

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
March 27, 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, Joe Robertson, Pat Cline, Joe McManus and John Racine

Absent and Excused: Chris DeGood

Staff Present: Planner John Sych and Deputy Planner Erik Perdonik

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

Racine declared a conflict with New Business Item 6.b.

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

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

Nays: None

2. Public Comment

None

3. Minutes (7:02)

a. March 13, 2019

Fudge moved and Duell seconded to adopt the minutes of March 13, 2019 as amended noting that Vice Chair McManus called the meeting to order.

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

Nays: None

4. Correspondence (7:02)

a. Response to Long Lake Master Plan Amendment

5. Reports (7:03)

Township Board Report

Duell reported that the Ordinance creating a No Wake Zone on a portion of Silver Lake was adopted. The board discussed the nonpartisan board elections and decided not to support the idea. An inquiry to repave Meadow Lane Road was received. At the next meeting, the board will have public hearings on the establishment of marihuana establishments in the township and the fireworks mandate.

Planning Commissioners

None

Staff Report

No reports

6. Business to Come Before the Commission

a. Conceptual Subplan for East Side of Township (7:06)

Sych said that the Michigan Planning Enabling Act allows for a subplan to a Master Plan which give Townships a chance to focus on one area in a township for a special planning zone. The focus of the proposed subplan is an area approximately 460 acres along South Airport Road from Garfield Road west to Park Drive then goes north to Boon Street. The area includes a small residential area as well as Cherryland Center. This area would be identified as an opportunity zone which allows people to make investments in exchange for capital gains relief. The subplan focuses on mobility as well and would allow the township to create a unique identity. Sych explained the process to commissioners which encompasses several steps and engages the community. Commissioners discussed the proposal and asked questions. Sych also pointed out that this subplan will allow the township to be more proactive in planning in the area. Commissioners liked the idea of a subplan and directed staff to move forward with the next step in establishing a subplan.

b. Discussion of Possible Zoning Ordinance Text (7:43)

Sych introduced three possible amendments to the current zoning ordinance. Racine excused himself while commissioners discussed the proposed auto laundry amendment. Sych proposed that line A(4), which refers to decibels, be deleted. Commissioners discussed the proposed regulations and asked if “drying activities” as well as “hours of operation” could be added to the regulation language. Sych will revise the regulations and come back with more definitive language.

Agritourism was discussed at the joint meeting and Sych recommended focusing on wineries and cideries at this time. Commissioners discussed the ordinance proposal. Staff will work on some language and look at other municipalities for guidance.

Golf Course Setbacks may be excessive since it calls for a 200 foot setback. The setback applies to Bay Meadows Family Golf Course, which is the only golf course in the township which would be impacted. With a new zoning ordinance requirement, several variances have been sought and received to accommodate expansion of a clubhouse. Commissioners discussed the setbacks and the golf course. Commissioners asked Staff to look back at both zoning variance cases to determine a fair setback.

c. Training Session: The Basics (8:09)

Sych walked commissioners through a presentation which gave commissioners an overview of the basics of Planning and Zoning commissions. It covered topics such as the history of planning in communities, the purpose of a Planning Commission, the job of a Planning Commission and why a Planning Commission is important to a community. Commissioners discussed the importance of the education and the study sessions.

7. Public Comment (8:43)

None

8. Items For Next Agenda – April 10, 2019 (8:43)

- a. Surgery Center – SPR
- b. Harris Hill Rezone – Public Hearing
- c. US 31 – Office/Commercial Rezone Request

9. Adjournment

Duell moved to adjourn the meeting at 8:47pm.



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