

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
September 11, 2024**

Call Meeting to Order: Chair McManus called the September 11, 2024 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, John Racine, Chris DeGood, Pat Cline, Robert Fudge, and Joe McManus

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)

Racine moved and Robertson seconded to approve the agenda as presented.

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

Nays: None

3. Minutes (7:02)

a. August 28, 2024 Regular Meeting with Township Board

Agostinelli moved and Fudge seconded to approve the August 28, 2024 Regular Meeting minutes as

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

Nays: None

4. Correspondence (7:02)

None

5. Reports (7:12)

Township Board Report

Agostinelli stated that the board narrowed down the search for a Township Manager to two candidates and interviews will be held next Thursday.

Planning Commissioners

i. Zoning Board of Appeals

Fudge reported there was no meeting.

- ii. **Parks and Recreation Commission**
DeGood reported there was no meeting.
- iii. **Joint Planning Commission**
Racine reported there was no meeting.

Staff Report

- i. **PD 2024-70 – Planning Department Report – September 2024**
Sych stated that his report was submitted in writing and added that Staff met with stakeholders regarding the comprehensive development plan for the Cherryland Center.

6. Unfinished Business

- a. **PD 2024-71 – French Manor LaFranier SUP Major Amendment – Public Hearing (7:05)**

This application is requesting a Special Use Permit (SUP) for expansion of French Manor LaFranier, an existing 6,410-square-foot adult foster care facility at 3090 LaFranier Road. The facility expansion consists of a 1,472-square-foot building addition and a 2,176-square-foot building addition for a total of 3,648 square feet. Sych stated that all outstanding items have been addressed. Commissioners asked questions regarding access. Applicant Daniel Brown from Burdco Inc spoke and said that they have been getting easements and are keeping nine parking spots and no other parking will be added.

McManus opened the public hearing at 7:08pm.

Cole Reilly of LaFranier Road commented on the easement agreement and signage near the road.

McManus closed the public hearing at 7:13pm.

Agostinelli moved and Cline seconded TO direct staff to prepare Findings of Fact for application SUP-1990-07-A for a Special Use Permit for expansion of an existing adult foster care facility at Parcel 05-014072-10 subject to the following conditions:

1. *The proposed gates on the enclosure described as “tube rail gates w/vertical cedar slats” are acceptable provided they are 100% opaque.*
2. *Provide the color of the dumpster enclosure to match the principal structure.*

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

- b. **PD 2024-72 – Tower North Wireless Communication Facility SUP – Follow-Up #2 (7:28)**

Hannon reviewed this application and stated that the applicant is still working on details of the facility. He informed the applicant that the application would expire in November.

7. New Business**a. K-1 Speed/High Tops – Site Plan Review Amendment (7:32)**

The site is located at 1212 West South Airport Road and is approximately 8.48 acres. It is home to the former Sears building at Cherryland Center. The K1 Speed Indoor Kart Racing facility was approved by the Planning Commission on December 14, 2022, and occupies 60,145 square feet or 62% of the building floor area. The proposed High Tops bar, restaurant and nightclub is planned to occupy the remaining 36,114 square feet or 38% of the building floor area. Restaurants, bars, and night clubs are uses permitted by right in the C-P Planned Shopping Center district. The uses do require review by the PC. Sych talked about the hours of operation of the proposed facility and the planning commission should be able to mitigate the noise and other impacts from the use on this site. He added that plenty of on-site parking is available for this use. Commissioners discussed the noise issues on the outside of the nightclub where the entrance/exit is next to a residential neighborhood. A wall or landscaping was discussed to shield residents from any noise. Commissioners asked to table the application until the applicant could be present to address commissioner concerns about the noise. Staff was directed to look noise mitigation measures and determine how much sound deadening could happen with either a wall or landscaping.

Racine moved and Robertson seconded to table SPR 2022-21-A submitted by Philip Beehler to gather more information regarding the application and study noise mitigation on the site.

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

b. PD 2024-74 – Angel Care Child Care/Church of the Living God SUP – Introduction (8:10)

This application by Angel Care Child Care requests the use of an existing church building at 1514 Birmley Road for a child care center as an additional use. Child care centers are permitted via Special Use Permit in the A-Agricultural zoning district. No new construction is planned. Angel Care Child Care proposes to have “up to 60 children in the center and 15+ staff members.” In discussions with Staff, the applicant has indicated that the building upgrades described that are mentioned in the Traverse City Christian School application were due to proposing up to 100 children, whereas their proposal of up to 60 children did not require these same building upgrades. Aside from the Special Use Permit review by the Planning Commission, this application is also subject to review by other agencies such as Metro Fire and building plan review, which will determine if any building upgrades are needed. Marisa Korn, representing

Angel Care Child Care spoke and said that they have been looking for a place and want to move their child care to this building. Commissioners asked about the fire system upgrades and building code requirements that were needed by the last applicant. Korn stated that their organization needed to get a clear idea about exactly what upgrades were needed in light of only having 60 children at the center.

DeGood moved and Robertson seconded THAT application SUP-2024-03, submitted by Angel Care Child Care for a Special Use Permit for a child care center at Parcel 05-026-014-10, BE ACCEPTED, and BE SCHEDULED for a public hearing for the regular Planning Commission meeting on October 9, 2024, subject to the following additional information being provided by the applicant:

- 1. The application shall include details of the playground area such as area of the playground space, dimensions and materials of the proposed fencing, and the location of any gates.*
- 2. The application shall indicate if any changes are proposed to the existing signage on the site and if so, indicate that "Signs are subject to sign permit review."*
- 3. The site plan is subject to review from other agencies, including Metro Fire.*

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

c. PD 2024-75 – Meadow Valley PUD Directional Signs – PUD Sign Review (8:27)

Wallick Communities is installing directional signs that are part of the Meadow Valley Planned Unit Development (PUD) located on the south side of North Long Lake Road, west of Zimmerman Road. The applicant proposes four internal directional signs. Section 630.G(3)(a) of the Zoning Ordinance regulates internal directional signs permitted within a Planned Unit Development and are subject to Planning Commission approval. Internal directional signs with a maximum of 6 square feet per sign.

Robertson moved and Cline seconded THAT sign application PUD-2020-01-E from Wallick Communities for four internal directional signs in the Meadow Valley PUD BE APPROVED.

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

8. Public Comment (8:36)
None

9. Other Business (8:36)

None

10. **Items for Next Agenda – September 25, 2024 (8:36)**

a. **Zoning Ordinance Discussion – Signs and Definition of “Substantial Construction”**

Staff indicated that more time was needed for further research signage and proposed cancelling the September 23rd meeting since there was not much to discuss at this time.

Fudge moved and Agostinelli seconded to cancel the September 25th Planning Commission study session meeting.

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

11. **Adjournment**

Fudge moved to adjourn the meeting at 8:40pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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