

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
January 25, 2023**

Call Meeting to Order: Vice Chair McManus called the January 25, 2023 Planning Commission meeting to order at 7:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

Present: Molly Agostinelli, Joe McManus, Joe Robertson, Pat Cline, Chris DeGood, and Robert Fudge

Absent and Excused: 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 (7:01)

Cline moved and DeGood seconded to approve the agenda as amended striking the "election of officers" which was added in error.

Yeas: Cline, DeGood, Fudge, Agostinelli. Robertson, McManus

Nays: None

3. Minutes (7:03)

a. January 11, 2022 Regular Meeting

Fudge moved and Robertson seconded to approve the January 11, 2022 Regular Meeting minutes as presented.

Yeas: Fudge, Robertson, McManus, Agostinelli, Cline, DeGood

Nays: None

4. Correspondence (7:03)

Correspondence included a notice of intent to plan from Solon Township and two items related to the new Metropolitan Planning Organization (MPO) designation for the Traverse City-Garfield Urban Area. MPO is a federal designation for planning and funding of transportation improvements.

5. Reports (7:04)

Township Board Report

Agostinelli stated that there were 70 people identified as chronic homeless in Grand Traverse area according to the Northwest Michigan Coalition to End Homelessness. She added that the urban area qualifies as a Metropolitan Planning Organization (MPO) because of its population and density.

Planning Commissioners

i. Zoning Board of Appeals

Fudge stated that there was an organizational meeting last month.

ii. Parks and Recreation Commission

DeGood had no report.

iii. Joint Planning Commission

McManus stated that a meeting would be held next week.

Staff Report

Sych discussed what being a part of the Metropolitan Planning Organization meant for the township. The designation will mean that there is government funding available for transportation projects.

Hannon stated that the proposed development at 1712 South Garfield will most likely meet the landscaping standards set forth in the ordinance. An updated site plan will be submitted and will be handled administratively.

Staff is watching a housing seminar presented by the Michigan Association of Planning.

6. Unfinished Business

None

7. New Business

a. PD 2023-13 – Planning Commission 2022 Annual Report (7:22)

The 2022 Charter Township of Garfield Planning Commission Annual Report was prepared pursuant to the requirements of Section 19(2) of the Michigan Planning Enabling Act. Staff reviewed the 2022 Annual Report with commissioners.

DeGood moved and Fudge seconded THAT the 2022 Planning Commission Annual Report, as provided in Planning Department Report 2023-13, BE APPROVED and FORWARDED to the Township Board.

Yeas: DeGood, Fudge, Cline, McManus, Robertson, Agostinelli

Nays: None

b. PD 2023-14 – 2023 Priorities and Master Plan Implementation Matrix (7:25)

Hannon reviewed the report with commissioners and discussed all of the pre planning activities that had already taken place in the past year in

preparation for the Master Plan update. Staff reviewed what priorities were completed in 2022 and looked to priorities for 2023. Priorities for 2023 include roadway and transportation planning and corridor management, the creation of redevelopment districts, some zoning ordinance reviews and the Master Plan development.

c. PD 2023-15 – Master Plan Update – Next Steps (7:39)

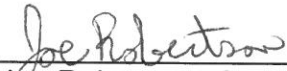
Sych reviewed a preliminary draft of the Existing Condition Report of which some information will be included in the Master Plan and will help to drive the Master Plan. He added that he hopes to be wrapping up the Master Plan by February of 2024. Commissioners suggested incorporating plans to convert the railroad on the west side of the Boardman River to trails into the non-motorized section of the Master Plan. Community engagement activities and regional transportation issues were discussed. Discussion took place on how to define and tie together various nodes of the township.

8. Public Comment (8:23)
None

9. Other Business (8:23)
Photos of Recent Development Projects
Hannon shared pictures of recent developments in the township.

10. Items for Next Agenda – February 8, 2023 (8:41)
a. TC Christian School Child Care, Church of the Living God SUP – Update
b. Chelsea Park West Apartments PUD Minor Amendment
Discussion of agenda items for joint meeting will also be discussed.

11. Adjournment:
Fudge moved to adjourn the meeting at 8:44pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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