

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
August 23, 2023**

Call Meeting to Order: Chair Racine called the August 23, 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, Pat Cline, Joe McManus, Chris DeGood, Joe Robertson, Robert Fudge, and 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)

Fudge moved and Agostinelli seconded to approve the agenda as presented

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

Nays: None

3. Minutes (7:02)

a. August 9, 2023 Regular Meeting

McManus moved and Robertson seconded to approve the August 9, 2023 Regular Meeting minutes as amended

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

Nays: None

4. Correspondence (7:03)

Sych noted a Notice of Intent to Plan from Blair Township, an Industrial Park Study from Traverse Connect, and an outline of the Michigan Association of Planning Conference sessions.

5. Reports (7:03)

Township Board Report

Agostinelli mentioned that there are three applicants for a Class C liquor license in the township.

Planning Commissioners**i. Zoning Board of Appeals**

Fudge stated that there was a meeting last week to consider an addition to a garage which was tabled.

ii. Parks and Recreation Commission

DeGood stated that there was no meeting since the last Planning Commission meeting. Commissioners discussed e-bikes on the trails.

iii. Joint Planning Commission

McManus stated that the Commission recommended approval of an amendment to the Grand Traverse Commons Development Regulations for building height which would facilitate reconstruction of the central receiving building at Building 50 and reviewed the Commons infrastructure assessment study.

Staff Report**i. Master Plan Announcement**

Hannon stated that drafts and developments on the Master Plan are included on the township website.

Sych stated that the Township Planning staff is holding a mobile workshop on October 5th focusing on transforming the Cherryland Mall as part of the Michigan Association of Planning annual conference at the Grand Traverse Resort. He added that the Cherryland center is becoming an entertainment based center. He updated commissioners on the Meijer gate issue.

6. Unfinished Business (7:15)**a. PD 2023- 102 Master Plan Update – Future Land Use and Master Street Plan**

The Future Land Use designations describe different areas of the Township intended for specific land uses and are formed around a common set of characteristics. Commissioners studied maps which will supplement the land use maps. The Master Street plan was discussed and corridors were identified. The Hartman/Hammond corridor; the South Airport Road corridor; and US 31/Southview Parkway were identified as the major corridors in the township. Guiding principles for future land use and development within these corridors, districts and nodes were discussed and commissioners offered comments. Hammond Road accesses were discussed as was connectivity. Recognizing the unique districts and nodes in the township was touched upon as it relates to future development in the township. Commissioners talked about extending the US 31 corridor to Rennie School Road.

b. **PD 2023-103 Zoning Ordinance – R-2 and R-3 Zoning Districts Potential (8:18)**

The R-2 One and Two Family Residential and R-3 Multiple Family Residential zoning districts provide for duplexes and apartments, respectively. Their purpose statements support greater densities than the R-1 One Family Residential zoning district and are applied in areas planned and designated for those higher densities. However, the dimensional requirements in the two districts often limit the ability for duplexes and apartments to be built. Planning staff shared a draft of changes to the zoning ordinance pertaining to the R-2 and R-3 districts. This is an introduction and the next step is holding a public hearing. The R-2 district update proposes to remove the per dwelling unit requirement and change lot widths and setbacks. The R-3 proposed draft would also remove the per dwelling unit requirement and revises lot width requirements.

McManus moved and Cline seconded THAT the draft proposed Zoning Ordinance text amendment, as attached to Planning Department Report 2023-103, BE SCHEDULED for a public hearing for the September 13, 2023 Planning Commission Regular Meeting.

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

7. **New Business**
None

8. **Public Comment (8:23)**
None

9. **Other Business (8:23)**

a. **US 31 Kids Creek Riparian Buffer – Update**

The Conservation District helped the Zoning Administrator review the riparian issues along US 31. Restoration will take place and two owners will need to come to the Planning Commission with a landscape plan. The property owners have been cooperative. Commissioners discussed trimming the native plantings and it is allowed per the zoning ordinance. Property owners along the corridor will also be contacted by Staff to keep them updated on the buffer.

10. **Items for Next Agenda – September 13, 2023 (8:31)**

- a. Durga R-3 Rezoning – Public Hearing
- b. Portable Storage Solutions Special Use Permit – Public Hearing
- c. Zoning Ordinance Text Amendment – Public Hearing

11. **Adjournment**

Fudge moved to adjourn the meeting at 8:32pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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