

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
January 24, 2024**

**Call Meeting to Order:** Chair McManus called the January 24, 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, Pat Cline, Joe Robertson, Chris DeGood, John Racine, Robert Fudge and Joe McManus

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon

**1. Public Comment (7:00)**

None

**2. Review and Approval of the Agenda – Conflict of Interest (7:01)**

Staff asked to add item 9a – Culver Meadows Letter Discussion and move the photos of recent developments to 9b.

*Racine moved and Robertson seconded to approve the agenda as amended.*

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

*Nays: None*

**3. Minutes (7:02)**

**a. January 10, 2024 Regular Meeting**

*Fudge moved and Cline seconded to approve the January 10, 2024 Regular Meeting minutes as presented.*

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

*Nays: None*

**4. Correspondence (7:02)**

Letter from Culver Meadows regarding Conditional Rezoning application, article from Record Eagle regarding Master Plan Open House, and letter from Watershed Center regarding Master Plan

**5. Reports (7:04)**

**Township Board Report**

Agostinelli stated that a report from the Road Commission indicated that the Michigan Department of Transportation supporting funding of the Hartman/Hammond bridge connection and route.

**Planning Commissioners**

- i. **Zoning Board of Appeals**  
Fudge reported that a variance request was tabled for more information.
- ii. **Parks and Recreation Commission**  
DeGood had no report.
- iii. **Joint Planning Commission**  
Racine said there will be a quarterly meeting next week.

**Staff Report**

- i. **Master Plan Announcement**  
Sych stated that the Master Plan is still being worked on and updates continue to be posted on the website.

**6. Unfinished Business**

- a. **Master Plan Update – Review of Complete Draft and Summarize Open House (7:07)**  
Sych gave commissioners a timeline on finishing the Master Plan and thought it should be adopted in June of 2024. He stated that an open house was held earlier this evening and staff received some good comments and feedback from residents. Staff reviewed the future land use map with commissioners, including the proposed changing an area from agricultural designation to low density residential designation in the northwest corner of the township. Commissioners discussed the proposed change and thought it made sense. Commissioners also suggested a few other changes with the future land use map to make zoning transitions more reasonable. Trails were also discussed near the Creekside and Stoneridge developments.

**7. New Business**

- a. **PD 2024-8 – 2023 Planning Commission Annual Report (7:50)**  
The 2023 Charter Township of Garfield Planning Commission Annual Report was prepared pursuant to the requirements of Section 19(2) of the Michigan Planning Enabling Act. Staff reviewed the 2023 Annual Report with commissioners.

*DeGood moved and Robertson seconded THAT the 2023 Planning Commission Annual Report, as provided in Planning Department Report 2024-8, BE APPROVED and FORWARDED to the Township Board.*

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

**8. Public Comment (7:54)**

None

**9. Other Business**

**a. Culver Meadows Correspondence (7:54)**

Brad and Trina Jewett proposed to change their request to a Home for the Aged instead of an Adult Foster Care Home as part of their Conditional Rezoning. Jewett stated that it made more economical sense for them since 24 residents would be allowed. However, this type of facility is not allowed in the Ag district and a conditional rezoning request would be for an R-3 district. Commissioners discussed the proposal and shared concerns with spot zoning of R-3 in the middle of an R-1 zoning district. Jewett stated that he would continue on the path that he is on already and request the Ag zoning and an Adult Foster Care facility as part of the Conditional Rezoning application.

**b. Photos of Recent Development Activity**

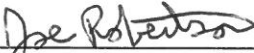
Staff shared photos of progress on recently approved projects with Commissioners. River East recreation area photos were also shared.

**10. Items for Next Agenda – February 14, 2024 (8:41)**

- a. Culver Meadows Senior Living Conditional Rezoning – Public Hearing
- b. 3066 North Garfield Special Use Permit

**11. Adjournment**

*Fudge moved to adjourn the meeting at 8:41 pm.*

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