

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
May 14, 2025**

Call Meeting to Order: Chair DeGood called the May 14, 2025 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, Pat Cline, John Racine, Cara Eule, Chris DeGood, and Robert Fudge

Staff Present: Deputy Planning Director Steve Hannon

1. Public Comment (7:01)

Carolyn Strand of Woodward Ave commented on the High Tops application and its possible negative impacts to the neighborhood.

Hayden Northrup of Meadow Drive commented on the High Tops application. He asked about other neighborhood bars.

Megan Blonshine of Leewood Drive commented on the High Tops application and stated that she spoke to neighbors and the noise does not affect them at all.

Chris Remy of Woodward Ave. also commented on the High Tops application in terms of the concentration of liquor licenses in that area and does not feel like the bar/nightclub is a good fit for the neighborhood.

2. Review and Approval of the Agenda – Conflict of Interest (7:10)

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

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

Nays: None

3. Minutes (7:11)

a. April 23, 2025 Regular Meeting Minutes

Robertson moved and Fudge seconded to approve the April 23, 2025 minutes as presented.

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

Nays: None

4. Correspondence (7:11)

Hannon noted two pieces of correspondence relating to the High Tops application and a letter from the Watershed Center regarding item 7b.

5. Reports (7:12)**Township Board Report**

Agostinelli stated that she had nothing to report

Planning Commissioners**i. Zoning Board of Appeals**

Fudge declared that there was no meeting.

ii. Parks and Recreation Commission

DeGood reported that the Parks Commission met at a special meeting and discussed the new Commons trail and planning for the Capital Improvement Program (CIP).

iii. Joint Planning Commission

Racine stated that there has not been a meeting.

Staff Report**i. PD-2025-25 – Planning Department Monthly Report – May 2025**

Hannon indicated that a summary of May 2025 Planning Department activities was included in packets and he attended a workshop at the GTRLC on identifying priority conservation pieces. He added that the new township website is now live.

6. Unfinished Business**a. PD 2025-38 -Scussel Property A- Agricultural Rezoning – Public Hearing (7:16)**

Applicants are requesting a rezoning of a 2.12-acre parcel at 306 W. Hammond Road. It is currently zoned as Conditionally Zoned C-G General Commercial and the applicants are requesting to rezone the parcel to A- Agricultural. The owners propose to assemble two parcels to expand existing conservation easement to prohibit land use development on the property. Zoning on adjacent properties is conditionally zoned A- Agricultural or A- Agricultural. West, North and East adjacent parcels are vacant and the parcel to the south is agricultural. Staff recommend that both the subject parcel and the larger neighboring parcel be included in the application. The proposed zoning is compatible with the Future Land Use designation for the two parcels. Chair DeGood opened the public hearing at 7:19pm and seeing no one wishing to comment, he closed the public hearing.

Racine moved and Eule seconded TO direct Staff to draft Findings of Fact for review at the June 11, 2025 Planning Commission regular meeting for application Z-2024-01, submitted by Chris and Anita Scussel to rezone the following parcels:

- *Parcel No. 05-024-020-00, located at 306 W Hammond Road, from its current conditional zoning of C-G – General Commercial to the A-Agricultural zoning district without restriction*
- *Parcel No. 05-024-019-20, located at 478 W Hammond Road, from its current conditional zoning of A-Agricultural to the A-Agricultural zoning district without restriction.*

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

b. PD 2025-29 – Gauthier Site Multi-Family Development Special Use Permit – Findings of Fact (7:21)

Keel Capital LLC is asking for a Special Use Permit for a multi-family development located at 2105 N. US 31 South, Parcel No. 05-021-054-00. The parcel is zoned R-3 Multi-Family and is about 18.98 acres. The future land use map designates this parcel as high density residential and wetlands take up much of the site. There will be three multi-family residential buildings with a total of 149 dwelling units. 228 parking spaces will be provided along with bicycle parking and a traffic study called for some improvements to southbound US 31 in the form of a taper lane for right hand turns. Staff noted that they were still awaiting wetland delineation to be verified by the state. Engineer Bob Verschaeve updated commissioners on the wetland delineation and are awaiting a formal report from EGLE. Developer Will Bartlett addressed the issue of a pathway as required by condition #2 and was amenable to providing an easement for a future trail.

Agostinelli moved and Robertson seconded THAT the Findings of Fact for application SUP-2025-01, as presented in Planning Department Report 2025-39 and being made a part of this motion, BE ADOPTED.

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

Agostinelli moved and Cline seconded THAT application SUP-2025-01, submitted by Gosling Czubak Engineering Services, Inc., for a Special Use Permit for a 149-unit multiple-family dwelling development at Parcel 05-021-054-00, BE APPROVED, subject to the following conditions (1-7 as indicated in Planning Department Report 2025-39):

- 1. Verification of the wetland delineation by EGLE is required prior to any land use permits being issued. However, if there are any alterations to the delineation which impact the site layout, including buildings and parking areas, then an updated site plan shall be prepared and returned to the Planning Commission for additional review.*
- 2. The applicant shall dedicate an easement for construction of the shared-use pathway along US-31 which, while required, shall be deferred*

until a design can be configured that works with adjacent properties, including considering any alternate routes.

3. Final engineering review and approval by the Township Engineer is required including all infrastructure and stormwater.

4. All final reviews from agencies with jurisdiction shall be provided prior to any Land Use Permits being issued.

5. All proposed landscaping and site amenities shall be installed prior to the issuance of a Certificate of Occupancy.

6. The applicant shall provide two (2) full-size plan sets, one (1) electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.

