

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
June 26, 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: Planning Director John Sych and Deputy Planning Director Steve Hannon

1. Review and Approval of the Agenda – Conflict of Interest (7:01)

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

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

Nays: None

2. Minutes (7:02)

a. June 12, 2019

Fudge moved and DeGood seconded to adopt the minutes of June 12, 2019 as amended noting that in item 6B, the last sentence shall read, "This plan would result in an overall reduction of 29 residential dwelling units from the original 2001 plan and bring more open space to the area."

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

Nays: None

3. Correspondence (7:02)

None

4. Reports (7:03)

a. Township Board Report

No report

b. Planning Commissioners

No reports

c. Staff Report

Staff said that they are very busy and that the Planning Commission would be very busy for the next couple months. Commissioners asked questions about the mall outlot and the trees at Kohls.

5. Business to Come Before the Commission**a. PD 2019-71 Period of Effect – Special Use Permits Text Amendment – Follow-Up (7:05)**

Deputy Planning Director Steve Hannon said that at the last study session, Commissioners asked staff to research the performance guarantees as they related to some Special Use Permits in the township. He reviewed conditions and criteria of an SUP as stated in Section 774 of the Garfield Township Ordinance and gave commissioners three options to discuss. Commissioners discussed the SUP's and the performance guarantees. The only SUP's in the township with this type of performance guarantee are mining related operations of which there are three in the township. Commissioners discussed violations of the permitted use vs. changes and renewals for the use and shared their concerns with mining plans which make use of too much land ahead of schedule. Commissioners took no action, but did want staff to seek advice from the township attorney to make sure that certain conditions such as this are legal.

b. PD 2019-70 Sign Ordinance Update Overview (7:33)

Deputy Planning Director Hannon gave an overview of sign regulations and reviewed the decision made by the Supreme Court recently in *Reed vs. Town of Gilbert* which affected signage in many municipalities. Hannon suggests that the Zoning Ordinance be updated to comply with the Supreme Court decision as non-compliance would be a violation of the first amendment. He cautioned about defining any signs or types of signage and said that there was no discrimination based on content allowed. He reviewed the different types of signage and how to possibly regulate them as it pertains to the Supreme Court decision. Commissioners asked for an attorney opinion on how *Reed vs. Town of Gilbert* affects the existing ordinance and asked staff to investigate what other neighboring municipalities were doing to comply with the law.

Fudge moved THAT the Township Planning Department prepare an informal introduction of the sign ordinance amendment project for the July 24, 2019 Planning Commission meeting. McManus seconded the motion.

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

Nays: None

c. PD 2019-72 Barlow Garfield Neighborhood Plan Update (8:07)

Planning Director Sych updated Commissioners on the proposed change to the Master Plan. He has refined the process and the timeline for the plan and hopes to have a preliminary plan by the end of August 2019, and a formal Draft Plan by January 2020.

6. Public Comment (8:10)

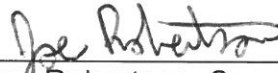
Dennis Lord from Lamar Advertising commented on the signage ordinance. He also offered some help with the signage ordinance as it relates to the law.

7. Items For Next Agenda – July 10, 2019 (8:12)

- a. Living Hope SUP – Finding of Facts
- b. Munson Childcare SUP – Finding of Facts
- c. Ashland Park PUD Amendment – Finding of Facts
- d. French Manor PUD Amendment – Finding of Facts
- e. Chelsea Park West PUD Amendment – Introduction
- f. Grand Traverse Leisure SPR
- g. Zoning Ordinance – Auto Laundries, Golf Course, R-3 Side Yard – Text Amendment – Public Hearing
- h. Alpers SUP Removal - Introduction

8. Adjournment

Cline moved to adjourn the meeting at 8:20pm.



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