

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
April 25, 2018**

Call Meeting to Order: Vice Chair McManus 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, Joe Robertson, Chris DeGood, and Pat Cline

Absent and Excused: John Racine

Staff Present: Rob Larrea

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

Uithol moved and DeGood seconded to approve the agenda as amended noting a correction of the date and a spelling error.

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

2. Minutes (7:01)

a. April 11, 2018 Regular Meeting Minutes

*Duell moved and Robertson seconded to approve the minutes of the April 11, 2018 Regular Meeting as amended noting that the statement should read “There are single family dwellings to the west and **north**,” on the seventh line of item 5b.*

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

3. Correspondence (7:02)

None

4. Reports (7:05)

Township Board Report

Duell had no report however stated that the final Buffalo Ridge Plans have been signed and notarized.

Planning Commissioners

No reports

Planners Department

No report

5. Business to Come Before the Commission**a. PD 2018-50 Continued Discussion Service Drives Proposed Amendment (7:06)**

Planning Commissioners discussed the proposed Service Drive Amendment. Larrea said that the intent of the amendment was to ensure for normal traffic flows on main roads by introducing service drives and eliminating the need for multiple curb cuts. He said that language can be clarified to add other specific roads. Commissioners discussed criteria for the installation of service drives on roads. After much discussion of the proposed ordinance and possible criteria, commissioners decided to delete the specific names of roads. Staff will tweak the proposed ordinance to further capture the intent and bring it back for further discussion.

b. PD 2018-51 Continued Discussion Planned Shopping (7:41)

Discussion of the proposed Planned Shopping Center Zoning District continued. Larrea said that he added requirement C.(8) which prohibits outdoor storage and display. Non-motorized pathways were discussed and Larrea explained where he got the \$20,000 figure. The Township wanted to be consistent with the City of Traverse City in its costs. Commissioners reviewed the list of uses. Drive-thru restaurants were discussed and Commissioners agreed that if other drive-thru uses were allowed, drive-thru restaurants should also be allowed. Building heights were discussed and Commissioners agreed to raise the height to 50 feet or four stories.

Duell moved and Robertson seconded to direct staff to amend the proposed Section 322 Planned Shopping Center Zoning District and prepare it for a Public Hearing at the May 23, 2018 Planning Commission meeting.

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

c. PD 2018-46 Continued Discussion of the 2018 Draft Master Plan 8:06

Commissioners discussed the Planning Department memo which covered all questions asked at the last meeting regarding the Draft Master Plan. Commissioners discussed each item and any changes that needed to be made. Larrea will update the map and make any changes that were suggested by Commissioners and bring the final draft to Commissioners at the next meeting.

7. Public Comment (8:54)

None

8. **Items For Next Agenda – May 9, 2018 (8:54)**

Public Hearing Living Hope Church
Banton – Rezoning FOF

9. **Adjournment**

DeGood moved and Uithol seconded to adjourn the meeting at 8:55pm.



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