

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
September 27, 2023**

Call Meeting to Order: Vice Chair McManus called the September 27, 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, Joe Robertson, and Robert Fudge

Absent and Excused: John Racine and Chris DeGood

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, Robertson, Cline

Nays: None

3. Minutes (7:02)

a. September 13, 2023 Regular Meeting

Robertson moved and Cline seconded to approve the September 13, 2023 Regular Meeting minutes as presented

Yeas: Robertson, Cline, McManus, Fudge, Agostinelli

Nays: None

4. Correspondence (7:02)

None

5. Reports (7:02)

Township Board Report

No report

Planning Commissioners

i. Zoning Board of Appeals

Fudge stated that there were two applications. One was denied and one was tabled.

ii. Parks and Recreation Commission

No report

iii. Joint Planning Commission

McManus had no report

Staff Report**i. Master Plan Announcement**

Sych stated that the Master Plan updates are available on the website. He touched on the BATA project as it related to the housing portion of the PUD and spoke to the Road Commission regarding the truck ban on two roads but has not yet had a reply.

6. Unfinished Business (7:07)**a. PD 2023- 112 Master Plan Update – Future Land Use and Master Street Plan**

A draft of the Future Land Use descriptions and map and Master Street plan was presented to commissioners. Staff deleted the districts and nodes idea and replaced that concept with other terms. Districts are now referred to as Mixed-Use centers and Nodes are now Mixed-Use neighborhoods. The Professional Office category was removed as was institutional. Institutional was replaced with Public/Semi Public to include public properties such as BATA and utilities. Mixed Use Neighborhood will include the Cedar Run Campus, Brookside Commons, Green Hill, McRae Hill Rennie Hill/Veterans Drive and the West Bay/M-72 area. The Northwest Garfield area changed from Agricultural to Low Density residential. Moderate Density residential is designated in areas with small-lot single family homes and two-family residential units. Sych discussed the changes and commissioners talked about the map changes and made comments.

Sych presented the draft Master Street Plan to commissioners. The Hartman Hammond proposed crossing was discussed and its importance to the entire region was stressed. South Airport Road and the US 31 corridor are also included in the Master Street Plan. Future connections such as the Lowe's/Grand Traverse Mall connection and the Manitou Drive extension to provide a link between LaFranier and Garfield Road were discussed. Future discussion will include implementation strategies.

7. New Business

None

8. Public Comment (8:11)

None

9. **Other Business (8:11)**

None

10. **Items for Next Agenda – October 11, 2023 (8:12)**

- a. Durga R-3 Rezoning – Findings of Fact
- b. Portable Storage Solutions Special Use Permit – Findings of Fact
- c. Marengo 31 Special Use Permit – Extension Request
- d. 3066 N. Garfield Commercial District Housing Special Use Permit - Introduction

11. **Adjournment**

Fudge moved to adjourn the meeting at 8:13pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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