

 Charter Township of Garfield Planning Department Report No. 2022-22			
Prepared:	March 2, 2022	Pages:	2
Meeting:	March 9, 2022 Planning Commission	Attachments:	<input type="checkbox"/>
Subject:	Township Board & Planning Commission Joint Meeting Summary		

The Township Board and Planning Commission held a joint meeting on February 23, 2022. The meeting allowed for discussion on current trends in the Township (where are we now?), topics that warrant further study (where do we want to go?), and an overview of the process for updating the Township Master Plan (how do we get there?).

The Township is seeing many positive trends, including a growing population exceeding 20,000 and property sales at their highest point ever over the last three years. Since 2019, 817 building permits have been issued in the Township for a construction value over \$152 million. Over the last three years, the Township has approved over 1,100 new housing units – of which 97% are multi-family residential units.

The Board and Planning Commission discussed many topics and generally considered top priorities were:

- To balance out the increased focus on multi-family residential development, there is interest in promoting the construction of new single-family homes
 - Identify where new single-family homes are designated in an updated future land use plan.
 - Change our vision of what is a single-family home by considering zoning ordinance changes to allow for smaller lots and smaller home sizes
- Continue to support improvements to the park and trail systems
 - Identify and prioritize new trail connections between homes and parks, stores and other locations to provide an improved quality of life
- Ensure resources for public safety are sufficient as the Township continues to grow
 - Assess current public safety needs and available services
- Explore and support mechanisms to encourage the redevelopment of blighted properties
 - Continue redevelopment of Cherryland Center as a priority, including the use of brownfield redevelopment financing tools
 - Attracting private sector investment is key to redevelopment
 - As an incentive, the Cherryland Center site and surrounding neighborhood are part of the Opportunity Zone
 - The Township vision is to have an “active space” with a mix of community uses for the Cherryland Center site, such as housing and smaller commercial/retail that could include a neighborhood grocery store
- Interest on improving the east side of the Township
 - Improve the River East Park, including creation of a dog park
 - Redevelop the Cherryland Center properties
 - Continued housing development along LaFranier Road supports the redevelopment of the Cherryland Center
 - Improve the Barlow Street corridor
- Expand water and sewer infrastructure and extend streets where necessary to support development
 - Identify potential places for growth that include water and sewer services
 - Move to require hookups to new water infrastructure
 - Improve key road corridors including the extension of Zimmerman Road north of Long Lake Road, the proposed Hartman-Hammond cross-town connection, and improvement to South Airport Road

- Other planning considerations
 - Well-paying jobs are needed in the local economy
 - Less demand for professional office allows for considering a greater mix of office and multi-family residential

Staff anticipates gathering data and initial public input in 2022 to start the process for updating the Master Plan, with full Master Plan writing and development in 2023. Staff will use the priorities identified from the discussion at the joint meeting to guide Master Plan update activities.