

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
October 11, 2023**

**Call Meeting to Order:** Chair Racine called the October 11, 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, Molly Agostinelli, Joe Robertson, John Racine and Robert Fudge

Absent and Excused: Pat Cline

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 Robertson seconded to approve the agenda as presented.*

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

*Nays: None*

**3. Minutes (7:02)**

**a. September 27, 2023 Regular Meeting**

*McManus moved and Robertson seconded to approve the September 27, 2023 Regular Meeting minutes as presented.*

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

*Nays: None*

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

None

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

**Township Board Report**

Agostinelli stated that Supervisor Korn discussed the proposed Lowes connection with the manager of the Grand Traverse Mall and a letter was sent to BATA and the Traverse City Housing Commission regarding the PUD terms which stated that the housing portion needed to be started before BATA could obtain an occupancy permit. She added that the board approved the Zoning Ordinance amendments for R-2 and R-3 districts.

**Planning Commissioners**

- i. **Zoning Board of Appeals**  
Fudge had no report.
- ii. **Parks and Recreation Commission**  
DeGood said that a 2024 parks budget was recommended to the Township Board.
- iii. **Joint Planning Commission**  
McManus had no report.

**Staff Report**

- i. **PD 2023-106 – Planning Department Monthly Report – October 2023**  
Sych stated that this report was submitted in writing and is included in commissioner packets. The state planning conference was held in Traverse City last week and staff conducted a tour of the Cherryland Center to highlight revitalization. Sych received good feedback and Fudge stated that staff did a great job on the tour. The gate on the Meijer property off Franke Road was discussed.
- 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**

- a. **PD 2023-117 – Durga R-3 Rezoning – Findings of Fact (7:08)**  
The applicant has requested rezoning of their parcel (ID #05-022-023-00) at 2624 Hartman Road from the R-R Rural Residential district to the R-3 Multi-Family Residential district via the Zoning Map Amendment process, without restriction. This parcel is located on the north side of Hartman Road near the intersection with Cass Road and is about 5 acres in total. The site contains a single-family home in the southeast corner of the parcel and has a single curb cut on Hartman Road. Commissioners reviewed the Findings of Fact for the rezoning request.

*Agostinelli moved and McManus seconded THAT the Findings of Fact for application Z-2023-02, submitted by Gerda Durga, to rezone Parcel #05-022-023-00 from the R-R Rural Residential zoning district to the R-3 Multi Family Residential zoning district, as presented in Planning Department Report 2023-117 and being made a part of this motion, BE ADOPTED.*

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

*Nays: None*

*Agostinelli moved and McManus seconded TO RECOMMEND TO the Township Board THAT application Z-2023-02, submitted by Gerda Durga, to rezone Parcel #05-022-023-00 from the R-R Rural Residential zoning district to the R-3 Multi-Family Residential zoning district, BE APPROVED*

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

*Nays: None*

**b. PD 2023-109 – Portable Storage Solutions Special Use Permit – Findings of Fact (7:11)**

This application requests approval of a Special Use Permit for Retail, Industrial Primary at the subject site. Retail, Industrial Primary is a use permitted via Special Use Permit in the I-G General Mixed-Use Industrial Business zoning district. The main use will be storage for shipping containers and there will be some outdoor storage. The location of the parcel is 2550 Cass Road, north of Miller Creek Drive and is about 4.11 acres in size. The existing zoning is I-G – General Mixed-Use Industrial Business. Sych stated that a condition was added to the findings of fact regarding the screening for the building and the stacking of containers on the rear of the building. Marc McKeller, attorney for the applicant, asked if stacking could occur on the sides of the building as well if screening was adequate.

*DeGood moved and Robertson seconded THAT the Findings of Fact for applications SUP-2023-06, as presented in Planning Department Report 2023-118 and being made a part of this motion, BE ADOPTED.*

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

*Nays: None*

*DeGood moved and Robertson seconded THAT applications SUP-2023-06 BE APPROVED, subject to the following conditions (1-5 as indicated in Planning Department Report 2023-118):*

- 1. Stacking and storage of shipping containers shall be limited to two containers high within the fenced area.*
- 2. All final reviews from the Township Engineer, if applicable and any agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.*
- 3. All proposed landscaping and site amenities shall be installed prior to the issuance of a Certificate of Occupancy.*
- 4. The applicant shall provide two (2) full-size plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*

*5. The applicant shall record promptly the amended Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Director of Planning within thirty (30) days of final approval by the Township or approval shall be considered to have expired.*

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

**7. New Business**

**a. PD 2023-119 – Marengo 31 Special Use Permit – Extension Request (7:20)**

The Marengo 31 SUP was approved with conditions by the Planning Commission on November 10, 2021 with the Report and Decision Order (RDO) having been recorded on December 6, 2021. The project is for a commercial district housing development behind the Baymont Inn at 2326 N US 31 South (the subject site has no address), with two 30-unit apartment buildings for 60 total dwelling units. The applicant was to make meaningful progress towards completion within two years, but due to supply chain issues and labor issues, developers are requesting a one-year extension.

*Robertson moved and Agostinelli seconded THAT application SUP-2021-03, submitted by M Brothers Northern LLC, to construct two 30-unit apartment buildings on parcel 05-021-065-00, BE GRANTED a one-year extension until December 6, 2024 to begin construction.*

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

**b. PD 2023-120 – 3066 N. Garfield Commercial District Housing SUP – Introduction (7:24)**

This application requests approval of a Special Use Permit for a commercial district housing development at 3066 North Garfield Road. The development application proposes an 18-unit apartment building. Commercial district housing developments are permitted via Special Use Permit in the C-G General Commercial district. Proposing an 18 unit building of three stories. Sych said that standards for commercial district housing can be found in Section 725 of the Zoning Ordinance. Sych reviewed Section 725 in terms of design, parking, density, landscaping pedestrian walkways, lighting, and open space. Joe Locricchio, the applicant stated that these will be two-bedroom two bath apartments and will provide an urban style living environment. Commissioners discussed options for the development which may require a zoning ordinance amendment to Section 725 to deal with the parking issue and the

setbacks. Sych stated that the development cannot proceed given the current ordinance standards. Sych suggests pausing this application for the time being to focus on a proposed amendment of the entirety of Section 725.

*McManus moved and Fudge seconded to table the application in order for staff to gather information to make change to Section 725 of the Zoning Ordinance.*

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

**8. Public Comment (8:09)**  
None


**9. Other Business (8:09)**  
Commissioners discussed whether to have a meeting on October 25<sup>th</sup> given quorum issues. Business slated for the October 25<sup>th</sup> meeting will be moved to November 8<sup>th</sup>.

*Robertson moved and DeGood seconded to cancel the Planning Commission meeting scheduled for October 25, 2023.*

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

**10. Items for Next Agenda – November 8, 2023 (7:36)**  
a. Master Plan Update – Future Land Use, Master Street Plan, Implementation Strategies  
b. Long Lake Township Master Plan Review

**11. Adjournment**  
*Fudge moved to adjourn the meeting at 8:15pm.*

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