

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
September 9, 2020**

**Call Meeting to Order:** Chair Racine called the September 9, 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, Steve Duell, Joe Robertson, Chris DeGood and John Racine

Absent and Excused: Pat Cline

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)**

*Fudge moved and DeGood seconded to approve the agenda as amended*

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

*Nays: None*

**3. Minutes (7:01)**

**a. August 26, 2020**

*McManus moved and Robertson seconded to adopt the minutes of August 26, 2020 as amended noting that on page two, Jim Touhy's comment should include NW in place of NE as the location of the wash; and the last sentence under item 6B should refer to the removal of defunct "systems" instead of panels.*

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

*Nays: None*

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

None

**5. Reports (7:03)**

**Township Board Report**

Duell said that the County is creating an online permit system and East Bay Township is testing the new system. The board held a public hearing on the

Metro Fire budget and adopted the 2021 budget. Duell added that the Board discussed the Cass Road drainage district as well.

**Planning Commissioners**

McManus commented on the Hammond Road projects. Hammond will be closed in two places beginning September 14th.

**Staff Report**

Planner John Sych said his office received an initial draft assessment from the RRC. The finalized report will be completed soon and the Redevelopment Ready Communities (RRC) personnel may do a presentation in October. Sych added that the County Brownfield Coordinator is preparing an assessment grant application that could help with baseline environmental assessments in the area. He touched on the Britten Banner residential proposal.

**6. Unfinished Business**

**a. PD 2020-129 – 3077 Garfield Conditional Rezoning Update #5 (7:21)**

Deputy Planner Steve Hannon updated commissioners on the status of the rezoning.

*Duell 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 updated application materials to address outstanding items.*

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

**b. PD 2020-128 – Use Chart Project – Definitions Discussion (7:25)**

Deputy Planner Hannon said that the Planning Department is now seeking input from commissioners on proposed changes to the definitions that are currently in the zoning ordinance. Hannon has provided a copy of the proposed definitions and tracking of the proposed changes.

Commissioners reviewed definitions and made suggestions for additions, deletions and changes. Commissioners agreed to stop after page 13 and begin again on page 14 at the next study session with the definitions beginning with "lot".

**8. Public Comment (9:12)**

None

**9. Other Business (9:12)**

Commissioners agreed to move the November 11<sup>th</sup> meeting to November 12<sup>th</sup>.

**10. Items for Next Agenda – September 23, 2020 (9:13)**

- a. **3077 Garfield Conditional Rezoning – Expiration**
- b. **Use Chart Project Update**
- c. **Solar Energy Systems - Update**

**11. Adjournment**

*Fudge moved and McManus seconded to adjourn the meeting at 9:14pm.*



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Joe Robertson, Secretary  
Garfield Township Planning  
Commission  
3848 Veterans Drive  
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