

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
June 28, 2023**

Call Meeting to Order: Chair Racine called the June 28, 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, John Racine and Robert Fudge

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)

Sych added Changes to R2 and R3 Zoning Districts under Agenda item #9.

McManus moved and DeGood seconded to approve the agenda as presented.

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

Nays: None

3. Minutes (7:02)

a. June 14, 2023 Regular Meeting

Fudge moved and Robertson seconded to approve the June 14, 2023 Regular Meeting minutes as amended fixing the spelling error of a name in item 1 - Public Comment to "Bauer."

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

Nays: None

4. Correspondence (7:04)

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 said ongoing work is being done on the trails at the Commons and grant applications have been submitted. Hannon added that a DNR grant visit regarding was rescheduled and another mountain bike subcommittee meeting took place.

iii. Joint Planning Commission

McManus stated that there will be a new member on the Joint Planning Commission.

Staff Report

Hannon stated that the Hickory properties rezoning has taken effect and a new Township zoning map is on commissioner's desks.

6. Unfinished Business (7:07)**a. PD 2023-75 Master Plan – Housing, Economic Development and Public Safety (7:07)**

Sych reviewed the drafts of the Housing, Economic Development and Public Safety portions of the Master Plan. Hannon mentioned that various maps will be incorporated into the Master Plan. Sych referenced the Township Strategic Plan which states that a goal of the township was to increase availability for various types of housing and be able to give options and opportunities to residents. Commissioners discussed ADU's, housing by right, starter homes and other types of housing. Sych reviewed the seven housing objectives and commissioners discussed the objectives.

Sych talked about economic development in the township and reviewed the three objectives which included quality of place, physical appearance of business districts and retention for businesses. Commissioners discussed the reuse of buildings in the township.

Public Safety within the community was found to be important to residents. Resilience scores and natural hazard mitigation were also discussed. Sych reviewed the goals and objectives of Public Safety with commissioners.

b. PD 2023-76 – Master Plan – Community Engagement Update/Proposed 1st Pop-Up Event (7:49)

Sych stated that one pop-up event is scheduled to gain some feedback from the public on the proposed Master Plan. A Visual Preference Survey will be done since it is an easy way to get feedback on types of developments people would like to see in the township and such a survey also increases awareness about the Master Plan. Sych showed pictures of different types of housing which could be located in the township. Commissioners discussed the proposed event and what facts and opinions could be gathered. Staff will follow up with commissioners with public responses.

7. New Business (8:11)

None

8. Public Comment (8:11)

None

9. Other Business (8:11)**a. Changes to R-2 and R-3 Zoning Districts**

Sych stated that developers and property owners are running into issues with lots located in the R-3 district specifically with lot size requirements. He asked commissioners to consider an amendment to lot width sizes in certain zoning districts. Enough other requirements and standards are in the ordinance which would manage development of a parcel. Commissioners discussed the timing of the potential zoning change and agreed to move forward with changes in the zoning districts at this time.

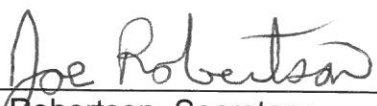
McManus asked about the Nicolet Bank relandscaping and the proposed single family at Zimmerman and Long Lake Roads.

10. Items for Next Agenda – July 12, 2023 (8:31)

- a. Village at Garfield Special Use Permit – Public Hearing
- b. 716 Boon Street Special Use Permit – Public Hearing Public Hearing
- c. Birmley Meadows Site Condominium – Findings of Fact
- d. Ridge 45 Phase I-III Ridge 45 Phase IV SUP Amendments – Findings of Fact
- e. Bish's RV – Site Plan Review and Access Review

11. Adjournment

Fudge moved to adjourn the meeting at 8:33pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
3848 Veterans Drive
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