

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
January 25, 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, 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)**  
*McManus moved and Duell seconded to approve the agenda as presented.*

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

*Nays: None*

2. **Minutes (7:02)**
  - a. **January 11, 2017 Regular Meeting Minutes**  
*Uithol moved and Cline seconded to approve the January 22, 2017 Regular Meeting Minutes as presented.*

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

*Nays: None*

3. **Correspondence (7:02)**  
None

4. **Reports (7:02)**  
**Township Board Report**  
Duell had no report.

**Planning Commissioners**

McManus reported on a joint meeting held between the City Commission and Township Board. Topics of discussion included the draft Commons zoning ordinance, future of the joint recreational authority and improvements to the Barns.

5. **Business to Come Before the Commission**
  - a. **PD 2017-04- Amendments to Ordinance 68 – Public Hearing (7:05)**  
Planner Larrea briefed the Planning Commission on the proposed amendments to the sign section of the ordinance. The changes will allow for more flexibility and will streamline various approvals within Planned Developments and the C-P Planned Shopping Center district. Other changes include eliminating the

comprehensive sign plan portion of the ordinance, prohibiting concurrent applications, and clarifying review criteria for planned developments. Racine opened the Public Hearing at 7:15 and seeing no public, closed the public hearing. Commissioners discussed the various proposed amendments and made a change to article B (1)(b) so that it will read "One (1) 100 square foot . . . per public roadway for the specific development."

*Uithol moved and DeGood seconded that proposed Amendment No. 5 to the Charter Township of Garfield Zoning Ordinance No. 68, as described within and attached to Planning Department Report No. 2017-04, be recommended for approval to the Garfield Township Board with a change in item B(1)(b) so that it now reads "One (1) 100 square foot . . . per public roadway for the specific development." and to change the letters in item B(4) to read a,b,c,d.*

*Yeas: Uithol, DeGood, Duell, Robertson, McManus, Cline, Racine  
Nays: None*

**7. Public Comment (7:33)**  
None

- 8. Items For Next Agenda February 8, 2017 (7:33)**
- a. Hotel Standards
  - b. Lucky's Market Sign Request
  - c. 2016 Annual Report

Commissioners discussed the Barlow Street project.

**9. Adjournment**  
*Uithol moved to adjourn the meeting at 7:48pm.*

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