

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
March 9, 2022**

Call Meeting to Order: Vice Chair McManus called the March 9, 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, and Robert Fudge

Absent and Excused: John Racine

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

1. Public Comment (7:00)

Bill Chichester of 2600 N U.S. 31 South commented that getting in and out of the Williams Dealership on US 31 is not possible because of the new Chick-fil-A and he asked for help for this issue.

2. Review and Approval of the Agenda – Conflict of Interest (7:03)

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

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

Nays: None

4. Minutes (7:04)

a. February 23, 2022 Joint Meeting of Township Board and Planning Commission

DeGood moved and Robertson seconded to approve the February 23, 2022 Joint Meeting of Township Board and Planning Commission minutes as presented.

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

Nays: None

4. Correspondence (7:03)

a. PD 2022-22 – Township Board and Planning Commission Joint Meeting Summary

Sych presented the joint meeting summary to commissioners.

5. Reports (7:04)**Township Board Report**

Agostinelli stated that the Township Board talked about the Chick-fil-A traffic situation and all involved thought it would calm down.

Planning Commissioners

None

Staff Report

Sych also commented on the Chick-fil-A traffic problem. Once the staff is trained better it is expected that traffic will move through faster. Chick-fil-A has contracted with Grand Traverse County Sheriff's Department for traffic control. The rear of the parcel could still be developed and more stacking room could be added, but it would need to be approved by the Planning Commission and stipulated as a condition of approval of any new development. The township staff will continue to monitor the situation.

6. Unfinished Business**a. PD 2022-13 – Gauthier R-3 Rezoning – Public Hearing (7:26)**

This application requests the rezoning of one parcel on the west side of US 31 south of the intersection of US 31 and South Airport Road, totaling approximately 18 acres, from its current split zoning of Agricultural (A) and Highway Commercial (C-H) to the Multi-Family Residential (R-3) zoning district via the zoning Map Amendment process, without restriction. There are extensive wetlands on the property. Exhibit C, as provided by the applicant, shows only about 7.7 acres of the site are buildable. The site has about 410 feet of frontage on US 31 and about 775 feet of frontage on McRae Hill Road, although access is only possible from US 31. The site is immediately south of the Fairfield Inn and Alliance Surgery Center located on North Country Drive. A public hearing was held on February 9, 2022.

Agostinelli moved and Robertson seconded THAT the Findings of Fact for application Z-2021-02, as presented in Planning Department Report 2022-20 and being made a part of this motion, BE ADOPTED.

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

Agostinelli moved and Robertson seconded TO RECOMMEND TO the Township Board THAT application Z-2021-02 BE APPROVED.

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

7. New Business**a. PD 2022-21 Sportsman's Warehouse Display Area – Site Plan Review (7:29)**

This application requests site plan review of a proposed outdoor display area for Sportsman's Warehouse at 3500 Marketplace Circle. The proposal would designate an area in front of the existing retail store "to display kayaks and outdoor grills and smokers" and would replace 50 feet of existing bark mulch. Section 613.A. (1) (c) of the Zoning Ordinance states the "Planning Commission may approve designated areas of product display for large inventory items (boats, campers, trailers, snowmobiles, RV's, swing sets, or similar items) or sales of natural vegetation in the front yard or side yard area for commercial uses, if permitted in the district." Store manager Emily Bolhuis said the items would be locked up every night and there have been no problems at other sites. Sych said that in the future, this type of request could be handled administratively.

Robertson moved and Cline seconded THAT application SPR-2022-01, submitted by Glenn Anderson for an outdoor display area at Sportsman's Warehouse, BE APPROVED.

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

b. PD 2022-23 2537 N. US 31 South – Conceptual Review (7:37)

The applicant is seeking feedback on potentially constructing a drive-through coffee shop at 2537 N US 31 South, the former PNC Bank property. The C-G zoning designation allows for drive through uses. The subject site was previously a bank but at the time the site plan was previously approved, there was concern over the traffic movements in the area. Applicants John Shebaum and Kevin Myers stated that this coffee shop was a drive through only and would have no interior access. They stated that MDOT was not concerned with the access. Planning Commissioners expressed concerns with traffic in that area and left turn lanes. The applicants will work with staff on the building size and the general consensus is that traffic and left hand turns needed to be regulated in the area.

8. Public Comment (8:14)

Paul Chauvette of 2600 N U.S. 31 South commented on the Chick-fil-A traffic. Bill Chichester spoke about an urgent need for traffic control at the Chick-fil-A.

9. **Other Business (8:23)**

None

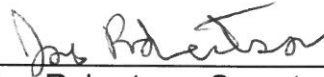
10. **Items for Next Agenda – March 23, 2022 (8:24)**

- a. Master Plan Update Outline and Proposal
- b. Zoning Ordinance Amendments

Commissioners also asked for an update on the Chick-fil-A traffic situation.

11. **Adjournment**

Fudge moved to adjourn the meeting at 8:24pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
3848 Veterans Drive
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