

**CHARTER TOWNSHIP OF GARFIELD  
JOINT PLANNING COMMISSION AND TOWNSHIP BOARD MEETING  
February 27, 2019**

**Call Meeting to Order:** Supervisor Korn called the meeting to order at 6:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

**Roll Call of Board Members:** Denise Schmuckal, Dan Walters, Molly Agostinelli, Lanie McManus, Chuck Korn, Jeane Blood Law, Steve Duell

**Roll Call of Commission Members:**

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

Staff Present: Planner John Sych and Deputy Planner Erik Perdonik

**1. Review and Approval of the Agenda – Conflict of Interest (6:02)**

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

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

*Nays: None*

**2. Minutes (6:03)**

**a. February 13, 2019**

Minutes will be amended to note that Commissioner Fudge excused himself at 9:00pm and did not vote on item 5c. Sentence in item 5b will be changed to read, "Vehicular circulation was discussed and commissioners expressed concerns with any left turning traffic from or onto South Airport Road." In item 5c, the words "as amended" shall be stricken from the second motion.

*Robertson moved and DeGood seconded to adopt the minutes of the February 13, 2019 Planning Commission Meeting as amended.*

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

*Nays: None*

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

**a. Staff Presentation (6:05)**

Sych stated the purpose of the meeting was for the Planning Commission and Township Board to come together on some generalized agreement on issues and opportunities. Sych said he would act as the moderator for discussion.

**b. Issues****1. East-West Corridor transportation study (6:08)**

Solutions regarding the east west traffic issue are being evaluated and a preferred solution will be selected. Sych reviewed the proposed solutions with board members and commissioners on a powerpoint presentation. Board members and commissioners discussed the solutions and the funding of the entire project. The group agreed that they would like to see the costs for each option before one is chosen. Sych pointed out that if a solution is found, it will most likely affect Garfield Township and future land uses will need to be considered.

**2. Noise Control (6:36)**

Sych discussed the noise control issue as it relates to car washes. Currently, the allowed decibels for a car wash is very low. He suggests allowing the noise ordinance to govern this use and work in conjunction with the Zoning Ordinance. All agreed to amend the zoning ordinance to allow for noise to be addressed through the existing noise ordinance.

**3. Wineries/Breweries/Distilleries/Cideries (6:44)**

Sych said that issues could crop up with these uses such as signage, special events, parking, and traffic. Board members and commissioners discussed the issues and agreed that Agritourism is very important for the township and will help to maintain open spaces in the township. Expectations of these types of uses were discussed and it was agreed that the planning department will look into some regulations for such uses.

**4. Recreational Marijuana (6:56)**

Sych talked about the recreational marijuana issue and told commissioners and board members that the township needed to specifically opt out if they did not want to allow recreational marijuana establishments in the township. Board members and commissioners discussed the issue and agreed to opt out.

**c. Opportunities****1. Community Vision (7:04)**

Sych talked about successful communities and such communities have a vision, good leadership and resources. He gave examples of vision and mission statements and explained the difference between the two and then defined values. Board members thought a vision was a good idea to help further the direction of the township.

**2. Economic Development (7:11)**

Sych discussed the population and data from the township and a graph showed steady growth. Garfield Township has 26% of all

jobs in the county and roughly 11,503 jobs. In 2017, that job growth showed 13,500 jobs. Jobs by industry were discussed and job density was shown on a map. Sych said one piece of economic development was a branding/marketing/image campaign in the township with such things as welcome signs on the borders. Sych said that the Planning Enabling Act allowed for a sub plan in addition to the master plan and for this sub plan he suggested a redevelopment for the S. Airport/Garfield/Cherryland area. Commissioners and board members discussed the redevelopment along the suggested corridor and thought that establishing developed images and plans of the area would help because then the planning has already been mapped out for developers. Discussion of the ownership of Cherryland Center also could be problematic for any redevelopment. Sych also introduced the concept of Redevelopment Ready Communities and how being certified for this type of community would be of value. Opportunity zones and tax breaks were also discussed.

**3. Capital Planning and Budgeting (7:52)**

Sych talked about a good Capital Improvement Plan for multiple years out and said it could be a good tool to plan and anticipate costs for the future of the township.

**6. Public Comment (7:56)**

None

**8. Adjournment**

*Cline moved to adjourn the meeting at 7:57pm.*



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