

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
May 9, 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, Chris DeGood, Joe Robertson, Pat Cline, Gil Uithol and John Racine

Staff Present: Planner Rob Larrea, Erik Perdonik

**1. Review and Approval of the Agenda – Conflict of Interest (7:03)**

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

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

*Nays: None*

**2. Minutes (7:03)**

**a. April 25, 2018 Regular Meeting Minutes**

*Duell moved and Uithol seconded to approve the April 25, 2018 Regular Meeting Minutes as presented.*

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

*Nays: None*

**3. Correspondence (7:04)**

None

**4. Reports (7:04)**

**Township Board Report**

Duell reported that the Brickways rezoning proposal was approved by the Board and a new Appriaser II was hired. He reviewed the application process for Board and Committee appointments and added that applications needed to be filled out for all appointments. McManus was appointed to serve on the Joint Planning Commission until a formal application could be approved by the Board.

**Planning Commissioners**

*No reports*

**Planning Department**

*No reports*

**5. Business to Come Before the Commission****a. PD 2018-49 – Living Hope Church – Public Hearing (7:09)**

The request is to rezone approximately 3.2 acres of land from the R-1 One-Family Residential district to the C-O Commercial Office District without restriction. The parcel is located at 3050 West South Airport Road which is Lot 1 of the Day Subdivision. A single-story church with a basement and an approximately 52 space parking area, shed, utility building, dirt drive, and a sign are located on the property. Pastor Carey Waldie said they are asking for a Professional Office Zoning Designation. He outlined several reasons why the rezoning was compliant with the Master Plan. He discussed traffic patterns and traffic counts and talked about other land uses nearby the church.

Chair Racine opened the Public Hearing at 7:14pm.

*Larry Endres* of Marmac Ave. is against the rezoning and added that there have been too many changes in the area already and the subdivision would be negatively impacted. He asked to Planning Commission to carefully consider the rezoning.

*Albert Spafford* is opposed to the rezoning and believes that it does not meet the criteria for a rezoning request.

*Adam Roberts* of Marmac Avenue said that he loves his community and is opposed to the rezoning. He added that there is a big difference between where one lives and one goes to church.

*Linda Ray* of Day Drive is opposed to the rezoning because it takes away a portion of the neighborhood.

*Brenda Lau* of Day Drive said that her property is adjacent to the church property and she is opposed to the rezoning.

*Jan Eggli* of Day Drive is concerned with the effect that this rezoning will have if the business owner fails.

*Nate Boven* of Grouse Drive said that the zoning being requested is not considered high traffic zoning and is good for the community.

*Theresa Broad* of 700 Broad Road is a church member who supports the rezoning request and said that the proposed use falls within the guidelines for zoning.

*Mark Martin* of E. River Road, also a church member, said that the church can positively reach out to the community and asks Commissioners to think outside the box for this request.

*Renee Haus* of Traverse City said that Traverse City is growing and someone else could rezone this property in the future.

*Rachel Jenniman* from Grawn is a youth coordinator at the church and said that the current location inhibits her ability to positively reach out to children and teens.

Chair Racine closed the Public Hearing at 7:45pm.

Pastor Carey Waldie spoke about the proposed rezoning and added that he made every effort to reach out to the members of the neighborhood.

Commissioners discussed the rezoning request. Larrea explained that the Planning Commission needs to look at the request from a business and zoning perspective, and not an emotional perspective. After review of the request, Staff has difficulty justifying this request based on the standards and the Master Plan. Commissioners commented that they needed to filter out the emotional side of the argument and consider staff recommendations. After consulting with Waldie regarding his application, the rezoning request was formally withdrawn. Commissioners took no action on PD-2018-49.

Chair Racine called for a short recess at 8:10pm. The meeting was reconvened at 8:13pm.

**b. PD 2018-48 3717 W. South Airport Road Rezoning – Banton – Findings of Fact (8:13)**

The applicant wishes to rezone a 3.14 acre parcel from the A Agricultural District to R-3 Multi-Family Residential. The parcel is bordered by one (1) dwelling and a landscape business to the west, West South Airport Road to the north, a service drive providing access to the Sam’s Club parking lot to the east and Sam’s Club to the south. Staff indicated that there is a violation on the property which precludes the Planning Commission from taking any action on the proposed rezoning at this time.

*Uithol moved to postpone action on the proposed rezoning request at 3717 W. South Airport Road until such a time that the property comes into compliance with township ordinances. Duell seconded the motion.*

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

**7. Public Comment (8:17)**

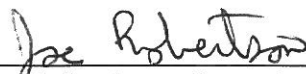
None

**8. Items For Next Agenda – May 23, 2018 (8:17)**

a. To Be Determined

9. **Adjournment**

*Cline moved and DeGood seconded to adjourn the meeting at 8:18pm.*



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