

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
July 27, 2022**

Call Meeting to Order: Vice Chair McManus called the July 27, 2022 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, Joe Robertson, Pat Cline, Joe McManus, and Robert Fudge

Absent and Excused: John Racine, Chris DeGood

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

1. Public Comment (7:00)

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, McManus, Cline

Nays: None

4. Minutes (7:02)

a. July 13, 2022 Regular Meeting

Agostinelli moved and Cline seconded to approve the July 13, 2022 Regular Meeting minutes as presented.

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

Nays: None

4. Correspondence (7:02)

None

5. Reports (7:02)

Township Board Report

Agostinelli reported that PILOT programs were discussed and the Board talked about limiting PILOTS to a certain percentage in the Township.

Planning Commissioners

No reports

Staff Report

Sych said that on August 10th there will be a public open house at Kirkbride Hall from 3-6pm to gain feedback on the Commons Natural Area planning process. Hannon added that there was a celebration for Boardman Lake Loop trail donors which Township representatives attended. A public celebration for the Loop trail will occur in mid-August.

6. Unfinished Business

None

7. New Business**a. PD 2022-69 – Master Plan Update – Future Land Use and Infrastructure (7:08)**

Township Engineer Jennifer Graham gave a broad overview of the water and sewer systems in the Township and explained how they are integrally related to the State of Michigan and EGLE compliance. Graham shared a PowerPoint which covered water and sewer infrastructure in the Township, water capacity and project funding. She sees more growth in the area thus more need for water and sewer infrastructure. Sych commented on the developments that are ongoing and having utilities available would make a variety of uses possible on the Oleson's property as well as the property behind Sam's Club. Graham indicated that a future surface water plant could be located in the township and shared with Elmwood Township.

b. PD 2022-70 East Bay Township Master Plan – Review and Discussion (7:55)

Neighboring community East Bay Township has drafted their Master Plan and in accordance with the Planning Enabling Act, has asked for feedback from its community neighbors. Sych talked about the large Mitchell Creek watershed and how it affected the development patterns in East Bay Township. The Hammond Road corridor was discussed as was the South Airport Road corridor. The Townline Road corridor was discussed but development could be challenging in that location because of the wetlands. Commissioners discussed the bordering corridors and compared zoning designations in each township. They discussed pending developments in East Bay Township that would affect the corridors.

Agostinelli moved and Fudge seconded THAT Planning Staff is directed to prepare and send a letter to East Bay Township outlining the comments of the Planning Commission.

Yeas: Agostinelli, Fudge, Robertson, Cline, McManus

Nays: None

8. **Public Comment (8:18)**

None

9. **Other Business: (8:18)**

None

10. **Items for Next Agenda – August 10, 2022 (8:18)**

- a. Kensington Park PURD – Major Amendment – Public Hearing/Preliminary Review
- b. Zoning Ordinance Proposed Amendments – Public Hearing
- c. Hammond Road Apartments R-3 rezoning – Findings of Fact
- d. 7 Brew 2537 North US 31 – Special Use Permit

11. **Adjournment**

Fudge moved to adjourn the meeting at 8:19pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
3848 Veterans Drive
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