

**CHARTER TOWNSHIP OF GARFIELD
JOINT TOWNSHIP BOARD AND PLANNING COMMISSION MEETING
February 26, 2025**

Call Meeting to Order: Supervisor McManus called the February 26, 2025 Joint Town Board and Planning Commission meeting to order at 6:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Board Members: Molly Agostinelli, Laurie Lapp, Chloe Macomber, Joe McManus, Lanie McManus and Denise Schmuckal

Roll Call of Commission Members:

Present: Molly Agostinelli, Pat Cline, Chris DeGood, Cara Eule, Robert Fudge, Joe Robertson and John Racine

Absent and Excused: Board Member Chuck Korn

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon, and Township Manager Chris Barsheff

1. Public Comment (6:01)

None

2. Review and Approval of the Agenda – Conflict of Interest (6:01)

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

Yeas: Agostinelli, Racine, Cline, Fudge, DeGood, Eule, Robertson, J. McManus, L. McManus, Macomber, Schmuckal, Lapp

Nays: None

3. Minutes (6:02)

a. Planning Commission February 12, 2025 Regular Meeting

Sych noted the second motion on item 6b needs to be revised to state "the revised List of Proposed Permitted Uses as described on page 3 of the PD report 2025-12 recommends "Service Establishment, Business" replace both Retail, Low Volume and Retail, Medium Volume and that Dwelling, Multiple Family be altered by removing "including short- term stays".

Fudge moved and Robertson seconded to approve the February 12, 2025 Planning Commission Regular Meeting minutes as revised.

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

Nays: None

4. Business**a. Brownfield Housing Tax Increment Financing – Presentation (Anne Jamieson- Urena Grand Traverse County Brownfield Redevelopment Authority) and Discussion (6:03)**

Anne Jamieson-Urena gave Commissioners and Board members an update on the recent new legislation pertaining to the Brownfield program in the state and county. She defined what constitutes a qualified property under the new legislation. Jamieson-Urena also reviewed what could be covered by the Brownfield financing which included housing and municipality infrastructure improvements. She discussed and defined qualified rehabs and tax increment revenues, area medium incomes and explained how all of those worked within a Brownfield funded development. Commissioners and Trustees asked questions and discussed the Brownfield financing.

b. Planning Department Annual Report Update (6:32)

Planner Sych talked about drafting a township policy for proposed Brownfield developments to be so that the township could be prepared when a Brownfield development was proposed. Housing priorities could be determined and then included in a policy along with public infrastructure needs and AMI determination. Sych proposes staff draft a policy first and then possibly form a committee to review such a policy. Trustees and commissioners asked questions about a proposed policy and the tax increment financing.

c. Discussion of Potential Development and Redevelopment Sites (6:51)

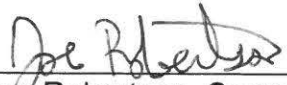
Sych reviewed the highlights of 2024 in the Planning Department which included adopting the new Master Plan. The Planning Department kept better track of fees and all planning activity in 2024. Sych proposed that the next step for the Planning Department is to review the zoning ordinance and create mixed use districts. He touched on the redevelopment of the Cherryland Center and talked about the Oleson property zoning. Sych talked about changes in malls and shopping centers throughout the state which could spur on new and interesting development ideas for those outdated plans. Board members and Commissioners asked questions about the Grand Traverse Mall and its future and asked about the potential Lowes connection to the mall property.

5. Public Comment (7:19)

None

6. **Adjournment**

J. McManus adjourned the meeting at 7:20pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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