

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
March 22, 2023**

**Call Meeting to Order:** Vice Chair McManus called the March 22, 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, Pat Cline, Chris DeGood, and Robert Fudge

Absent and Excused: John Racine and Joe Robertson

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

**1. Public Comment (7:00)**

None

**2. Review and Approval of the Agenda – Conflict of Interest (7:01)**

*Fudge moved and Cline seconded to approve the agenda as presented*

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

*Nays: None*

**3. Minutes (7:02)**

**a. March 8, 2023 Regular Meeting**

*Agostinelli moved and DeGood seconded to approve the March 8, 2023 Regular Meeting minutes as presented.*

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

*Nays: None*

**4. Correspondence (7:02)**

Staff indicated a notice from Long Lake Township regarding a Master Plan amendment and a Garfield Township map to discuss later in the agenda.

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

**Township Board Report**

Agostinelli reported that bills to change the way municipalities use brownfield dollars for residential uses is making its way through the legislature.

**Planning Commissioners**

- i. **Zoning Board of Appeals**  
Fudge had no report.
- ii. **Parks and Recreation Commission**  
DeGood had no report.
- iii. **Joint Planning Commission**  
McManus had no report.

**Staff Report**

Staff had no report.

**6. Unfinished Business**

*None*

**7. New Business**

**a. Master Plan Update – Housing Analysis and Recommendations, Meetings with Neighboring Communities, and Vision and Core Concepts (7:05)**

Sych discussed the housing analysis with commissioners and introduced potential zoning ordinance amendments which could be based on the Master Plan goals and objectives. Sych stated that the Master Plan is a strong foundation for the Zoning Ordinance and discussion can take place on what the township needs to do differently to help housing development. Once the Master Plan is adopted, changes can occur in the Zoning Ordinance. Sych said that at the joint meeting of the Township board and Planning Commission, a balance of housing choices and types were discussed and board members and commissioners agreed that there needed to be promotion of areas for new single family homes. Sych also pointed out that higher density housing needs infrastructure for water and sewer and that housing development goes along with infrastructure expansion. Commissioners discussed the PILOT limits for the township and talked about developments with water and sewer. Housing districts were discussed and staff pointed out which districts allowed housing. Accessory dwelling units were discussed briefly, and staff said that the Master Plan could give guidance on where such units could be located in the township. Sych reminded commissioners that 60% of residents were in favor of the accessory dwelling unit concept as a result of the recent community survey. Commissioners were in favor studying the idea. Sych also suggested several other potential zoning ordinance amendments and reviewed planning efforts with neighboring communities. Specific corridors were discussed as well as developments in neighboring communities which abut Garfield Township. Sych also reviewed the current vision statement for the township and noted that the draft core concepts could be included in the master plan which would give a sense of direction for

planning in the township. Commissioners reviewed the definitions of nodes, districts and corridors and identified areas to be serviced with water and sewer and potential housing developments.

**8. Public Comment (8:35)**

Cara Eule of Ashland Park commented on the Master Planning for the township.

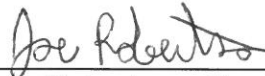
**9. Other Business (8:38)**

**10. Items for Next Agenda – March 22, 2023 (8:38)**

- a. Hickory Forest and Hickory Meadows Rezoning – Public Hearing
- b. Pine Grove Homes Special Use Permit – Public Hearing
- c. Ligon Bed and Breakfast Special Use Permit Major Amendment – Public Hearing

**11. Adjournment**

*Fudge moved to adjourn the meeting at 8:40pm.*



---

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