

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
January 11, 2017**

**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.

**Roll Call of Commission Members:**

Present: Joe McManus, Steve Duell, Chris DeGood (7:07), Joe Robertson, Pat Cline, Gil Uithol and John Racine

Staff Present: Rob Larrea

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

*Cline moved and Uithol seconded to approve the agenda as presented.*

*Yeas: Cline, Uithol, McManus, Robertson, Duell, Racine*

*Nays: None*

**2. Election of Officers**

*Duell moved and Cline seconded to reappoint Joe Robertson as Secretary.*

*Yeas: Duell, Cline, Uithol, Robertson, McManus, Racine*

*Nays: None*

*McManus moved and Robertson seconded to reappoint John Racine as Chairman.*

*Yeas: McManus, Robertson, Duell, Uithol, Cline, Racine*

*Nays: None*

*Robertson moved and Uithol supported to appoint McManus as Vice Chairman.*

*Yeas: Robertson, Uithol, Duell, McManus, Cline, Racine*

*Nays: None*

**3. Minutes (7:04)**

**a. December 14, 2016 Regular Meeting Minutes**

*Uithol moved and Robertson seconded to approve the December 26, 2016 Regular Meeting Minutes as presented.*

*Yeas: Uithol, Robertson, Cline, McManus, Duell, Racine*

*Nays: None*

**3. Correspondence (7:05)**

*None*

**4. Reports (7:05)****Township Board Report**

Duell reported that he recommended that the Parks Commission consider an ice skating rink at the Silver Lake Park. A piece of property near Hickory Hills may be purchased by the township since it is a pass through parcel for foot traffic which connect two major neighborhoods.

**Planning Commissioners**

None

**Planning Department**

Larrea added that an agreement was being finalized in the Sonny's Body Shop case. Brian VanDenBrand has taken a position with Peninsula Township as their Planning Director. Larrea thanked VanDenBrand for his work over the years and on the Master Plan.

**5. Business to Come Before the Commission****a. PD 2017-02 – Hotel and Wetland Discussion (7:13)**

This is a follow up discussion on allowing a hotel use in the C-P district. Commissioners asked about other nearby hotels and their heights before proceeding. Larrea stated that FAA approval would be required for any structure over 35 feet in height regardless of the district. Commissioners supported permitting hotels in the C-P zoning district provided the maximum height of the use, regardless of the district, remained 35 feet. Larrea will draft an ordinance which allows hotels in the C-P district and bring it before commissioners for review at the February meeting. Staff also recommends that the Planning Commission consider an ordinance amendment to require an MDEQ approved wetland plan as part of the approval process when wetlands are believed to exist and prior to public hearing.

Commissioners discussed the matter and directed Staff to take commissioner comments under consideration and draft standards for review.

**b. PD 2017-03 Master Plan Discussion (7:44)**

Larrea discussed the Master Plan Draft and informed Commissioners that a growth trend chart was added along with a few other details. Larrea informed the Commission that the draft will be placed on the website following commissioners review.

**7. Public Comment (8:13)**

Levi Wineman commented on the decision by the township to ban Air B&B in the area.


**8. Items For Next Agenda (8:16)**

a. 2016 Annual Report

b. Public Hearing on signage ordinance amendment

9. **Adjournment**

*Uithol moved to adjourn the meeting at 8:18.*



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