

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
March 28, 2018**

**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: Joe McManus, Steve Duell, Gil Uithol, Pat Cline, and John Racine

Absent and Excused: Joe Robertson, Chris DeGood

Staff Present: Planner Rob Larrea

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

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

*Yeas: Cline, Uithol, Duell, McManus, Racine*

*Nays: None*

**2. Minutes (7:01)**

**a. March 14, 2018 Regular Meeting Minutes**

*Duell moved and Uithol seconded to approve the minutes of the March 14, 2018 Regular Meeting as presented.*

*Yeas: Duell, Uithol, McManus, Cline, McManus*

*Nays: None*

**3. Correspondence (7:01)**

None

**4. Reports (7:02)**

**Township Board Report**

Duell reported that the Scussel property has been rezoned back to Agricultural A-1. He added that the Public Hearing on the Buffalo Ridge matter was formerly closed but the negotiations between the parties continue. A redline document will be given to the board for review. A bid went to Elmer's for the Northwest water system extension.

**Planning Commissioners**

McManus said that trees were recently cut on the property next to the Scussel's which was recently rezoned to agricultural.

**Planners Department**

Larrea said that the Planning Department is finalizing the DNR grant request for River East.

**5. Business to Come Before the Commission****a. PD 2018-40 Continued Discussion Service Drives Proposed Amendment (7:07)**

Larrea said this is the 2<sup>nd</sup> draft of the proposed service drive amendment. He reviewed changes with commissioners and said that the intent of the amendment was to limit the amount of curb cuts on major roads and thoroughfares to allow for a better traffic flow. Larrea said that longer roads, such as Garfield Road, could be limited in certain sections. Commissioners discussed curb cuts in depth and talked about sight distance between curb cuts and adopting a general rule for distance between cuts. Commissioners talked about 400-500 feet between curb cuts as a general rule and 600 feet along major roads. Larrea said that the Planning Department was looking for fairness and flexibility in the matter. Commissioners discussed residential and commercial connectivity as well. Larrea is working on Section 3 of the proposed amendment and commissioners gave him suggestions pertaining to the escrow portion. Larrea will bring the proposed amendment back to the Planning Commission after some consultation with an attorney regarding the escrow section.

**b. PD 2018-41 Continued Discussion of the 2018 Master Plan Draft (7:47)**

Larrea explained that his memo covers the questions regarding the 63 day review period, however, the last zoning map was created in CAD and it would have to be recreated in GIS and it may be difficult to recreate the zoning map for comparison. Larrea said the intent of the new Master Plan was to retain landowner's rights and not to take anything away from anyone. Commissioners discussed the maps and the intent of the Master Plan. A couple pieces of property were discussed in depth as they related to the Master Plan as buffer areas. It was noted that Robertson may have a couple pieces of property to review as well and Larrea said that Robertson would be contacted by staff to discuss the properties in question. Racine urged Commissioners to keep moving forward with the Master Plan and asked that commissioners discuss the areas in question at the next meeting. Larrea will prepare an 18 x 24 zoning map for commissioner review.

**7. Public Comment (8:23)**

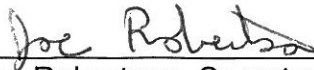
None

**8. Items For Next Agenda – April 11, 2018 (8:23)**

Larrea said that the U-Haul applicant requested a subcommittee to discuss the C-P Shopping district. Larrea commented on subcommittees in general.

**9. Adjournment**

*Racine adjourned the meeting at 8:35pm.*



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