

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
June 22, 2022**

Call Meeting to Order: Chair Racine called the June 22, 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, Joe Robertson, Pat Cline, Robert Fudge and John Racine

Absent and Excused: Joe McManus, Chris DeGood

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)

Agostinelli moved and Fudge seconded to approve the agenda as presented.

Yeas: Agostinelli, Fudge, Robertson, Cline, Racine

Nays: None

4. Minutes (7:02)

a. June 8, 2022 Regular Meeting

Fudge moved and Robertson seconded to approve the June 8, 2022 Regular Meeting minutes as presented.

Yeas: Fudge, Robertson, Cline, Agostinelli, Racine

Nays: None

4. Correspondence (7:03)

Sych stated that a notice of intent to plan was received from both Green Lake Township and the City of Traverse City. Communication regarding PD 2022-56 was also included in commissioner correspondence.

5. Reports (7:04)

Township Board Report

Agostinelli reported that the Board tabled the proposed transitional housing ordinance, and a solar farm may be proposed on Keystone and Hoch Roads. Staff stated that any proposed solar farm would need a township Special Use Permit.

Planning Commissioners

No reports

Staff Report

Sych said that the Board approved the questionnaire for the Master Plan survey and it will be sent out soon to randomly chosen residents of the township.

6. Unfinished Business**a. PD 2022-56 – Zoning Ordinance Amendments – Update (7:06)**

The Planning Commission has been reviewing changes and updates to the Zoning Ordinance which include clarifying wetland regulations, providing for changeable copy signs in industrial districts, and updating drive-through requirements. Staff offered comments on the proposed updates and also offered comments on additional potential Zoning Ordinance changes which included requirements for dumpster enclosures and regulations of Section 611, Accessory Uses and Structures. The proposed change to Section 611 would change to the amount of separation between structures to just three (3) feet in certain zoning districts. Hannon asked commissioners for feedback on the proposed changes. Commissioners discussed the proposed changes and decided to delete chain link fencing from the requirements altogether for dumpster enclosures. Commissioners also discussed changeable sign copy luminance requirements and snow storage requirements. Staff will review the snow storage requirements to pursue alternate options to the required amount of square footage in a parking lot and introduce the changes proposed as a Zoning Ordinance Text Amendment at the July 13, 2022 meeting.

7. New Business**a. Master Plan Update – Existing Land Use Analysis (7:35)**

Hannon presented a rough draft of existing land uses in the township at this time. He presented statistics on the percentage of each use in the township. Single Family Residential, Agricultural and Vacant/Unbuilt were the top three existing land uses found in the township. Approved multi-family projects are included in vacant/unbuilt at this time so the percentage will eventually change as projects are completed. Commissioners discussed conservation easements, road right of way easements and anticipatory building being added to the pie chart. Commissioners can use this information to make future growth decisions and guide development in the township.

b. Master Plan Update – Potential Focus Areas/Corridors (7:51)

Subarea planning is mentioned in the current Master Plan. Sych talked about nodes, neighborhoods and corridors and explained the differences for planning purposes. Commissioners went through the list provided and

offered suggestions for focus areas in neighborhoods, nodes and corridors as presented. Utilities and potential development were discussed within these areas. Frontage roads and cross access easements were talked about for the McRae Hill/US 31 area and commissioners agreed that managing accesses in this area will be important as development continues. Sych also discussed the Master Plan Policy for neighborhoods, nodes and corridors. Commissioners discussed zoning in neighboring municipalities which may drive types of development along the borders of the townships.

8. **Public Comment (8:41)**

None

9. **Other Business: (8:41)**

None

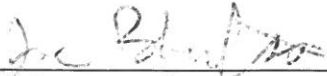
10. **Items for Next Agenda – July 13, 2022 (8:42)**

- a. Hammond Road Apartments R-3 Rezoning – Public Hearing
- b. 7 Brew US 31 – Special Use Permit – Introduction
- c. 7 Brew Cherryland Center – Site Plan Review
- d. Kensington Park PURD – Major Amendment – Introduction
- e. Fairfield Inn – Site Plan Review Amendment

Sych discussed the business for the next agenda.

11. **Adjournment**

Fudge moved to adjourn the meeting at 8:52pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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