

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
May 23, 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, Gil Uithol, Joe Robertson, Chris DeGood, Pat Cline, and John Racine

Absent and Excused: Steve Duell

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 presented.*

*Yeas: Uithol, DeGood, Cline, McManus, Robertson, Racine*

*Nays: None*

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

**a. May 9, 2018 Regular Meeting Minutes**

*DeGood moved and Uithol seconded to approve the minutes of the May 9, 2018 Regular Meeting as amended noting that a public comment was made by “Mark Martin” and not Mark Barton.”*

*Yeas: DeGood, Robertson, Uithol, Cline, McManus, Racine*

*Nays: None*

**3. Correspondence (7:02)**

None

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

**Township Board Report**

McManus was appointed to the Joint Planning Commission by the Board of Trustees.

**Planning Commissioners**

No reports

**Planners Department**

No report

**5. Business to Come Before the Commission****a. PD 2018-55 Public Hearing – C-P Planned Shopping Center Amendment (7:03)**

Larrea said that this amendment is designed to provide property owners with more flexibility in design and encourage infill development. The proposed amendment eliminates the drive-through prohibition; increases the allowed heights; and amends the setbacks to allow for outlot developments. Racine opened the Public Hearing at 7:06pm and seeing no one wishing to comment, closed the Public Hearing. Commissioners discussed the new 50 foot height allowance and questioned the front setbacks. Commissioners agreed to retain a 30 foot perimeter setback and a 10 foot interior setback.

*DeGood moved and Uithol seconded THAT Article 3, Section 322, Regulations and Conditions, be RECOMMENDED to BE AMENDED to read in its entirety as attached to Planning Department Report 2018-55 as amended by the Planning Commission.*

*Yeas: DeGood, Uithol, McManus, Robertson, Cline, Racine*

*Nays: None*

**b. PD 2018-53 Discussion Regarding Outdoor Sales Proposed Amendment (7:24)**

In reviewing the ordinance, staff realized that the statement which mandated that an outdoor sales area be located with "at least one property line on a major thoroughfare" as required by 765.A(1) would create a non-conformity in a plan which is being reviewed in the Planning Department at this time. Though wishing to help the applicant for which the amendment is intended for, commissioners are concerned with consequences for other properties. Staff will review the proposed ordinance for standards and bring it back to commissioners for further review.

**c. PD 2018-56 Continued Discussion of the 2018 Draft Master Plan (7:40)**

Staff has revised the map and believes that all requested changes have been made. Commissioners asked a couple questions regarding zoning of the Crown PUD and another area near N. Long Lake Road and Herkner.

*DeGood made a MOTION THAT the Draft 2018 Charter Township of Garfield Master Plan BE SUBMITTED to the Charter Township of Garfield Board of Trustees Robertson seconded.*

*Yeas: DeGood, Robertson, Cline, Uithol, McManus, Racine*

*Nays: None*

7. **Public Comment (8:01)**

None

8. **Items For Next Agenda – June 13, 2018 (8:01)**

To be determined

9. **Adjournment**

*Robertson moved and Cline seconded to adjourn the meeting at 8:02pm.*



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