7. The applicant shall record promptly the amended Report and Decision Order (RDO) and any amendment to such order 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 Director of Planning within thirty (30) days of final approval by the Township or approval shall be considered to have expired.

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

7. New Business

a. PD-2025-40 High Tops Cherryland Center – C-P Planned Shopping Center Site Plan Review (7:43)

The applicant is requesting approval of a site plan for a night club and bar/restaurant located at 1776 South Garfield Ave in the Cherryland Center in a portion of the old Younkers building. The applicant had previously applied for this use in a different portion of Cherryland Center at 1212 West South Airport Road, the former Sears building which is now K1 Speed Indoor Kart Racing. The previous application had been introduced to the Planning Commission at their meeting on September 11, 2024. The Planning Commission expressed concerns about the proposed development and its potential impacts on the surrounding neighborhood, given that the entrance directly faced a residential neighborhood. In the new application, staff still had concerns with the late hours of operation and noise impacts in the neighborhood. Commissioners discussed concerns such as the rear door exit and when it would lock, sound dampening walls and making sure the front entrance was the only one used by staff and visitors to mitigate noise in the neighborhood. Applicant Philip Beehler addressed the concerns and stated that he has added insulation and parking in the back of the building would be for employees only. Commissioners discussed the rear entry/exit and asked the applicant to seek professional assistance with the sound dampening engineering on the site.

Racine moved and Robertson seconded THAT application SPR-2025-06, submitted by Philip Beehler, for a bar, restaurant, and night club on Parcel No. 05-014-049-08 located at 1776 South Garfield Avenue, BE TABLED to allow for the applicant to address the following issues:

- 1. Provide details regarding the materials of the sound dampening wall.*
- 2. Address any concerns regarding the hours of operation and proposed locking of the rear doors.*

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

b. PD-2025-41 Oak Hollow Planned Unit Development Major Amendment – Introduction (8:06)

The applicant is requesting a major amendment to the Lake Pointe PUD Oak Hollow Multi-Family. Two multi-family residential building with 24 total dwellings units; one building with 14 units and one building with 10 units would be built. 57 total parking spaces are proposed and the use will be changed from office to residential. Doug Mansfield, of Mansfield Land Use Consultants, representing the applicant, indicated that they met with TART and TART would like an easement to get into the upland quicker. Mansfield also indicated that the new trail from the Boardman Lake Loop to Oak Hollow Drive would be paved.

Robertson moved and Racine seconded THAT application PUD-1987-02-M, submitted by SPPEC Holdings, LLC, for a major amendment to the Lake Pointe Planned Unit Development to construct two buildings with 24 multi family dwelling units at Parcel 05-212-002-00, BE ACCEPTED, and SCHEDULED for a public hearing for the June 11, 2025 regular meeting of the Planning Commission, subject to the applicant addressing the following items:

- 1. The applicant should clarify that the chosen light fixtures will be 3,500 K or warmer to meet the standard of Section 517.D.*
- 2. A detail of the bicycle racks is needed on the site plan.*
- 3. The proposed trail should be at least 10 feet wide, an easement area identified, and a public easement access declaration prepared.*

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

c. PD-2025-42 Pine Grove Homes Special Use Permit – Extension Request (8:23)

Applicant Rick Newman from Pine Grove homes is requesting an extension of an SUP. The Pine Grove Homes SUP was approved with conditions by the Planning Commission on May 10, 2023, with the Report and Decision Order (RDO) having been recorded on June 1, 2023. The application requests to use an existing vacant site at 4030 Meadow Lane

Drive for mobile home sales. This use is described in the Zoning Ordinance as "Sale of Prefabricated Structures" and this use is permitted via Special Use Permit in the C-G General Commercial district. The applicant is requesting an extension of the Special Use Permit. A letter dated April 24, 2025 from Crain Engineering indicates that the applicant has met the criteria for an extension.

Agostinelli moved and Cline seconded THAT application SUP-2023-01, submitted by Rick Newman for a Special Use Permit for the sale of prefabricated structures at Parcel 05-032-001-20, BE GRANTED a one-year extension until June 1, 2026 to establish the use on the site.

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

d. PD-2025-37 – Proposed Zoning Ordinance Amendments on "Substantial Construction" Definition and Lighting – Introduction (8:30)

At the April 23, 2025 study session, the Planning Commission reviewed the proposed Zoning Ordinance language for the definition of "Substantial Construction," changes to certain parts of the Zoning Ordinance where "Substantial Construction" is mentioned, and proposed changes and additions to Section 517. The Planning Commission provided their feedback, suggested some edits to the proposed changes, and asked that Staff prepare the language for an introduction as a proposed Zoning Ordinance text amendment. Commissioners reviewed the language and agreed that it could be set for a public hearing.

Cline moved and Robertson seconded THAT the draft proposed Zoning Ordinance text amendment, as attached to Planning Department Report 2025-37, BE SCHEDULED for a public hearing for the June 11, 2025 Planning Commission Regular Meeting.

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

8. Public Comment (8:32)
None

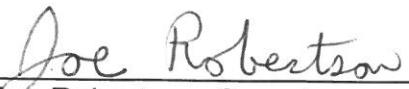
9. Other Business (8:32)
Agostinelli noted lots of bright neon lighting outlining buildings along South Airport at night. Staff will investigate any enforcement if needed.

10. Items for Next Agenda – May 28, 2025 (8:35)
a. Training Capital Improvements Program
b. South Airport Road Corridor Plan Concept

Planning Commissioners discussed sign ordinance updates and Hannon indicated that legal counsel was still reviewing the materials.

11. **Adjournment**

Fudge moved to adjourn the meeting at 8:39pm.



Joe Robertson, Secretary
Garfield Township Planning
Commission
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