

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
July 22, 2020**

Call Meeting to Order: Chair Racine called the July 22, 2020 Planning Commission meeting to order at 7:00pm.

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, Joe Robertson, Pat Cline, and John Racine

Absent and Excused: Chris DeGood

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 (7:01)

Fudge moved and Robertson seconded to approve the agenda as presented

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

Nays: None

3. Minutes (7:02)

a. July 8, 2020

Duell moved and Cline seconded to adopt the minutes of July 8, 2020 amended noting that on page 2, the setback on lot 35 should be corrected to 30 feet; and on the New Business A item, the sentence beginning "Greg Whittle commented . . ." should reflect that a right hand only turn was proposed off of the one lane drive from the Cherryland center drive off of Garfield Road.

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

Nays: None

4. Correspondence (7:04)

Email from Pablo Majano, MEDC Senior Redevelopment Ready Communities Planner

5. Reports (7:05)**Township Board Report**

Duell said that the board approved the 3479 Veterans Rezoning and the Village at LaFranier Woods PUD. The board also passed the Oakleaf Village PUD preliminary review and adopted the resolution of intent for the Redevelopment Ready Communities project. The Randolph Street sewer extension is moving forward and an amendment to the property maintenance ordinance was also approved. Commissioners asked about the clearing of the treeline easement near the Village at LaFranier Woods and were wondering what buffering would need to be included now. Sych explained the issue to commissioners and said that it is a small portion of the property which has the DTE easement on it.

Planning Commissioners

No reports

Staff Report

Sych updated Commissioners on recently approved projects with a slide show of photos.

6. Unfinished Business**a. Redevelopment Ready Communities – Status Update (7:24)**

Planner John Sych said that now Garfield Township is an *Engaged Community* which means that the process towards becoming a Redevelopment Ready Community has begun. Information is currently being reviewed by RRC. Sych said that there were some items that needed to be reviewed and/or drafted at the township level which include an Implementation Table, the Expectations of Township Board and Planning Commission members, a Capital Improvement Plan and a Public Participation Plan. He added that there is also a Memorandum of Understanding which will need to be approved.

b. PD 2020-113 Zoning Ordinance Use Chart Project – Update #2 (7:29)

Deputy Planner Steve Hannon said that at the last study session, commissioners reviewed a list of uses without a clear and concise name attached to them. Staff has now created a draft use chart which included the proposed names already in the Zoning Ordinance and is asking Commissioners to discuss and review the names and definitions for different categories of retail. Commissioners discussed the chart and the names and gave suggestions which include adding a legend for zoning districts and the type of zoning permit needed in any given district for a use. Condensing the various uses was discussed. Planning Commissioners still wanted there to be ordinance control over what type of use could be located in a zoning district. Retail volumes and trips per day were discussed as well as implication of uses in a certain district. Medium volume retail was discussed. Commissioners cautioned against

deleting or combining too many uses since some may be lost in the shuffle. Commissioners all agreed that the chart was a good start.

c. PD 2020-114 Requirements for Siting Solar Energy Systems – Update (8:12)

Staff did some research on requirements for siting solar energy systems and looked at other ordinances from other municipalities. Development standards were reviewed and it was found that other municipalities permitted solar energy systems in all zoning districts for on-site use with a land use permit. Larger utility scale energy systems may require a special use permit and have a minimum lot size with setbacks, no advertising allowed, and place all underground utility collection lines underground. All energy sites should have to meet screening and landscape requirements. Maintenance requirements should require that a system be in good condition and be able to be accessed for emergency responses. Planner Sych also presented abandonment/decommission requirements and financial surety requirements. Bonding and applicable property taxes on such a site were discussed at length. Commissioners provided feedback, liked the overall plan and agreed it was a good start, however, agreed that the applicant should not determine how much is placed into escrow as a surety.

7. New Business

8. Public Comment (8:42)

None

9. Other Business (8:43)

None

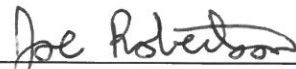
10. Items for Next Agenda – August 12, 2020 (8:43)

a. **Serra Toyota Car Wash – Review**

b. **3077 Garfield Conditional Zoning**

11. Adjournment

Fudge moved and Duell seconded to adjourn the meeting at 8:48pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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