

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
November 8, 2023**

**Call Meeting to Order:** Chair Racine called the November 8, 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: Chris DeGood, Joe McManus, Pat Cline, Joe Robertson, John Racine, and Robert Fudge

Absent and Excused: Molly Agostinelli

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon

**1. Public Comment (7:01)**

Dennis Lemcool commented on the proposed Culver Meadows facility.  
Jim Hallenberg commented shared concerns with the Culver Meadows proposed facility.

**2. Review and Approval of the Agenda – Conflict of Interest (7:03)**

*Fudge moved and Cline seconded to approve the agenda as presented.*

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

*Nays: None*

**3. Minutes (7:04)**

**a. October 11, 2023 Regular Meeting**

*McManus moved and Robertson seconded to approve the October 11, 2023 Regular Meeting minutes as presented.*

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

*Nays: None*

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

Sych noted that there was a revised PD report for Culver Meadows with the correct parcel number and an email from the Watershed Center regarding the proposed Culver Meadows facility.

**5. Reports (7:03)**

**Township Board Report**

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 said there was a quarterly meeting and they forwarded a the infrastructure assessment report and plan for the Commons to the County Brownfield Redevelopment Authority, Township Board, and City Commission.

**Staff Report****i. PD 2023-129 – Planning Department Monthly Report – November 2023**

Sych stated that the monthly report was included in packets. He talked to Meijer about the temporary gate and it will be removed and traffic calming measures will be added.

**ii. Master Plan Announcement**

Sych stated that the Master Plan is still being worked on and updates continue to be posted on the website.

**6. Unfinished Business**

None

**7. New Business****a. PD 2023-124 – Lederer R-1 Rezoning – Introduction (7:07)**

The applicant has requested rezoning of their parcel (ID #05-020-004-10) at 4220 Eastward Drive from the A-Agricultural district to the R-1 One-Family Residential district via the Zoning Map Amendment process, without restriction. This parcel is located at the corner of Eastward Drive and South Airport Road and is about 3.8 acres in size. Deputy Planner Hannon said this was consistent with the Master Plan. Commissioners discussed the proposed rezoning.

*DeGood moved and Fudge seconded THAT application Z-2023-03 submitted by Dan Lederer to rezone Parcel #05-020- 004-10, located at 4220 Eastward Drive, from the A-Agricultural zoning district to the R-1 One-Family Residential zoning district, BE SCHEDULED for public hearing for the December 13, 2023 Planning Commission regular meeting.*

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

*Nays: None*

**b. PD 2023-125 – Culver Meadows Senior Living – Conceptual Review (7:12)**

This application is for conceptual review of a proposed adult foster care facility for not more than twenty (20) adults and a childcare center for not more than twelve (12) children adjacent to the existing Culver Meadows Senior Living facility. The site is parcel number 05-030-008-50, a 2.21-acre parcel located adjacent to and with access from 1661 N. West Silver Lake Road. The subject parcel is zoned R-1 One-Family Residential. Pursuant to the Township Master Plan, the future land use designation for the subject parcel is Low Density Residential. The proposed Large Group Home (not more than 20 adults) for Adult Foster Care is not permitted in the R-1 District. However, the Planning Commission could consider a Conditional Rezoning request. Small Group Homes (not more than 12 adults) for Adult Foster Care are permitted in the R-1 One-Family Residential District by Special Use Permit. Large Group Homes (not more than 20 adults) for Adult Foster Care are not permitted in the R-1 District but are permitted in the R-3 Multiple Family Residential District by Special Use Permit. Applicants Brad and Trina Jewett spoke and stated that they have enough demand for another facility. For business purposes, a 20 bed facility would be needed. Jewett addressed traffic concerns and also stated that the daycare was for employees of the facility, but open slots could be offered to the general public. Commissioners discussed the proposal and asked the applicants questions. Concerns were expressed with spot zoning and changing the zoning to R-3 or Agricultural. Commissioners discussed rezoning the property to Agricultural since both uses were allowed in that district.

**c. PD 2023-126 – Zoning Ordinance Section 725 Potential Update – Discussion (7:56)**

Staff proposed changes to Section 725 of the Zoning Ordinance which include changes to parking requirements in the R-3 zoning district, a reduction of open space in commercial district housing developments and the size of open space requirements. Commissioners generally agreed with the change in parking requirements, but wanted staff to gather more information on open space requirements before moving ahead with any proposed changes.

*McManus moved and Fudge seconded to table this agenda item in order for staff to gather information to make changes to Section 725 of the Zoning Ordinance.*

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

**8. Public Comment (8:27)**

Judith Danford commented on the proposed Culver Meadows facility.

Ken Kaufman commented on the Culver Meadows expansion.

Dennis Lemcool commented on the proposed Culver Meadows facility.

**9. Other Business****a. PD 2023-127 – Master Plan Update – Introduction of Complete Draft (8:33)**

Because there is no Planning Commission study session in November 2023, Commissioners may wish to review the Master Plan in more detail at their December 13, 2023 meeting. Staff will also prepare a draft timeline for the remainder of the Master Plan update process for review at the December 13, 2023 meeting. Staff will compile everything that the Planning Commission has been studying and give them a chance to look at a draft of the Master Plan before the public sees it.

**b. PD 2023-128 – Long Lake Township Master Plan Review (8:39)**

Long Lake Charter Township has requested comments on a proposed update to its Master Plan, which was originally adopted in 2006. Staff had identified that the Gray Road and Cedar Run Road is identified as moderate density residential in Long Lake Township and Garfield's border in that area is Agricultural /Rural. Commissioners asked to be notified about any commercial expansion along the Gray Road/M-72 area.

*McManus moved and Fudge seconded THAT Planning Staff is directed to prepare and send a letter to Long Lake Township outlining the comments of the Planning Commission.*

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

*Nays: None*

**c. Recommendation to the Township Board of Planning Commission Representative to the Zoning Board of Appeals (8:52)**

*Robertson moved and Cline seconded to appoint Robert Fudge as the Planning Commission representative to the Zoning Board of Appeals for 2024.*

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

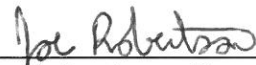
*Nays: None*

10. **Items for Next Agenda – December 13, 2023 (8:55)**

- a. Set 2024 Planning Commission Meeting Schedule
- b. Master Plan
- c. Section 725 comments
- d. Two possible applications

11. **Adjournment**

*Fudge moved to adjourn the meeting at 9:00 pm.*



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