

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
September 28, 2022**

**Call Meeting to Order:** Chair Racine called the September 28, 2022 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, Pat Cline, Joe Robertson, Joe McManus, Chris DeGood, Robert Fudge and John Racine

Staff Present: Planning Director John Sych

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

None

**2. Review and Approval of the Agenda – Conflict of Interest (7:00)**

*Agostinelli moved and DeGood seconded to approve the agenda as presented.*

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

*Nays: None*

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

**a. September 14, 2022 Regular Meeting**

*Fudge moved and Robertson seconded to approve the September 14, 2022 Regular Meeting minutes as presented.*

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

*Nays: None*

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

None

**5. Reports (7:02)**

**Township Board Report**

Agostinelli stated that there was no Township Board meeting on September 27 and Short Term Rental legislation has been voted out of committee and moved to the State Senate.

**Planning Commissioners**

**(i) Zoning Board of Appeals**

Fudge said there was no meeting.

**(ii) Parks and Recreation Commission**

DeGood said an upcoming meeting will review a draft plan for the Commons Natural Area and another public input session will be held soon.

**(iii) Joint Planning Commission**

McManus stated that there was no meeting.

**Staff Report**

None

**6. Unfinished Business****a. PD 2022-91 Master Plan Update – Survey Results (7:04)**

In preparation of the update to the Township Master Plan, a community survey of residents was conducted by the Township in August. Sych reviewed the findings of the survey which was sent to a random sample of township residents. The answers provided pertained to housing, parks, goals of the Township, commercial corridors, development and growth in the township and short term rentals. Commissioners asked questions about the breakdown of information among the various precincts. Staff will adjust the draft survey results based on commissioner feedback and the precinct information and will get it back to commissioners and the Township Board.

Scott Rokos of 1673 Cass Road commented on the survey and provided a letter.

**b. PD 2022-92 – Meijer Driveway Study Results (7:47)**

On June 8, 2022 approval was granted for a minor amendment for Meijer located at 3955 North US 31 South. The first condition of approval stated that design and study of the subject intersection needed to be completed prior to any improvement or traffic reconfiguration. This condition was to be completed by January 2023. Fishbeck completed a traffic study on behalf of Meijer for the signaled entrance from US-31 on August 19, 2022. OHM conducted a review of the traffic study on behalf of the Township. Since no design and or improvements will be needed for the site entrance per the Fishbeck study and concurrence by OHM, Staff recommends that the Planning Commission accept the traffic study and recognize that Condition 3.c has been met.

*Agostinelli moved and Robertson seconded THAT the Fishbeck Traffic Study provided as a condition for application PUD-1997-01-F BE ACCEPTED and acknowledge that Condition 3.c of the Meijer PUD Minor Amendment Report and Decision Order has been met.*

*Yeas: Agostinelli, Robertson, Cline, DeGood, Fudge, McManus, Racine  
Nays: None*

7. **New Business (7:53)**

None

8. **Public Comment (7:53)**

None

9. **Other Business: (7:54)**

Sych indicated that Nicolette Bank will need to return to the Planning Commission with a landscaping plan to rectify the recent clear cutting on its property.

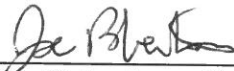
10. **Items for Next Agenda – October 26, 2022 (7:54)**

- a. 7Brew 2537 North US 31 – Special Use Permit – Public Hearing

Commissioners discussed the timing of a new site condominium called Birmley Hills. Commissioners agreed to hold an introduction for the site plan at the next meeting and a public hearing on November 9<sup>th</sup>.

11. **Adjournment**

*Fudge moved to adjourn the meeting at 8:01pm.*



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