

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
July 26, 2023**

Call Meeting to Order: Due to the Chair's absence, Vice Chair McManus called the July 26, 2023 Planning Commission meeting to order at 7:00 pm 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, 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)

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

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

Nays: None

4. Minutes (7:02)

a. July 12, 2023 Regular Meeting

Fudge moved and Robertson seconded to approve the July 12, 2023 Regular Meeting minutes as amended.

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

Nays: None

4. Correspondence (7:03)

There was no correspondence.

5. Reports (7:04)

Township Board Report

Agostinelli had no report.

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 stated that a special meeting of the Joint Planning Commission is scheduled for August for a public hearing on a text amendment to the Commons Development Regulations. The amendment would allow for restoration of the main entrance to Building 50 by adjusting building height requirements in the sub-district that includes Building 50.

Staff Report

Sych discussed the site plan for 3566 S. US 31 North near Franke Road that was approved by the Planning Commission in 2022. The purchase agreement between the applicant and owner was terminated. Should this plan not go forward, Staff requested that the applicant submit a request rescind the site plan approval. Such rescindment would be presented to the Planning Commission, as the approving authority, for consideration. At this time, no action by the Planning Commission is necessary.

6. Unfinished Business (7:14)**a. PD 2023- 87 Zoning Ordinance – R-2 and R-3 Zoning Districts Potential Changes**

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. Staff drafted some potential changes to the districts which would allow for units on smaller lots. Lot widths could be adjusted for greater density in these zoning districts. Sych reminded commissioners that this change would not affect the R-1 district. Commissioners agreed that the draft changes were acceptable and directed staff to move forward with the draft changes.

b. 2023-88 Master Plan Update – Pop-Up Event Recap - Nodes, Districts and Corridors (7:30)

Hannon stated that Staff held a public engagement pop-up event at the Silver Lake Recreation Area. He said that Staff talked with 23 people, but only five were from Garfield Township. Comments from residents included opinions about property maintenance, development, housing, renewable energy, transportation, and a new shade canopy at the dog park. Going forward, events may be held at a location with more activity and more township residents. Sych discussed reaching out to schools to do a survey with high school students. He sees it as an opportunity to gain another perspective. Commissioners suggested other locations such as assisted living communities, high school football games, or differing retail locations.

7. New Business**a. 2023-89 – Master Plan Update – Nodes, Districts and Corridors (7:54)**

Sych pointed out the attached map in commissioner packets which illustrates nodes and districts in the Township. Sych and Hannon reviewed the proposed districts with commissioners and gave the definition of a district. Districts proposed for the Master Plan included the Barlow/Garfield area, the Boardman Valley Area, Buffalo Ridge, Garfield Center, LaFranier Hill, McRae Hill, Northwest Garfield, Rennie Hill, Rennie Plains, Silver Lake, and Spring Hill. Commissioners discussed each district and gave suggestions for development ideas and improvements in each district. Nodes were identified as Ashland Park, Brookside Commons, Cedar Run Campus, Copper Ridge, Eyde Property, Green Hill, and Logans Landing. Potential for developments and connections exist in many of these areas. Residential units above commercial uses were discussed for some of these nodes and traffic was also a concern. Water and sewer extensions may need to occur before more development is established. Commissioners gave feedback and ideas for these nodes and Staff suggested some mixed-use for these areas. Hannon talked about the definition of corridors which included Cass Road, Hartman/Hammond, US 31, and South Airport Road. Access management and branding of districts and nodes were discussed.

8. Public Comment (9:02)

None

9. Other Business (9:02)

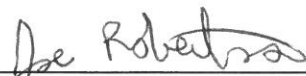
McManus asked about a closed thoroughfare on the new Meijer site plan. DeGood inquired about a wetland buffer along US 31 being mowed.

10. Items for Next Agenda – August 9, 2023 (9:09)

- a. Village at Garfield Special Use Permit – Findings of Fact
- b. 716 Boon Street Special Use Permit – Findings of Fact
- c. Bish's RV – Site Plan Review and Access Review
- d. Durga R-3 Rezoning – Introduction
- e. Portable Storage Solutions Special Use Permit – Introduction
- f. Cherryland Center – Planned Shopping Center Sign Review

11. Adjournment

Fudge moved to adjourn the meeting at 9:11pm.



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