

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
March 13, 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, Robert Fudge, Chris DeGood, Joe Robertson, Pat Cline, and Joe McManus

Absent and Excused: John Racine

Staff Present: Planner John Sych and Deputy Planner Erik Perdonik

1. Public Comment (7:00)

Ken Sams of Lone Tree Road commented on the Harris Hills project. He shared his concerns with commissioners regarding documentation and claims that the adjoining parcels have not been addressed. He added that traffic may increase and that an R-2 zoning designation may not be appropriate.

2. Review and Approval of the Agenda – Conflict of Interest (7:11)

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

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

Nays: None

3. Minutes (7:01)

a. February 27, 2018

Fudge moved and Robertson seconded to adopt the minutes of February 27, 2019 as amended noting that Blood Law needed to be replaced with Fudge on item #1.

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

Nays: None

4. Correspondence (7:14)

None

5. Reports (7:14)

Township Board Report

Duell reported that the township will be drafting language to opt out of recreational marihuana facilities in the township. He added that a no wake zone was set for a public hearing for a portion of Silver Lake and that the residents would be responsible for placing buoys and signage.

Planning Commissioners

None

Staff Report

Sych reported that there have been inquiries and development ideas, but not many completed applications. He added that the Deputy Director of Planning position has been posted as Erik Perdonik will be leaving in April.

6. Business to Come Before the Commission**a. PD Report 2019-16 Harris Hills – Rezoning – Set for Public Hearing (7:18)**

This application proposes to rezone the 20 acre property from Ag to R-2 at the southwest intersection of Harris Road and Lone Tree Road. The applicant says that single family homes would eventually be constructed on the site. The property is currently vacant and adjoins the Lone Tree Site Condominium to the west, Lone Tree Road to the north vacant land to the east and Brookside Commons to the south. The property is currently zoned A- Agricultural. With a proposed density of 1.66 units per acre, the property would have to be rezoned to R-2 One and Two family Residential or a PURD approval would need to be sought. Jesse Mitchell, on behalf of the owners, said that roads would be finished and extended and explained the density for the proposed project which he thought would be closer to two units per acre which would make the rezoning to R-2 a better option. Commissioners discussed the rezoning request.

Robertson moved and Fudge seconded that application Z-2019-01 BE SCHEDULED for public hearing for the April 10, 2019 Regular Meeting of the Planning Commission.

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

b. PD Report 2019-18 Long Lake Master Plan Amendment (7:38)

Pursuant to the Michigan Planning Enabling Act, governments considering adopting or mending a Master Plan are required to request comment from all neighboring communities.

Duell moved and Cline seconded THAT Planning Staff is directed to prepare and send a letter of support to Long Lake Township outlining the comments of the Planning Commission.

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

- c. **PD 2019-21 Follow Up Report on Joint Meeting (7:42)**
Sych said the follow up report is for commissioner information and further discussion on items can be had at the study session. The CIP process was also discussed.

7. **Public Comment (7:52)**
None

8. **Items For Next Agenda – February 27, 2019 (7:52)**

- a. Redevelopment Plan Discussion
- b. Training Sessions – Sych proposes some commissioner education items at the study sessions.

9. **Adjournment**

Duell moved and DeGood seconded to adjourn the meeting at 7:57pm.

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