a Certificate of Appreciation and thought it was a good idea.

Duell moved and Robertson supported to move forward with a Certification of Appreciation for Gil Uithol to recognize his service to the community.

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

Nays: None

d. University of Michigan eCities Recognition (7:49)

The University of Michigan collects data as it relates to Michigan communities in economic development and job growth. Garfield Township has been recognized for this distinction and is considered a four-star community.

e. Selection of Officers

Robertson nominated Racine/Duell seconds

Duell moved and DeGood seconded to nominate the existing officers for another year – Robertson – Secretary; McManus – Vice-Chair and Racine, Chairperson.

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

Nays: None

6. Public Comment (7:52)

Carey Waldie commented that he sought professional help in his zoning matter and discussed setbacks for institutional uses. He brought forth some facts in support of his case and reviewed the history of institutional uses in the township.

Bob Erickson from City Church also agreed with Pastor Waldie regarding the zoning change.

Chris Hinnerman, from Journey Church, passed out a letter of support in support of the zoning change for institutions.

Jimmy Stanton commented the zoning issue and the public comments in support of the church.

7. **Items For Next Agenda – January 23, 2019 (8:03)**

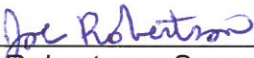
Sych said that commissioners would review a draft of the annual report at the study session.

He would also like to have a discussion of a joint meeting between the Board and the Planning Commission and a discussion of Redevelopment Ready Communities.

DeGood asked about the process of an ordinance change for institutional uses.

8. **Adjournment**

Duell moved to adjourn the meeting at 8:09pm.



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