

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
March 23, 2022**

Call Meeting to Order: Chair Racine called the March 23, 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 McManus, Joe Robertson, Pat Cline, Chris DeGood, Robert Fudge and John Racine

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

1. Public Comment (7:00)

Bill Chichester of Traverse City shared concerns with traffic near the Chick-fil-A and said that one of his employees was a hit and run victim of a Chick-fil-A customer. Traffic is still an ongoing hazard.

2. Review and Approval of the Agenda – Conflict of Interest (7:02)

Agostinelli moved and Fudge seconded to approve the agenda as presented.

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

Nays: None

4. Minutes (7:03)

a. March 9, 2022 Regular Meeting

Fudge moved and Cline seconded to approve the March 9, 2022 Regular Meeting minutes as presented.

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

Nays: None

4. Correspondence (7:04)

a. Green Lake Township – Notice of Public Hearing for Master Plan Amendment

5. Reports (7:04)

Township Board Report

Agostinelli said that the Township Board approved the BATA/TCHC project and removed the portion of an agreement between BATA and TCHC which mentioned that BATA could obtain a certificate of occupancy before the housing was built.

Planning Commissioners

McManus shared his concerns with a crosswalk in the Chick-fil-A parking lot. Sych will review the matter and said there are other concerns about the site.

Staff Report

Sych said that the Planning Department continues to monitor the Chick-Fil-A situation. On April 27th the MSU student practicum will have a presentation for the Planning Commission as a wrap-up of their work.

McManus moved and Robertson seconded to change the time of the April 27th Planning Commission meeting to 5:30pm and notice the change through the proper channels.

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

6. **Unfinished Business**
None

7. **New Business**

a. **PD 2022-26 Proposed Master Plan Timeline (7:14)**

Staff presented a draft timeline for the required Master Plan Update which is coming up in 2023. This year would be community engagement and focus group interviews as well as some analysis of land uses and demographics. In 2023 the Master Plan would be developed in terms of broader goals and implementation strategies. Commissioners commented and asked questions about the timeline.

DeGood moved and Robertson seconded TO ISSUE the Notice of Intent to plan in accordance with Michigan Planning Enabling Act and as indicated in Planning Department Report No. 2022-26 for an update of the Master Plan.

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

b. **PD 2022-27 Zoning Ordinance Amendments (7:25)**

Hannon presented several proposed zoning amendment ideas that the commission may want to discuss throughout the year including lot width requirements in the R-3 Multi Family, Wetland Regulations, Changeable Copy signage in Industrial Districts, and Drive-Through requirements. Commissioners discussed the zoning ordinance and asked to review other lot width requirements in other zoning district as well. Commissioners brought forth some updates that could be added to the drive-through language such as stacking and menu boards as well as traffic impact

studies. Discussion of having a traffic engineer who is hired by the township to review plans was reviewed.

c. **PD 2022-28 Proposed Service Drive – Chick-fil-A to Lowes (7:48)**

Since the proposal of the new Chick-fil-A restaurant at 2700 N US-31 South, Staff has been looking at the feasibility of a shared drive from Lowe's at 3150 N US-31 South to the Grand Traverse Mall. Staff has been in conversation with the property owners of 2700 N US-31 South, the adjacent Williams auto dealerships, Lowe's, and Brookfield Properties, owners of the Grand Traverse Mall. With the exception of Brookfield Properties, these property owners are interested in developing a new shared drive in this area. The Township Engineer has developed two proposed concept drawings for the drive. When the Lowe's PUD was approved in 2003, a condition of the approval was to construct a drive to its southern boundary which abuts a parcel owned by Brookfield Properties. The drive has not been built yet, but the condition of approval remains valid and Lowe's has agreed to construct the drive. Sych reviewed the options with commissioners. Commissioners discussed the potential roadway and asked questions about the options.

8. **Public Comment (8:25)**

9. **Other Business (8:25)**

None

10. **Items for Next Agenda – April 13, 2022 (8:25)**

- a. Life Story Crematorium – Proposed Conditional Rezoning - Introduction
- b. Cherryland Center Signs – Site Development Plan Amendment
- c. Fox Motors Proposed Commercial Vehicle Service Center – Site Plan Review

Commissioners discussed the upcoming business.

11. **Adjournment**

Fudge moved to adjourn the meeting at 8:48pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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