

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
September 13, 2023**

**Call Meeting to Order:** Chair Racine called the September 13, 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, Pat Cline, Joe McManus, Molly Agostinelli, Joe Robertson, John Racine and Robert Fudge

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

**1. Public Comment (7:00)**

None

**2. Review and Approval of the Agenda – Conflict of Interest (7:01)**

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

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

*Nays: None*

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

**a. August 23, 2023 Regular Meeting**

*Fudge moved and Robertson seconded to approve the August 23, 2023 Regular Meeting minutes as presented.*

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

*Nays: None*

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

Sych stated that a flyer is on Commissioner desks regarding a training in Leelanau County which focuses on planning for community projects.

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

**Township Board Report**

Agostinelli stated that township millage was lowered and the Class C liquor license was awarded to High Tops restaurant which will be located in the Grand Traverse Mall. She added that Staff is reviewing how to become a resort redevelopment area near the Cherryland Center.

**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 had no report.

**Staff Report**

- i. **PD 2023-106 – Planning Department Monthly Report – September 2023**  
Sych stated that this report was submitted in writing and is included in commissioner packets.
- ii. **Master Plan Announcement**  
Hannon stated that the Master Plan is still being worked on and updates continue to be posted on the website. The hotel behind Chik-fil-A has begun construction. Hannon said that they are in contact with Meijer regarding their parking lot and added that the Michigan Association of Planning Conference is coming up and anyone wishing to attend can contact him.

**6. Unfinished Business**

- a. **PD 2023-108 – Durga R-3 Rezoning – Public Hearing (7:07)**  
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. Chair Racine opened the public hearing at 7:09pm. Property owner Greta Durga spoke briefly about the property and said there were no neighbors nearby and she had not heard any opposition. Racine closed the public hearing at 7:11pm. Commissioners had a brief discussion regarding the property and noted that the master plan allowed for this zoning change.

*Agostinelli moved and DeGood seconded to direct Staff to draft Findings of Fact for application Z-2023-02 to be reviewed at the October 11, 2023 Planning Commission meeting.*

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

**b. PD 2023-109 – Portable Storage Solutions Special Use Permit – Public Hearing (7:14)**

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. Chair Racine opened the public hearing at 7:20pm and seeing no one wishing to comment, closed the public hearing.

*Cline moved and Robertson seconded to direct staff to prepare Findings of Fact for application SUP-2023-06, submitted by Northview 22, LLC for a Special Use Permit for retail, industrial primary use at Parcel 05-022-027-15 to be reviewed on October 11, 2023.*

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

**c. PD 2023-110 – Zoning Ordinance – R-2/R-3 Proposed Changes – Public Hearing (7:24)**

The R-2 One and Two Family Residential and R-3 Multiple Family Residential zoning districts provide for duplexes and apartments, respectively. The dimensional requirements in the two districts often limit the ability for duplexes and apartments to be built. The proposed amendments allow for a minimum lot width and remove the per dwelling unit requirement for dimensional standards and reduces some setbacks. Racine opened the public hearing at 7:26pm and seeing no one wanting to make comment, closed the public hearing.

*McManus moved and Robertson seconded THAT the proposed amendment to the Garfield Township Zoning Ordinance, as attached to Planning Department Report 2023-110, BE RECOMMENDED FOR ADOPTION by the Township Board.*

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

**7. New Business**  
None

8. **Public Comment (7:33)**

None

9. **Other Business (7:33)**

Commissioners discussed the BATA project.

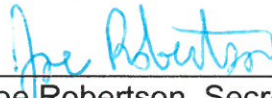
10. **Items for Next Agenda – September 27, 2023 (7:36)**

a. Master Plan Update – Future Land Use and Master Street Plan

Commissioners briefly discussed two roads that were closed to truck traffic. Staff will reach out to the Road Commission.

11. **Adjournment**

*Fudge moved to adjourn the meeting at 7:40pm.*



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