

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
May 28, 2025**

Call Meeting to Order: Vice Chair Racine called the May 28, 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, and Robert Fudge

Absent and Excused: Chris DeGood

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 (7:02)

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

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

Nays: None

3. Minutes (7:01)

a. May 14, 2025

Fudge moved and Cline seconded to approve the May 14, 2025 minutes as presented.

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

Nays: None

4. Correspondence (7:02)

Letter dated May 27, 2025 from the Watershed Center regarding the Lake Pointe Village PUD.

5. Reports (7:02)

Township Board Report

Agostinelli stated that the Board heard findings regarding the Safe Routes to School audit as it pertains to Franke Road. The County passed a septic ordinance and the Township is doing a formal wage study.

Planning Commissioners

- i. **Zoning Board of Appeals**
Fudge stated that there was no meeting.
- ii. **Parks and Recreation Commission**
Hannon reported that a meeting will be held next week.
- iii. **Joint Planning Commission**
Racine had no report.

Staff Report

- i. Hannon mentioned that planning staff has been reviewing administrative site plan approvals and the Safe Routes to School Audit findings were presented in a recent meeting.

6. Unfinished Business

None

7. New Business

- a. **PD 2025-43 – Training – Capital Improvements Program (7:05)**
At the March 25, 2025 meeting, the Township Board voted to form a Capital Improvements Planning (CIP) Committee. The CIP Committee will review and finalize the Township Capital Improvements Plan which will be used as information in budgeting for Township projects. The CIP process is useful for the Township to manage capital assets and achieve its vision as described in the Master Plan. The Planning Commission's role in the CIP process is to help ensure that the CIP meets the vision and goals as illustrated in the Master Plan. The Master Plan Implementation Matrix lists all the goals and objectives of the Master Plan. Some of the categories of the goals and objectives also correspond with the goals of the Township Strategic Plan and could be useful for natural resources projects as well as transportation and infrastructure projects in the future. Sych explained how the Planning Commission fits into the CIP plan for the township. Planning Commission members watched a video from the Michigan State University Extension which explained the CIP process and implementation of a CIP plan.
- b. **PD 2025-44 – South Airport Road Corridor Plan Concept (7:52)**
The South Airport Road corridor is a regional commercial area and major east-west transportation artery, including an essential crossing of the Boardman River. The corridor is anchored by the Cherryland Center at the easterly end and the Grand Traverse Mall at the westerly end. Adjacent industrial areas are also served by the corridor. While providing an essential route for motorized transportation, the corridor also allows

opportunity to establish new non-motorized connections to the Boardman Lake Loop Trail and surrounding area. Finally, the planned expansion of the Cherry Capital Airport will have further impact on the corridor. A corridor plan for South Airport Road would address several aspects of the corridor such as access management, cross-access connections, trails, sidewalks, and streetscape design elements such as signage and lighting. A corridor plan would help fulfill this goal and several of the associated objectives within the Master Plan. To develop a corridor plan for South Airport Road, the process may include three primary phases:

- 1) Initial Discussions and Investigation
- 2) Community Engagement, Assessment, and Visioning
- 3) Plan Development and Implementation

Sych pointed out that public investment can coincide with private investment and government investment to improve the corridor. Commissioners asked questions and discussed such a proposed plan. Funding and investment were discussed around such a plan. Commissioners talked about the large scale of the project, but overall were favorable. Hannon stated that the recent Master Plan surveys showed public support for an improved corridor on South Airport.

8. Public Comment (8:39)

None

9. Other Business (8:39)

Racine asked about the review of the sign ordinance and Sych stated that the attorney is still reviewing the matter.

Cherry Capital Airport was discussed in terms of its parking and the fact that it will not relocate due to exorbitant costs of doing so.

10. Items for Next Agenda – June 11, 2025 (8:50)

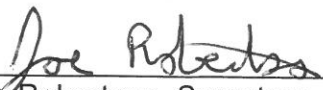
- a. Lake Pointe Planned Unit Development Major Amendment – Public Hearing
- b. Zoning Ordinance Proposed Amendments on “Substantial Construction” Definition and Lighting – Public Hearing
- c. Scussel Property A-Agricultural Rezoning – Findings of Fact
- d. High Tops Cherryland Center – C-P Planned Shopping Center Site Plan Review

A new indoor trampoline park at the Cherryland Center, a plan for the Macy’s building and a conceptual review for Harris Hills may also come forward.

11. Adjournment

Fudge moved to adjourn the meeting at 8:50pm.

May 28, 2025



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