

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
August 12, 2020**

Call Meeting to Order: Chair Racine called the August 12, 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, Joe McManus, Joe Robertson, Pat Cline, and John Racine

Absent and Excused: Steve Duell, 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)

Sych asked Commissioners to add Item 7b - Village at LaFranier Woods PUD Land Division.

McManus moved and Robertson seconded to approve the agenda as amended

Yeas: McManus, Robertson, Fudge, Cline, Racine

Nays: None

3. Minutes (7:03)

a. July 22, 2020

Fudge moved and Robertson seconded to adopt the minutes of July 22, 2020 as amended changing the verbage in item 6b to read "Planning Commissioners still wanted for there to be ordinance control over what type . . ."

Yeas: Fudge, Robertson, Cline, McManus, Racine

Nays: None

4. Correspondence (7:05)

Sych said that on Commissioner desks was a report pertaining to item 7b, an email regarding the Oak Leaf Village development, and the PZ News from August 2020 which contains an article regarding the Supreme Court decision on short term rentals.

5. **Reports (7:06)**
Township Board Report
No report

Planning Commissioners
No reports

Staff Report

Sych commented on the status of the Grand Traverse Oral Surgery center. Hannon added that Staff is working on Redevelopment Ready Communities efforts and will be traveling to Canton Township for a site visit. The RRC will do a full evaluation of township procedures which include interviews of stakeholders and recent applicants.

6. **Unfinished Business**

- a. **PD 2020-122 – 3077 Garfield Conditional Rezoning – Update #4 (7:10)**
Deputy Planner Hannon said that the applicant has not brought forth any new information. If the applicant does not update the application by the September regular meeting of the Planning Commission, the application will be considered expired.

Cline moved and Robertson seconded THAT application Z-2020-03, submitted by Premier Space Solutions for the conditional rezoning of a portion of Parcel #05-014-077-00 BE FURTHER TABLED until the applicant submits its updated application materials to address outstanding items.

*Yeas: Cline, Robertson, McManus, Fudge, Racine
Nays: None*

7. **New Business**

- a. **PD 2020-119 – Serra Automotive CRA – Car Wash Introduction (7:12)**
The applicant is proposing a car wash pursuant to a Conditional Rezoning which was amended and restated in 2018. A wash bay was approved without any noise generating mechanicals in 2018. As part of the agreement, any modifications to the wash bay would require planning commission review and approval following a public hearing. A noise study was completed in 2018 and still applies to the application. Staff stated that the proposed car wash meets all requirements listed in Section 712.

McManus moved and Robertson seconded THAT a public hearing be scheduled for application Z-2017-03A at the Garfield Township Planning Commission meeting on August 26, 2020.

*Yeas: McManus, Robertson, Fudge, Cline, Racine
Nays: None*

b. 2020-123 Village at LaFranier Woods Land Division (7:18)

Sych stated that this application was approved last month and is now pursuing MSHDA funding. The applicants intend to divide the project into four phases and a land division would create four parcels. Easements and maintenance agreements associated with utilities and amenities would be drafted for each parcel. Sych said that this could be completed by providing a Minor Amendment to the PUD. The applicant would need to provide all agreements and easements pertaining to the land division. Applicant Shirley Woodruff said that the MSHDA deadlines are coming up and MSHDA would like indication of support from the Garfield Township Planning Commission that they would approve the minor amendment. Woodruff has completed a land division application and is moving as quickly as possible. Commissioners discussed the minor amendment and the phases.

Robertson moved that the Planning Commission is supportive of reviewing and approving a minor amendment to the Village of LaFranier Woods PUD subject to the submittal of the appropriate land division application, easement agreements and maintenance agreements for the road, utilities, stormwater systems and access to the shared open spaces. Fudge supported the motion.

Yeas: Robertson, Fudge, McManus, Cline, Racine

Nays: None

8. Public Comment (7:35)

None

9. Other Business (7:35)

Commissioners inquired about a gas line on Hammond Road.

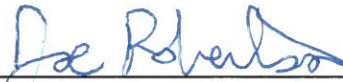
10. Items for Next Agenda – August 26, 2020 (7:39)

- a. Public Hearing - Serra Automotive CRA - Car Wash**
- b. Redevelopment Ready Communities – Verbal Update**
- c. Zoning Ordinance Use Chart Project – Update**
- d. Requirements for Siting Solar Energy Systems - Discussion**

PC members asked about guidelines for meeting in person and talked further about the car wash as mentioned in item 7a.

11. **Adjournment**

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



Joe Robertson, Secretary
Garfield Township Planning
Commission
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