

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
October 9, 2024**

Call Meeting to Order: Chair McManus called the October 9, 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)

Philip Beehler applicant for High Tops commented on the High Tops application. He is working through options and ideas and asked to table action on his application at this time. He addressed the sound/entertainment facility.

Zachary Cocliano commented on the High Tops application and took issue with the environment that a nightclub would produce.

Denise Jakubowski commented on the High Tops application.

Chris Remy of Woodward Street commented on the High Tops application and drag racing in the parking lot. He said it would not be compatible with the neighborhood setting.

Cara Eule of Alexander Drive commented on the Cherryland Center as a whole and shared concerns with the proximity of the nightclub to the neighborhood

Myriam Parker of Woodward Avenue commented on the High Tops application.

2. Review and Approval of the Agenda – Conflict of Interest (7:19)

Commissioners removed item 6C from the agenda at the request of the applicant.

Chair McManus asked for the addition of Other Business item a. – November Meeting Date

Racine moved and Robertson seconded to approve the agenda as amended removing item 6c, and adding item 9a.

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

Nays: None

3. Minutes (7:21)

a. September 11, 2024 Regular Meeting of the Planning Commission

Fudge moved and DeGood seconded to approve the September 11, 2024 Regular Meeting minutes as presented.

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

4. **Correspondence (7:21)**

Several emails regarding the High Tops application were received before and since packets went out and those were distributed to commissioners.

5. **Reports (7:22)**

Township Board Report

Agostinelli stated that the Board discussed the proposed logos and seals in an effort to rebrand the Township. Chris Barsheff has been hired as the new Township Manager and Grand Traverse County has hired a new economic development person to collaborate with all townships in the county.

Planning Commissioners

i. **Zoning Board of Appeals**

Fudge said there was a second meeting regarding a zoning violation on Lake Drive.

ii. **Parks and Recreation Commission**

DeGood reported that at the last meeting the Parks Commission recommended a parks budget for 2025 and made a selection for playground equipment for River East Park.

iii. **Joint Planning Commission**

Racine had no report.

Staff Report

i. **PD 2024-77 – Planning Department Report – October 2024**

Sych stated that his report was submitted in writing and added that a minor amendment to the BATA development regarding phasing is expected to come before the Planning Commission in November.

6. **Unfinished Business**

a. **PD 2024-79 – Angel Care Child Care/Church of the Living God SUP – Public Hearing (7:28)**

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.” The 60 children did not require an upgrade to a sprinkler system. 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. Kim Lindsey, director of the child care center said that they are going to have two playground areas and one would be for infant/toddler aged children and the other would be for older children.

Chair McManus opened the public hearing at 7:35pm.

Zachary Cocliano commented on the child care application.

McManus closed the public hearing at 7:35pm.

DeGood moved and Agostinelli seconded TO direct staff to prepare Findings of Fact for 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 at 1514 Birmley Road, for the Planning Commission Regular Meeting in November of 2024.

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

b. PD 2024-80 French Manor LaFranier SUP Major Amendment – Findings of Fact (7:39)

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 said that the concerns with the dumpster enclosure has been resolved. Commissioners asked to strike the last sentence in Finding #9 regarding the private drive.

Racine moved and Robertson seconded THAT the Findings of Fact for application SUP-1990-07-A, as presented in Planning Department Report 2024-80 striking last sentence in Finding #9 and being made a part of this motion, BE ADOPTED.

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

Racine moved and Robertson seconded MOTION THAT application SUP-1990-07-A BE APPROVED, subject to the following conditions (1-3 as indicated in Planning Department Report 2024-80):

- 1. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.*
- 2. All proposed site amenities shall be installed prior to the issuance of a Certificate of Occupancy.*
- 3. The applicant shall promptly record a Report and Decision Order (RDO) with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within thirty (30) days*

of final approval by the Township or approval shall be considered to have expired.

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

c. PD 2024-81 - K-1 Speed/High Tops – Site Plan Review Amendment (7:42)

This item was removed from the agenda and remains tabled.

d. PD 2024-72 – Tower North Wireless Communication Facility SUP – Follow-Up #3 (7:42)

Hannon reviewed this application and stated that the applicant is still working on details of the facility and trying to contact the owner. The applicant has been in communications with the Planning Department and knows that November 6th will be their deadline.

7. New Business

a. PD 2024-83 – Cherryland Center Comprehensive Development Plan – Conceptual Review (7:44)

The subject parcels that comprise the Cherryland Center are zoned C-P Planned Shopping Center. The intent of the C-P District is for the development of planned centers located on a single, unified site and are designed and constructed as an integrated unit for shopping and other business activity. Over the years, management of uses and development on this site has been in a cohesive manner, including the conversion of the original enclosed shopping mall to a strip center approved by the Township in 1998. The 1998 conversion of the mall to a strip center was the last time the Comprehensive Development Plan was updated and approved for Cherryland Center. Recently, one of the property owners, Cherryland Center LLC, prepared a draft Comprehensive Development Plan for the Cherryland Center and submitted it for Conceptual Review. Planner Sych stated that compatibility of uses is important. Bob Vershave with Gosling Czubak worked on the Comprehensive plan with the three owners of Cherryland and said that the reciprocal easement agreement for the parking lot needs to be updated. Commissioners commented on greenspace, connectivity and sidewalks. Potential uses were discussed and parties will come back for actual approval of the plan.

Erik Engel of NW Silver Lake Road on behalf of Two Brothers Dog Café which proposed to occupy a space in the center, commented and asked Commissioners to consider a set date to get this plan in place. He also shared concerns with connectivity and is ready to get to a site review.

8. Public Comment (8:26)

Zachary Cocliano commented on the site map for the Cherryland Center and people cutting through the neighborhood.

Denise Jacobowski talked about dirt bikers in the snow storage area at the Cherryland Center.

9. Other Business (8:34)

a. November Meeting Date

The annual planning awards event will be held on Wednesday November 13th. McManus proposes moving the first November meeting to Wednesday, November 6th

Robertson moved and Cline seconded to move the November 13th Planning Commission meeting to November 6th.

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

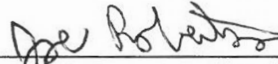
10. Items for Next Agenda – October 23, 2024 (8:36)

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

b. Recent Development Photos

11. Adjournment

Fudge moved to adjourn the meeting at 8:38pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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