

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
August 28, 2019**

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

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

Present: Robert Fudge, Chris DeGood, Joe Robertson, Pat Cline, Steve Duell, Joe McManus and John Racine

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

1. Public Comment (7:00)

John Stimson with Homestretch Housing is in support of the new Barlow Neighborhood Plan.

2. Review and Approval of the Agenda – Conflict of Interest (7:02)

Fudge moved and DeGood seconded to approve the agenda as presented.

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

Nays: None

3. Minutes (7:01)

a. August 14, 2019

Item 7a, sentence four should read “The parent parcel is 170 acres and the proposed development is approximately 35 acres.”

In item 7b, the word “ambivalent” should be replaced with “not in favor of”.

Duell moved and Cline seconded to adopt the minutes of August 14, 2019 as amended

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

Nays: None

4. Correspondence (7:06)

Planning and Zoning News
2020 Strategic Plan adopted by the Board.

5. Reports (7:07)

Township Board Report

Duell commented that the board approved the new Metro Millage at 2.45 mills and the golf course amendment was approved. Ebikes are being bought and the 2020 Strategic Plan was adopted.

Planning Commissioners

No reports

Staff Report

No reports

6. Unfinished Business**a. PD 2019-112 Development Review Procedures (7:13)**

Commissioners reviewed the draft Overview of Development Review Procedures which outlines a description of the development reviews conducted by the Planning Commission. Planner John Sych said that the 15 day notice requirement creates some constraints to the process. Under this new procedure, the Planning Commission could have Findings of Facts prepared for a study session immediately following the Public Hearing. A recommendation would then be made that the project be introduced to the board. Commissioners were positive about the revised procedures.

McManus moved and Fudge seconded that the Overview of Development Review Procedures be accepted.

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

Nays: None

7. New Business**a. PD 2019-113 Barlow Garfield Neighborhood Plan – Draft Existing Conditions (7:20)**

Deputy Planner Steve Hannon introduced the plan and reviewed it with Commissioners. His report details existing conditions within the boundaries. The purpose of the plan is to generate a vision and a sense of place and also market the community. Commissioners discussed the data and recommended clarifying some of the conclusions especially for the market analysis statistics. Sych explained how this plan could work together with the ordinance to create investment and economic development to the plan area. Hannon also reviewed economic development resources such as TIF and Opportunity zones. Commissioners gave feedback on the report and asked questions regarding the report. The report will be revised and brought back to Commissioners in October. October 21st is a tentative public input session. A speaker may be present in November who has been in the development field for many years and has a good sense of commercial development trends.

8. Public Comment (8:52)

Jim Carruthers, Mayor of Traverse City, is in support of the Barlow/Garfield neighborhood plan.

John Stimson talked about the density of the Barlow/Garfield area and suggested adding a history of that area.

9. Other Business

None

10. Items for Next Agenda –September 11, 2019

- a. Hickory Hills SUP Amendment – Public Hearing
- b. Chelsea Park West PUD Amendment FOF
- c. Alpers Gravel Mining SUP Renewal
- d. Harris Hills Site Condominium – Continue
- e. Spring Hill Bed and Breakfast SUP Intro
- f. Village at LaFranier Woods PUD Conceptual Review
- g. Habitat for Humanity ReStore Addition SUP Intro
- h. Chick-fil-A Rezoning Intro

Deputy Planner Steve Hannon explained a couple of the items for the next meeting.

Commissioners discussed the Public Comment format. Sych will draft some guidelines for public comment.

11. Adjournment

Fudge moved to adjourn the meeting at 9:41pm.



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