

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
July 25, 2018**

Call Meeting to Order: Vice Chair McManus called the meeting to order at 7:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Roll Call of Commission Members:

Present: Joe McManus, Steve Duell, Gil Uithol, Joe Robertson

Absent and Excused: Chris DeGood, John Racine and Pat Cline

Staff Present: Rob Larrea

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

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

Yeas: Robertson, Uithol, Duell, McManus

Nays: None

2. Minutes (7:01)

a. July 11, 2018

Duell moved and Uithol seconded to adopt the minutes of July 11, 2018 as amended by striking the last sentence in item 5.c.

Yeas: Duell, Uithol, McManus, Robertson

Nays: None

3. Correspondence (7:03)

None

4. Reports (7:03)

Township Board Report

Duell reported that the Board directed staff to prepare a resolution regarding regulated flood zone areas and also approved lighting contracts with Consumers.

Planning Commissioners

McManus commented on road work between S. Airport and Hammond as it pertained to a project by developer, Travis Clous.

Planners Department

No report

5. Business to Come Before the Commission

a. PD 2018-74 Section 512 Service Drives Amendment (7:09)

Larrea reviewed the updated draft and said all access management standards were included and all items from the last discussion were

incorporated into the draft before Commissioners. The new section has been renamed "Access Management Restrictions."

Uithol moved and Robertson seconded THAT the proposed amendment to Section 512 – Service Drives in the Zoning Ordinance, as attached to PD Report 2018-74, BE SCHEDULED for a public hearing for September 12, 2018 subject to meeting legal notice requirements.

Yeas: Uithol, Robertson, Duell, McManus

Nays: None

b. PD 2018-75 Section 313 One-Family Residential District Amendment – Public Hearing (7:15)

Institutional uses were inadvertently omitted from the R-1 residential district. This draft restores the language allowing for institutional uses in the R-1 district and also deletes duplicate language in regards to golf courses.

McManus opened the Public Hearing at 7:16pm.

Mark Martin said he did noise studies on auto washes in the area and he handed results to Commissioners. Martin inquired about renovations to an existing church and whether it would require a Special Use Permit. Commissioners responded by telling him that any expansion of the footprint would require a Special Use Permit.

McManus closed the Public Hearing at 7:19pm.

Commissioners asked that language in the June 13, 2018 minutes be reviewed as it pertains to this matter.

Duell moved and Uithol seconded THAT the proposed amendment to the R-1 Zoning District, as attached to PD Report 2018-75, BE RECOMMENDED for ADOPTION to the Board of Trustees.

Yeas: Duell, Uithol, Robertson, McManus

Nays: None

c. PD 2018-76 Section 313.D Additional Standards Amendment – Introduction (7:23)

Section 313.D of the zoning ordinance reads in such a way that might run contrary to its original intent. A language change needs to indicate that any single-family dwelling, accessory building or addition thereto must be completed . . . one year from the date of occupancy whichever comes "first". This proposed amendment would replace "last" with "first". The language is unclear and open to interpretation regarding occupation. Commissioners discussed the issue

and building timelines. Staff will look more closely at the amendment regarding the building timelines and language pertaining to the timelines.

6. **Public Comment (7:39)**


Mark Martin of East River Road complimented Commissioners on their good work and asked for a definition of "Large Scale Church".

7. **Items For Next Agenda – August 8, 2018 (7:43)**

- a. Aspen Pines Multi-Family SUP Public Hearing
- b. U-Haul Findings of Fact

8. **Adjournment**

Duell moved and Uithol seconded to adjourn the meeting at 7:46 p.m.



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