

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
September 23, 2020**

Call Meeting to Order: Chair Racine called the September 23, 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: Joe McManus, Steve Duell, Pat Cline, Joe Robertson, Chris DeGood (7:34), and John Racine

Absent and Excused: Robert Fudge

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)

Duell moved and Robertson seconded to approve the agenda as amended adding item 9a – Value City Signage.

Yeas: Duell, Robertson, McManus, Cline, Racine

Nays: None

3. Minutes (7:02)

a. September 9, 2020

Robertson moved and Cline seconded to adopt the minutes of September 9, 2020 as amended noted that “RRC” should be replaced with “Redevelopment Ready Communities” on page two in the Staff Report.

Yeas: Robertson, Cline, Duell, McManus, Racine

Nays: None

4. Correspondence (7:03)

None

5. Reports (7:03)

Township Board Report

Duell reported that the board approved a ballot proposal for the 911 surcharge and approved a Grand Traverse Metro financing resolution for the Station 11 Remodel and Station 9 repairs.

Planning Commissioners

No Report

Staff Report

Deputy Planning Director Steve Hannon said that Redevelopment Ready Communities Director, Pablo Majano, is scheduled to attend the October 13th Township Board Meeting to present the baseline report. The board could then vote to continue the program and projects could then begin to be proposed at that time.

6. Unfinished Business

- a. **PD 2020-132 – 3077 Garfield Conditional Rezoning- Expiration (7:05)**
Robertson moved and Cline seconded THAT application Z-2020-03, submitted by Premier Space Solutions for the conditional rezoning of a portion of parcel #05-014-077-00 is considered EXPIRED.

Yeas: Robertson, Cline, McManus, Duell, Racine

Nays: None

- b. **PD 2020-131 – Solar Energy Systems – Update (7:12)**

Planner John Sych gave commissioners a revised draft which addresses concerns from last time and also serves as a follow up on some items. Sych said he made some edits to clarify some items and added a section regarding the surety requirement and abandonment. He also changed the definition of a solar energy system to include anything larger than 10 square feet. Commissioners asked questions and discussed the proposed ordinance. Concerns were shared with setbacks to residential and residentially zoned properties and the definition of a utility scale solar energy system. Commissioners also asked to see a couple changes in section b5 pertaining to signage and b9 pertaining to removal of the system. The proposed ordinance will be coming for introduction next month.

- c. **Use Chart Project – Definitions Discussion Continued (7:35)**

Commissioners began where they had left off at the last meeting reviewing the definitions in the ordinance. They began on page 14 and made suggestions for additions, deletions and changes. Clinics were discussed as well as setbacks and rear and front yards. Commissioners stopped after page 23 and will resume on page 24 next time this item is on the agenda.

7. New Business

None

8. Public Comment (9:00)

None

9. **Other Business (9:01)**

a. **Value City Furniture Signage**

Planner John Sych said that Value City Furniture, who is proposing to take over the vacated Art Van Furniture store, will ask for a 300 square foot sign. Since a sign of that size is not allowed in the Lakepointe PUD, a minor amendment to the PUD will be sought. Sych said that he is trying to get all signage in the township in alignment with the ordinance. Construction times were inquired about and the Chelsea Park signage was discussed.

10. **Items for Next Agenda – October 14, 2020 (9:10)**

a. **Carter Lumber Rezoning – Introduction**

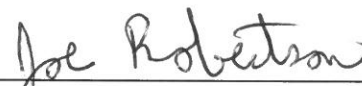
b. **M Brothers Commercial Housing – Conceptual Review**

c. **Village at LaFranier Woods – PUD Minor Amendment**

Planner Sych reviewed all items for the next agenda.

11. **Adjournment**

McManus moved and Cline seconded to adjourn the meeting at 9:16pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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