

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
October 14, 2015**

Call Meeting to Order: Chair Racine called the meeting to order at 7:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Commission Members Present: Pat Cline, Kit Wilson, Joe Robertson, John Nelson and John Racine

Absent and Excused: Terry Clark and Gil Uithol

Staff Present: Rob Larrea

1. Review and Approval of the Agenda – Conflict of Interest: (7:00)

Wilson moved Robertson seconded to approve the agenda as amended adding to New Business "Opinion Survey discussion".

Ayes: Wilson, Robertson, Nelson, Cline, Racine

Nays: None

2. Minutes

a. September 23, 2015 Minutes (7:01)

Wilson moved and Robertson seconded to approve the minutes of September 23, 2015 as amended noting that under the adjournment, Robertson is misspelled.

Yeas: Wilson, Robertson, Nelson, Cline, Racine

Nays: None

August 26, 2015 Joint Meeting

Robertson moved and Cline seconded to adopt the August 26, 2015 Joint Meeting minutes as presented.

Ayes: Robertson, Cline, Nelson, Wilson, Racine

Nays: None

3. Correspondence (7:02)

- a. Conservation District Monthly Report

4. Reports:

a. Township Board (7:03)

Wilson had no report at this time.

b. Planning Commissioners (7:06)

Nelson said that the County Road Commission has its projects set for the 2016 year and board members were able to tour the completed 2015 projects. The Road Commission Board is working to make sure monies are available to match any proposed special assessments.

5. Business to Come Before The Commission**a. Proposed Survey (7:07)**

The recent Board meeting was attended by property owners and residents of the Silver Lake area regarding short term rentals. Larrea stated that the Board has asked the Planning Commission to look into Short Term Rentals. Wilson said that the item was not on the agenda at the Board meeting but the Board felt that the Planning Commission needed to review the subject. She added that the Board did not want to allow weekly rentals in the entire R-1 zoning district, but thought an overlay district could be an option. Larrea presented a survey for review and stated that Staff felt it was appropriate to send the survey to those within the milfoil special assessment district around Silver Lake. Commissioners agreed and also asked to consider adding any residence within 300 feet of the milfoil district as well. Staff will review the assessment district to determine the best course of action.

b. PD 2015-59 Child Care (7-12) Discussion (7:18)

Currently, a small group home requires a Special Use Permit to run a child care in their home for 7-12 children. This is a use which is usually permitted in single family homes, however, at this time, the use requires the same application as a commercial project. Staff would like to allow these 7-12 person care facilities as a use permitted under certain conditions rather than as a SUP. He proposed a few changes in the Supplemental Use Regulations in Article 7 of the Zoning Ordinance. Commissioners discussed the matter and talked about public hearings and site visits. Staff will bring back as a proposed change and then the Planning Commission can move forward.

c. PD 2015-60 Residential Uses in Commercial Zones (7:32)

The Planning Commission discussed this issue at the last meeting and staff subsequently drafted a set of regulations and conditions to possibly allow the use. Larrea asked for comments on density and parking. Commissioners agreed that density could begin with what was already allowed in the R-3 zoning district and parking could also be determined by the R-3 use. Commissioners also agreed that quality of life needs to be first and foremost for any development of this sort. Commissioners agreed that lighting in any commercial district housing development could be reviewed on a case by case basis.

6. Public Comment (7:50)

Dennis Broder of Old Incochee Farm Trail spoke in favor of short term rentals on Silver Lake.

Kelly Kazmierski spoke in favor of short term rentals and requested that short term rentals be placed on the agenda for the next Planning Commission meeting.

Marion Brady owns a resort on Silver Lake and wishes to continue renting.

Scott Ogden President of the Silver Lake Improvement Association commented that his association deals only with water quality and lake safety.

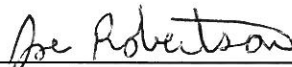
Commissioners discussed the authentication of any survey sent out and commented that the Commissioners needed to be educated on the matter before taking any action. The item was not on the agenda for the evening, so little can be done at this point. Wilson supported staff for the job they are doing and the Planning Commission will direct staff accordingly. Staff will also look into other ordinances in other municipalities.

7. Items for Next Agenda – October 28, 2015 (8:25)

- a. **Signs – IMAX Theater – Buffalo Ridge PUD**
- b. **To be determined**

8. Adjournment (8:25)

Wilson moved to adjourn the meeting at 8:25pm.



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