

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
May 22, 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: Robert Fudge, Joe Robertson, Pat Cline, Chris DeGood, Joe McManus and John Racine

Absent and Excused: Steve Duell

Staff Present: Planner John Sych and Deputy Planner Steve Hannon

Sych introduced new Deputy Planner Steve Hannon.

1. Review and Approval of the Agenda – Conflict of Interest (7:02)

Racine declared a conflict with item 5.a.

Fudge moved and DeGood seconded to approve the agenda as presented.

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

Nays: None

2. Minutes (7:03)

a. May 8, 2019

DeGood moved and Robertson seconded to adopt the minutes of May 8, 2019 as amended deleting the word “stormwater” from the second sentence in item 6.c.

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

Nays: None

4. Correspondence (7:04)

Copy of Planning Commission bylaws

5. Reports (7:05)

Township Board Report

No report

Planning Commissioners

No reports

Staff Report

No report

6. Business to Come Before the Commission

a. PD 2019-49 Car Wash Decibel Limit Text Amendment Intro (7:06)

Racine excused himself. Sych talked about the text amendment and reviewed it with Commissioners. Township officials have been discussing the appropriateness of the 40-decibel noise limit in car washes. The consensus is that the decibel level is much too low. Staff advised that rather seeking a new decibel level, the requirement should be removed from the ordinance entirely and let noise be governed by the township's police power ordinance. Commissioners discussed the proposed amendment. Commissioners asked if any car washes would come back to the Planning Commission for approval. Commissioners asked to strike the word "vacuum" from sentence 3 and strike the words "line which abuts a property" which abuts a" from sentence #3.

Robertson moved and Fudge seconded THAT the draft amended Section 712 of the Zoning Ordinance, as attached to Planning Department Report 2019-49, BE SCHEDULED for public hearing for the July 10, 2019 Planning Commission Regular Meeting as amended.

Yeas: Robertson, Fudge, DeGood, Cline, McManus

Nays: None

b. PD 2019-48 Golf Course Setbacks Text Amendment Intro (7:29)

Section 749 of the Zoning Ordinance allows for a 200 foot setback for any golf course features which abut residentially zoned lands. The setback has been a problem for at least one golf course owner. The setback requirement was not included in the previous zoning ordinance but was included in the 2015 zoning ordinance. The three golf courses in the township were developed prior to 2015 and it is unlikely that any more golf courses will be developed in the township. Staff has looked into precedents for a 200 foot setback for golf courses and cannot find one existing. Staff suggests reducing the 200 foot setback to 80 feet and any buildings be screened with landscaping where appropriate. Discussion took place and commissioners asked to leave #3 in the amendment text but combine it with language in #4.

Fudge moved and DeGood seconded THAT the draft Amended Section 749 of the Zoning Ordinance, as attached to Planning Department Report 2019-48, BE SCHEDULED for public hearing for the July 10, 2019 Planning Commission Regular Meeting as amended.

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

Nays: None

c. PD 2019-55 – Sideyard Setbacks in R-3 Text Amendment Intro (7:40)

Section 315 R-3 Multiple Family Residential District of the Zoning Ordinance provides areas for medium to high density one and two family residential

dwelling units mixed with a variety of multiple family residential dwelling types. There is a concern about the side yard setback requirements in this district and how they apply to one family dwellings. Staff recommends a sliding scale of the side yard setback requirements depending on the dwelling type: one family dwelling at 10 feet; two family dwelling at 15 feet; and multi-family dwelling at 20 feet. One family dwellings will then match the 10-ft side yard setback requirements in the R-1 and R-2 zoning districts.

McManus moved and Cline seconded THAT the draft amended Section 315 of the Zoning Ordinance, as attached to Planning Department Report 2019-55, BE SCHEDULED for public hearing for the July 10, 2019 Planning Commission Regular Meeting.

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

d. PD 2019-56 Period of Effect – Special Use Permits Text Amendment Intro (7:44)

Sych said that there is a gravel mining operation that is operating under an approved Special Use Permit (SUP). As part of the initial approval, the SUP was approved for a 10-year period and required review and renewal of the permit every ten years. The current zoning ordinance does not have a clean provision to allow for a renewal of an SUP in this manner. As a way to provide clear direction for this practice within the township, staff is proposing that the approval be tied to a performance guarantee. The draft is proposing a five year renewal so that any potential complaints can be addressed.

Commissioners discussed the intent and language that some may use the renewal for complaint purposes to push out a use. Commissioners discussed frequency of review/renewal or if there should even be a renewal at all, but rather a review by staff. Engineering costs on behalf of the owner were discussed and commissioners simply wanted the applicant to show that they are in compliance with the original permit. Sych said that the original language of the approved SUP needs to be reviewed to determine the intent of the original use permit. Staff will review the issue further and bring the matter back to commissioners at a later date.

e. PD 2019-52 Conceptual Subplan for East Side of Township – Notice of Intent to Plan (8:05)

Based on discussions between the Township Board and Township Planning Commission, a Notice of Intent to Amend the Master Plan to create a subplan for the area of the township that includes a wide swath along S. Airport Road from Garfield to Park Drive and North to Boon Street.

Fudge moved and McManus seconded TO ISSUE the notice of intent to plan in accordance with Michigan Planning Enabling Act and as indicated in Planning Department Report No. 2019-52 for the east side of Garfield Township.

Yeas: Fudge, McManus, Robertson, Cline, DeGood, Racine
Nays: None

7. **Public Comment (8:08)**

None

8. **Items For Next Agenda – June 12, 2019 (8:09)**

- a. Living Hope Church SUP – Public Hearing
- b. Munson Childcare SUP
- c. Ashland Park PUD Amendment – Public Hearing
- d. French Manor – Terra Energy PUD Amendment – Public Hearing
- e. Green US 31 Finding of Fact

9. **Adjournment**

Fudge moved to adjourn the meeting at 8:10pm.



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