

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
February 26, 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, and John Racine

Absent and Excused: Pat Cline

Staff Present: Planning Director John Sych and 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, DeGood, Robertson, Racine*

*Nays: None*

**3. Minutes (7:02)**

**a. February 12, 2020**

*Fudge moved and Duell seconded to adopt the minutes of February 12, 2020 as presented.*

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

*Nays: None*

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

None

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

**Township Board Report**

Duell reported that the Board voted to fund an additional \$200,000 for the Boardman Lake Trail. The board also adopted rental policies for the Silver Lake Recreation Area, approved the Harris Hills PUD and the preliminary review of the Village at LaFranier Woods PUD. Trustees also approved a bid for the demolition of the Kids Creek Mill and approved the financing for a new fire truck.

**Planning Commissioners**

No reports

**Staff Report**

No reports

**6. Unfinished Business****a. Barlow Garfield Neighborhood Plan – Review of Full Draft (7:05)**

Sych provided an overview of the planning process and current status of the Barlow Garfield Neighborhood Plan. The draft plan is posted online along with the existing conditions report and results of public engagement. Hannon said that they are looking for some feedback this evening from commissioners and the public. He reviewed the plan with a PowerPoint presentation which reviewed the existing conditions, the public engagement process, the strategic plan, vision, and development guidelines of the Barlow Garfield neighborhood. Sych said that the plan may now be used to guide development in the area. Commissioners discussed and commented on the plan and talked about how to get the word out about the Opportunity Zone so developers can take advantage of the options for developments.

Racine opened the floor for public comment on the plan at 7:51pm.

*Fern Spence* of Old Incochee Trail commented on the plan and said a sidewalk is needed along Barlow.

*LuAnn Heinert* a Garfield Township resident commented that the Planning Department is moving in the right direction. She echoed the need for a sidewalk.

*Klaus Heinert* of Garfield Township asked about the exclusion of Logan's Landing from the Opportunity Zone area.

*Michael Ufer* commented on the building heights and concurred with comments on connectivity to trails and sidewalks.

*Chuck Cherney* said that he is a commercial appraiser and encouraged flexibility in the plan and urged commissioners to keep seeking input.

Commissioners were positive towards the draft and asked for the inclusion of details regarding the Opportunity Zone. The plan will be brought back to Commissioners at the next meeting for further review.

**b. PD 2020-36 2020 Priorities – Update (8:30)**

Sych reviewed several of the goals for 2020 and asked Commissioners to review and reaffirm the priorities. Staff discussed the projects and specifically the Redevelopment Ready Communities certification process. Commissioners discussed the topics that need to be prioritized and agreed that action needed to be taken on wetland regulation including snow storage, sign ordinances, and other ordinance updates. Commissioners were also interested in more continuing education opportunities.

**c. PD 2020-37 – Review of Wetlands Approval Conditions (8:45)**

Three developments along the US 31 corridor were brought before the PC recently and all are located near wetlands. Traverse Hospitality 2, Lake Michigan Credit Union and the Michigan State University Federal Credit Union have all been approved with conditions pertaining to the wetlands

on their sites, and the conditions are all worded differently for each site. EGLE wetland reviews are performed seasonally which has posed challenges to meeting these conditions, thus prompting this review. Staff recommends that the wetland conditions for Lake Michigan Credit Union and the MSU Federal Credit Union remain in place. However, EGLE did perform a pre-application walk through meeting with developers of the Traverse Hospitality 2 and in a letter dated November 7, 2019, determined that if the development stayed in the footprint of existing filled grade, an EGLE permit would not be needed. Dusty Christensen, representing Traverse Hospitality 2, stated that the development will meet the wetland setback requirement and remain in the footprint, thus eliminating the need for an EGLE permit and asks that the condition regarding the wetlands be altered or removed from the approval. Christensen is confident that they are not impacting the wetlands and said a wetland delineation was performed by Envirologic and asks that the analysis be allowed along with the EGLE letter to act as proof of meeting the intent of the wetland requirement. Planning Commissioners agreed to review the condition at the March 11<sup>th</sup> meeting, with the applicant providing all necessary documentation as proof that the condition has been met.

7. **New Business**

None

8. **Public Comment**

None

9. **Other Business**

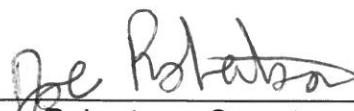
None

10. **Items for Next Agenda – March 11, 2020**

- a. Good News Automotive Rezoning PH
- b. Consumers Energy Boardman Substation SUP PH
- c. 4051 Cedar Run Rezoning Intro
- d. Chick-Fil-A SUP Intro
- e. GT Mall Sign Review
- f. 3077 Garfield Conditional Rezoning Intro
- g. Barlow Garfield Neighborhood Plan – Recommend to TB for Distribution
- h. Traverse Hospitality 2 – Review of Wetland Condition

11. **Adjournment**

*Fudge moved to adjourn the meeting at 9:25pm*



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