

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
August 26, 2020**

Call Meeting to Order: Chair Racine called the August 26, 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, Chris DeGood and John Racine

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 (7:02)**

Fudge moved and Cline seconded to approve the agenda as amended

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

Nays: None

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

a. **August 12, 2020**

McManus moved and Robertson seconded to adopt the minutes of August 12, 2020 as presented.

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

Nays: None

4. **Correspondence (7:03)**

Planner John Sych said there was a communication from Lisa Schaub regarding Harris Hills, a letter in support of the Serra Automotive car wash request and a letter of notice from East Bay Township that they intend to update their master plan.

5. **Reports (7:05)**

Township Board Report

Duell said that retirement age was changed from 65 to 60 at the township as it relates to pensions.

Planning Commissioners

No reports

Staff Report

Deputy Planner Steve Hannon said that Mr. Majano from the Redevelopment Ready Communities is doing an evaluation of the township and Hannon has indicated that he is already doing some prep work on some of the items. He added that the Township Board adopted the new Fee Schedule.

6. Unfinished Business**a. PD 2020-127 - Serra Automotive CRA – Auto Wash Public Hearing (7:08)**

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.

Racine opened the Public Hearing at 7:10pm.

Mark Pularski of 1234 Arbutus Ct. commented on the location of the proposed car wash and the noise from the dealership.

Jim Tuohy of Serra Automotive explained that the car wash would be located on the NW corner of the building. Planner John Sych said that the noise study was related to the car wash only and not to the dealership in general. Racine closed the Public Hearing at 7:20pm.

Commissioners discussed the conditions and wanted to add a condition which would mandate that the car wash doors be closed when the wash was in use to curtail noise. Mr. Tuohy said that the car wash would not operate with the doors closed. Noise data and enforcement was discussed and commissioners said that the design of the car wash did not conform with the conditional rezoning agreement and ensure that there would be no detrimental acoustic impact to the adjacent residential neighborhoods. According to a noise study done in 2018, acceptable decibels would be between 56-58. With a door open, the decibels would rise to 72-74. Jeff Crosing, builder of the Serra facilities said that the new car wash is the same one existing at another site. Commissioners thought that there may be decibel violations if the car wash was allowed to operate with the doors open as proposed.

DeGood moved to postpone application Z-2017-03A, submitted by Serra Works of Traverse City, LLC, until the applicant submits additional materials to meet the requirements of the conditional rezoning. Robertson seconded the motion.

Yeas: DeGood, Robertson, Duell, McManus, Fudge, Cline, Racine
Nays: None

b. 2020-125 – Requirements for Siting Solar Energy Systems – Discussion (7:44)

Sych reviewed the draft of the solar systems requirements. Definitions were presented as well as regulations. The Solar Energy information would be placed in Article 7 of the Zoning ordinance and would be permitted in all zoning districts by right and utility scale solar farms would be permitted by a Special Use permit. A financial surety provision has been included as well as language regarding abandonment and decommission of the solar site. Commissioners discussed siting the possible solar energy systems and asked about a provision which would anchor the solar panel to the ground. Commissioners also discussed property taxes and the removal of defunct systems and asked to add language regarding township removal of such systems if need be.

c. PD 200-126 – Zoning Ordinance Use Chart Project – Update (8:16)

Hannon said that he has drafted definitions and has attached a draft of a newly revised Article 3. He talked about how he came up with the retail categories and talked about definitions. Commissioners asked for a tracked document which shows the changes made to the original. Commissioners reviewed the Retail uses as well as the Parks and Recreation district and were in favor of the changes made. Commissioners agreed to provide feedback on the definitions via email and they concur with the overall direction of the revised portions, but want to look at the document in smaller pieces.

7. New Business

None

8. Public Comment (8:42)

None

9. Other Business (8:42)

Sych said that there is a conflict with the November 11th meeting and may reschedule to November 12th.

McManus talked about Chelsea Park signage and the Planning Department will look into what was approved for the development.

Staff touched on the BATA proposed application.

Commissioners talked about the Boardman Lake Loop.

10. **Items for Next Agenda – September 9, 2020 (8:55)**
 - a. **3077 Garfield Conditional Rezoning Application Update**
 - b. **Village at LaFranier Woods Minor Amendment**

11. **Adjournment**

Fudge moved and Cline seconded to adjourn the meeting at 9:00pm.



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