

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
July 24, 2019**

Call Meeting to Order: Vice-Chair McManus 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, Steve Duell, and Joe McManus

Absent and Excused: John Racine

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

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

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

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

Nays: None

2. Minutes (7:01)

a. July 10, 2019

Fudge moved and Cline seconded to adopt the minutes of July 10, 2019 as presented

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

Nays: None

3. Correspondence (7:01)

None

4. Reports (7:02)

a. Township Board Report

Duell commented on the procedures of the Planning Commission and Township Board as it related to the Terra Energy development. Commissioners will address it tonight under item 5b. The different procedure would save developers one month of time. The Green US 31 rezoning was denied and the French Manor project was approved. A five-year extension lease was approved for the YMCA. Zoning Ordinance text amendments were introduced and the Cass Road Drain project was discussed.

b. Planning Commissioners

No reports

c. **Staff Report**

Sych commented on the YMCA building and the township plans for that building.

5. **Business to Come Before the Commission**

a. **PD 2019-92 Grand Traverse Leisure – Proposed Outdoor Display SPR Application Follow Up (7:13)**

Planning Director John Sych said they realized that the report written on behalf of Grand Traverse Leisure was interpreted differently by the Planning Department than it was by the Planning Commission. Deputy Planning Director Hannon said that Section 613A(1)(c) should be the deciding factor in this case. The phrase “permitted in the district” refers to the commercial uses which allow the Planning Commission to approve a display area if the commercial use is allowed in the district. Hannon said that the application should solely be based on Section 613A(1)(c) for the outdoor display area and that Section 320B(7) and Section 765 do not apply to this case since outdoor sales is not the primary use. Planning Commissioners commented on outdoor display, outdoor sales and outdoor storage. Commissioners discussed sales and display being the same concept and agreed that the definitions of *sales* and *display* need more clarity. The planning department is asking for a re-introduction of this request, allowing the applicant to designate a specific area for the display and then taking up the subject more in depth at a later date. Don Alford the co-owner of the company commented on what would be displayed. Commissioners agreed to re-introduce the request at the next regularly scheduled meeting.

b. **PD 2019-93 Development Review Procedures (7:53)**

Planning Director Sych said that the timing of the procedures for a review of a development application hinders the speed of the entire process. Now it takes approximately 4 months to get a development through the process. A proposed procedural amendment would allow for projects without major issues to proceed more quickly through the process, while still allowing the Planning Commission more time to proceed on projects that have major issues. The Findings of Fact would be reviewed at the Planning Commission’s second meeting of the month, cutting time from the entire process. This procedure would only be beneficial if the applicant’s project was problem free. Commissioners discussed the timelines for developers. Staff said that they would work to draft some guidelines for the application process.

c. **Sign Discussion Continued (verbal) (8:38)**

Deputy Planner Hannon reviewed an example of a conforming sign ordinance with Planning Commissioners. He said that some of the concepts may need to be clarified along with the definitions. Regulations for common signs and their definitions need to be addressed. The sign ordinance cannot refer to the content of signs because of free speech. He

gave examples of what should be included in a good and legal sign ordinance and added that a one page summary chart would be a good idea and make the entire subject easy for the public to understand. He asked for guidance from commissioners on how to proceed with changes to the Garfield Township Ordinance. Suggestions included waiting on the entire process or working on the sign ordinance in chunks.

d. Barlow Garfield Neighborhood Plan Update (verbal) (9:13)

Planning Director Sych said that there will be a draft of the proposed plan at the end of August for commissioner review and a possible public session for comments in October. A visual preference survey will be done for the public showing design elements and different types of buildings.

7. Public Comment (9:18)

None


8. Items For Next Agenda – August 14, 2019 (9:18)

- a. Chelsea Park West PUD Amendment – Public Hearing
- b. Alpers SUP Renewal – Public Hearing
- c. Harris Hills Site Condominium – Introduction
- d. Hickory Hills SUP Amendment - Introduction
- e. Traverse City Senior Living – Conceptual Review
- f. NE Corner of LaFranier/Hammond – Conceptual Review
- g. Grand Traverse Leisure – Re-Introduce Outdoor Display SPR Application

Duell asked about another public comment time on the agenda.

9. Adjournment

Fudge moved to adjourn the meeting at 9:28pm.



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