

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
January 12, 2022**

**Call Meeting to Order:** Chair Racine called the January 12, 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, Joe McManus, Pat Cline, Chris DeGood, Robert Fudge, and John Racine

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

**1. Election of Officers: (7:01)**

*Agostinelli moved and Fudge seconded to name John Racine Chair of the Planning Commission.*

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

*Racine moved and Fudge seconded to retain Joe McManus a Vice chair of the Planning Commission.*

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

*Racine moved and Cline seconded to name Joe Robertson as Secretary of the Planning Commission.*

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

**2. Public Comment (7:02)**

None

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

*DeGood moved and Fudge seconded to approve the agenda as presented.*

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

**4. Minutes (7:02)****a. November 10, 2021 Regular Meeting**

*McManus moved and Agostinelli seconded to approve the November 10, 2021 Regular Meeting minutes as presented.*

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

**4. Correspondence (7:03)****a. January 25th letter regarding the BATA/TCHC Review****5. Reports (7:05)****Township Board Report**

Agostinelli stated that a multi governmental water facility for a second source of water on the west side near Elmwood Township may be discussed in the future.

**Planning Commissioners**

None

**Staff Report**

Sych said that they are setting a joint meeting between the Planning Commission and the Township Board for February 23<sup>rd</sup> at 6:00pm.

Hannon said that the contract with ECT was approved for the Commons Area and he is also working with MSU Urban Planning students and doing a non-motorized trail analysis for the township.

**6. Unfinished Business****a. PD 2022-3 – Serra Automotive Zoning Text Amendment –Request for Withdrawal (7:13)**

*Agostinelli moved and McManus seconded that the WITHDRAWAL of application Z-2021-01, submitted by Serra Traverse City, LLC, BE ACCEPTED.*

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

**7. New Business****a. PD 2022-6 – Ridge 45 SUP Landscaping – Minor Amendment (7:16)**

Phase 4 of Ridge 45 is located at 1555 Ridge Boulevard off of LaFranier Road and has multi-family housing on a 15.012 acre parcel. Pursuant to the Zoning Ordinance, a landscaping plan was approved in 2018 with a required Type "C" buffer along the westerly boundary of the parcel. A number of existing trees have been maintained on the subject parcel. These trees are clustered at the southwest corner of the parcel. An existing tree inventory was completed that shows a credit of 42 large

trees, 2 medium or small trees and 0 evergreen or coniferous trees. The applicant is requesting that the existing wood fence on the boundary line between Ridge45 and King's Court be accepted in lieu of the required landscaping due to the significant grade change between the west boundary line and the apartment buildings. The steep slope will make it difficult for plantings. Furthermore, a surplus of large tree credits can offset the requirement of the small trees and evergreens. The Planning Commission may waive or adjust an approved landscaping requirement in whole or in part if certain conditions are met.

Scott Jozwiak spoke to the commission and explained the proposed landscaping change. The slope would be allowed to grow wild offering further buffering. Sych said that trees may still be planted for an additional buffer and can be terraced on the slope. McManus stated that trees could be planted along the fence line equally spaced.

*DeGood moved and McManus seconded THAT application SUP-2015-01-D, submitted by Jozwiak Consulting, for a Minor Amendment to a Special Use Permit for the Ridge45 multi-family housing development at Parcel 05-023-026-40, BE APPROVED with the condition that 19 medium or small trees and 7 evergreen trees be planted and in locations as approved by staff.*

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

*Nays: None*

**b. PD 2022-4 – Gauthier R-3 Rezoning – Introduction (7:31)**

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. Commissioners discussed the proposal and shared concerns with access and connections to neighboring properties. The applicant said that the property does have challenges but is a unique setting and offers a desirable place to live for the area that is buildable.

*Fudge moved and DeGood seconded THAT application Z-2021-02 BE SCHEDULED for public hearing for the February 9, 2022 Planning Commission Regular Meeting*

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

Nays: None

c. **PD 2022-5 – Electronic Changeable Copy Sign ZO Text Amendment – Conceptual Review (7:48)**

Currently, changeable copy signs are permitted in the C-L, C-G, and C-H Commercial Districts with certain requirements. All signs permitted in the Commercial Districts are also permitted in the I-G and I-L Industrial Districts with the exception that all changeable copy signs are prohibited. The applicant proposes two changes which would permit changeable copy signs in the I-G and I-L districts and provide requirements for electronic changeable copy signs for nighttime illumination. Zoning Administrator Mike Green spoke about the enforceability of such signage and equipment needed to enforce the illumination. Commissioners discussed the proposal and talked about the nighttime illumination. Andrew Kohlmann of Image 360 answered commissioner questions. Commissioners were favorable toward the request and staff will begin to study the proposal and possible amendments to the Zoning Ordinance.

8. **Public Comment (8:13)**

None

9. **Other Business (8:13)**

a. **2022 Planning Commission Meeting Dates**

*DeGood moved and Fudge seconded to adopt the 2022 Planning Commission Meeting Dates as presented with the exception of the February 23, 2022 meeting which will commence at 6:00pm.*

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

10. **Items for Next Agenda –January 26, 2022 (9:20)**

- a. Draft Topics for Planning Commission/Township Board Joint Meeting
- b. Draft 2022 Annual Work Plan
- c. 2021 Annual Report

11. **Adjournment**

*Fudge moved to adjourn the meeting at 8:18pm.*



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