

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
August 22, 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, Gil Uithol, Chris DeGood, Joe Robertson, Steve Duell and Pat Cline

Absent and Excused: John Racine

Staff Present: Rob Larrea, Eric Perdonick

**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, Uithol, Cline, DeGood, McManus*

*Nays: None*

**2. Minutes (7:02)**

**a. August 8, 2018**

*Uithol moved and DeGood seconded to adopt the minutes of August 8, 2018 as presented.*

*Yeas: Uithol, DeGood, Cline, McManus, Robertson, Duell*

*Nays: None*

**3. Correspondence (7:02)**

Letter from the Watershed Center with comments on the Master Plan

**4. Reports (7:02)**

**Township Board Report**

Duell said that there was a special meeting to discuss Metro Fire. Articles of Incorporation and leases are being reviewed.

**Planning Commissioners**

No report

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

**a. PD 2018-86 Proposed 2018 Master Plan – Public Hearing (7:03)**

Planner Rob Larrea thanked the public and Planning Commission for its participation and hard work and said that this Master Plan is a blueprint for the community. The Master Plan is a working document which serves as a general guide for growth and development in the Township. By law, the Township must hold a public hearing on the proposed Master Plan. Larrea

added that this new proposed Master Plan incentivizes redevelopment. The Watershed Center letter indicates that they are in favor of the plan. Commissioners discussed the Master Plan and the Watershed Center comments.

McManus opened the Public hearing at 7:09 p.m.

Kirby Taylor of Mesick commented on growth pods in the region and asked if any future pods were proposed and commented on the planning process in general. Larrea commented on the County Master Plan as well as housing needs and costs in the Township.

McManus closed the Public Hearing at 7:16pm.

Commissioners discussed other entities who reviewed the Master Plan and their comments received by Larrea.

*Uithol moved and Robertson seconded TO RECOMMEND THAT, in accordance with the Michigan Planning Enabling Act, the proposed 2018 Charter Township of Garfield Master Plan attached to PD Report 2018-86, BE ADOPTED by the Charter Township of Garfield Board of Trustees.*

*Yeas: Uithol, Robertson, DeGood, Cline, Duell, McManus*

*Nays: None*

**6. Public Comment (7:23)**

*Pastor Carey Waldie* thanked Commissioners for their work on the Master Plan and said that he will be coming back to the Planning Commission with another conceptual review for the Living Hope Church property.

*Lisa Mann* spoke regarding the proposed conceptual review for the Living Hope Church. She spoke about a program that teaches employable life skills.

*Billy Franklin* spoke regarding the Living Hope church and said that the church has benefitted his family and needs more space to continue its mission.

*Scott Peer* of Interlochen spoke on behalf of Living Hope Church and is in favor of any rezoning request.

*Sarah Caldwell* spoke regarding the church property rezoning request. She is in support of the Living Hope Church and said space is limited.

*Patty Weathers* spoke on behalf of Living Hope Church and the benefit to her extended family.

*Kirby Taylor* commented on the Living Hope Church proposed rezoning and said that the church has run out of space.

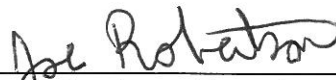
7. **Items For Next Agenda – September 12, 2018 (7:41)**

- a. Amended Access Management Section – Public Hearing
- b. Aspen Pines Multi-Family SUP – Findings of Fact

McManus proposed getting together with neighboring communities for a regional planning meeting. Larrea said that a joint meeting is currently being discussed with East Bay but a joint meeting in the past with Blair Township was not very fruitful. Commissioners agreed that both the Hammond Road and Hartman Road corridors need to be discussed with East Bay Township. Larrea said he would gather a list of topics for discussion at the Planning Commission level.

8. **Adjournment**

*Uithol moved to adjourn the meeting at 7:49pm.*



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