

**CHARTER TOWNSHIP OF GARFIELD  
VIRTUAL PLANNING COMMISSION MEETING  
June 24, 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)**

*Fudge moved and Cline seconded to approve the agenda as amended adding “In Person Meeting Discussion” to agenda item 9.*

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

*Nays: None*

**3. Minutes (7:06)**

**a. June 10, 2020**

*Duell moved and Cline seconded to adopt the minutes of June 10, 2020 as amended noting that on page two John Sych stated that the stub was placed as a dead end and not John Urbain; and the times need to be adjusted in items 10 to 8:34pm and item 11 to 8:37pm.*

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

*Nays: None*

**4. Correspondence (7:06)**

None

**5. Reports (7:06)**

**Township Board Report**

Duell reported that the ZBA Fees were approved as presented. The revised Parkland Ordinance was approved and Tim Hughes was reappointed to the Joint Recreation Authority. Board members also reviewed the Township Strategic Plan and added Emergency Transport Services under the Public Safety item.

**Planning Commissioners**

None

**Staff Report**

Sych mentioned that the volume of applications may taper off slightly in the upcoming months.

**6. Unfinished Business****a. PD 2020-97 Redevelopment Ready Communities – Self- Evaluation (7:11)**

John Sych said that staff has done the Self Evaluation portion of the Redevelopment Ready Community. Deputy Planner Hannon has already completed training, which is a requirement as well. Staff reviewed the six components of the Self Evaluation with commissioners and said that the MEDC would provide more feedback at an upcoming meeting. Sych explained the benefits of an RRC community and commissioners and Staff discussed the importance of attracting business to the area and to engage with community partners whenever possible. Staff suggested delaying any action on the application until they could meet with the MEDC and incorporate any feedback.

**b. PD 2020-98 Zoning Ordinance Use Chart Project (7:37)**

Staff said that this Use Chart is used on a daily basis with applicants and the public. Revisions will help staff, public, Commissioners and applicants to have a sense of the Zoning Ordinance and where a proposed project fits. Hannon gave an overview to recap where they are in this process of revision. He reiterated the six guiding principles and explained some of the uses that need further explanation and clarification in the definitions section. Commissioners gave feedback on definitions and inconsistencies in the ordinance and staff thought it may be prudent to revise ordinance definitions altogether to reduce any confusion.

**7. New Business****a. Requirements for Siting Solar Energy Systems – Discussion (8:01)**

Staff has seen an uptick in solar energy systems in the area and believes that the ordinance ought to include such uses. Sych suggested that language pertaining to solar systems could be placed in the Essential Services portion of the ordinance. If it is a small private solar energy panel, it could be a use by right. Larger solar farms would need some type of management and possibly go through a Special Use Permit process at the Planning Commission level. Commissioners discussed the use and also touched upon the decommissioning of a larger solar farm use and a possible bond or ordinance language which cites what happens when the solar farm is no longer in use. Staff will continue to take suggestions from other municipal entities who already have such an ordinance in place and will revisit the item with commissioners in the near future.

**b. Sidewalks Near North Long Lake Road and Zimmerman Road & TC West Senior High (8:28)**

Sych showed a map which indicates where sidewalks are located in the area of Long Lake Road and Zimmerman Road and suggested where sidewalks will be required for developments. The proposed plan for the Oakleaf PUD has a multi -use path and a safe road crossing. With this new portion of sidewalk installed they will be abundant in the area and come close to connecting the schools. Staff is looking at a Property Maintenance police power ordinance for maintenance of the sidewalks.

**8. Public Comment (8:40)**

None

**9. Other Business (8:41)**

**a. In Person Meeting Discussion**

Staff and commissioners discussed whether the next meeting would be via Zoom or in person. After talking about social distancing and mask use, it was decided that the next meeting would be held via Zoom on July 8<sup>th</sup>.

**10. Items for Next Agenda – July 8, 2020 (8:56)**

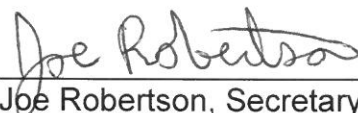
- a. Oakleaf Village PUD FOF**
- b. Village at LaFranier Woods PUD Final**
- c. Chick-fil-A SUP Update**
- d. 3077 Garfield Conditional Rezoning Update**
- e. 4051 Cedar Run Rezoning – Withdrawal**
- f. Wendy’s SPR**

**11. Adjournment**

*Fudge moved and Duell seconded to adjourn the meeting at 9:00pm.*

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

*Nays: None*



Joe Robertson, Secretary  
Garfield Township Planning  
Commission  
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