

**CHARTER TOWNSHIP OF GARFIELD
VIRTUAL PLANNING COMMISSION MEETING
May 27, 2020**

Call Meeting to Order: Chair Racine called the meeting to order at 7:00pm via the ZOOM application.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

Present: Robert Fudge, Steve Duell, Joe McManus, Chris DeGood, Joe Robertson, Pat Cline, and John Racine

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon

1. Public Comment (7:01)

None

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

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

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

Nays: None

3. Minutes (7:04)

a. May 13, 2020

McManus moved and DeGood seconded to adopt the minutes of May 13, 2020 as amended noting clarifications to the 3077 Garfield Rezoning Request and the Chelsea Park item.

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

Nays: None

4. Correspondence (7:08)

Sych mentioned a letter commenting on the Garfield Barlow Plan.

5. Reports (7:08)

Township Board Report

Duell reported that the Good News Automotive rezoning request was approved and the updated Parkland Ordinance amendment was also approved. He added that the board also approved the Joint Recreation Authority Budget and remanded the Boardman Valley River kayak issue to the Parks Commission. The board also accepted the Trail Maintenance agreement for the Boardman Lake Loop.

Planning Commissioners

None

Staff Report

None

6. Unfinished Business**a. PD 2020-80 Barlow Garfield Neighborhood Plan – Approval and Recommendation (7:11)**

DeGood moved and Fudge seconded THAT the resolution adopting the Barlow Garfield Neighborhood Plan, an amendment to the 2018 Charter Township of Garfield Master Plan, in accordance with the procedures set forth in the Michigan Planning Enabling Act (Act 44 of the Public Acts of 2008, as amended), be ADOPTED and RECOMMEND APPROVAL of the Amendment to the Township Board.

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

Nays: None

b. PD 2020-81 Grand Traverse Mall Signage – Discussion

The Planning Commission recently denied an application by Grand Traverse Mall to install an exterior wall sign for Shoe Dept. Encore at the south entrance of the mall. The Planning Commission indicated that it was amenable to a signage proposal which permitted visibility to interior stores. The Grand Traverse Mall is now proposing two 150 square foot directory signs that would allow for a variety of interior stores to be listed. One would be located at the south entrance and one would be located at the north entrance. A sign for Dunham's near the food court would be removed. The zoning ordinance states that any proposed signage not meeting the standards for wall signage must be approved by the Planning Commission. Steve Russell, representing the Grand Traverse Mall, spoke and said he appreciated how staff worked with them to come to an agreement. Commissioners discussed the proposed signage and were favorable to the proposal presented by the applicant. The applicant will submit another application which includes the signage as proposed.

7. New Business**a. PD 2020-75 Redevelopment Ready Communities –Intro (7:35)**

Planning Deputy Steve Hannon reviewed the concept of the Redevelopment Ready Communities. The Michigan Economic Development Corporation's Redevelopment Ready Communities works with small communities to streamline the development approval process. The program certifies communities who engage stakeholders and align plans, zoning and the development review process to foster economic development. There are six best practices that the township will work towards to gain certification and a portion has already been completed. Once a community is certified, it can gain access to many helpful tools such as a specialized redevelopment team to assist with marketing and

development in the community. Study sessions can be useful for training Planning Commissioners. The staff will move forward and complete the Self-Evaluation portion of the process.

b. PD 2020-76 Zoning Ordinance Use Chart Project – Intro (7:53)

Earlier in the year, commissioners identified priority projects for the 2020 year. One project called for clarification and consistency of terms used in the Ordinance. Staff suggests that creating a use chart would help to resolve the issues identified by the Planning Commission and would give the township a tool to help provide information to township residents and applicants. Staff considered six guiding principles in creating the use chart. Commissioners liked the concept and were looking forward to having a clear, concise Zoning Ordinance to help the public.

8. Public Comment (8:07)

None

9. Other Business (8:07)

Planning Commissioners discussed the ordinance in light of restaurant openings. Communication with restaurant and small business owners is crucial and staff is encouraged to consult with them in terms of providing guidance to navigate the ordinance.

10. Items for Next Agenda – June 10, 2020 (8:18)

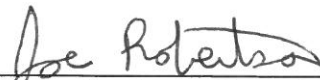
- a. **Oakleaf Village PUD- Public Hearing**
- b. **3479 Veterans C-O Rezoning FOF**
- c. **Chick-fil-A SUP Update #2**
- d. **3077 Garfield Conditional Rezoning Update #2**

11. Adjournment

Fudge moved and Duell seconded to adjourn the meeting at 8:25pm.

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

Nays: None



Joe Robertson, Secretary
Garfield Township Planning
Commission
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