

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
February 10, 2016**

**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: Kit Wilson, Terry Clark, Gil Uithol, Pat Cline, Joe Robertson, John Racine

Absent and Excused: John Nelson

Staff Present: Rob Larrea

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

Larrea said that item 5a could be removed from the agenda because GDO Investments has withdrawn their application at this time.

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

*Ayes: Wilson, Robertson, Clark, Uithol, Cline, Racine*

*Nays: None*

**2. Minutes (7:00)**

**a. January 27, 2016 Minutes**

*Clark moved and Wilson seconded to approve the minutes of January 27, 2016 as amended striking the words “for a month” in item 2a and changing the word “adjourned” to “adjourn” in item 9.*

*Ayes: Clark, Wilson, Cline, Robertson, Uithol, Racine*

*Nays: None*

**3. Correspondence (7:03)**

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

**Township Board Report**

Wilson said that the Township Board adopted Zoning Ordinance Amendment #1 at their last meeting and there were no audience members who wished to comment on the proposed changes.

**Planning Commissioners**

No reports

**5. Business to Come Before the Commission**

**a. PD 2016-18 Master Plan – Survey Results and Discussion (7:03)**

Larrea said this report will serve to further progress on the Master Plan by presenting the methodology and selected results of the public involvement

survey. He further explained that the random sample of survey recipients were evenly distributed among the township's six voting precincts. There was a 22.64% response rate among the 600 surveys sent out to each precinct. Commissioners discussed the responses and why some may have responded as they did. Question number 3 indicated that there may be a great turnover since many have lived in the township for five years or less. Commissioners discussed question number 10 as it related to the tax millage in the township and Wilson pointed out that the board of trustees has dropped the millage rate consistently. Commissioners also noticed that many wanted to keep the natural areas protected. Question number 12 was a clear comment on the functionality of corridors in the area and commissioners may wish to study the subject in the Master Plan. Commissioners also discussed tiny houses and whether there should be a place set aside for such a development in the township; and also discussed the viability of having sidewalks along major corridors. Larrea said he would consider the discussion and shape the survey results and commissioner comments into Master Plan goals and objectives.

**b. PD 2016-19 2015 Planning Commission Annual Report (7:29)**

Larrea said that the Annual Planning Report was drafted pursuant to the requirements of the Planning Enabling Act. He reviewed the proposed report with commissioners. Commissioners made comments and suggested a few changes and corrections to the draft report.

*Cline moved and Wilson seconded to recommend the 2015 Planning Commission Annual Report to the Township Board with the suggested changes.*

*Yeas: Cline, Wilson, Uithol, Robertson, Clark, Racine  
Nays: None*

**7. Public Comment (7:45)**

None

**8. Other Business**

Clark commented on the Buffalo Ridge Imax signage. Commissioners discussed the signage and making all signage consistent.

**9. Items for Next Agenda – February 27, 2016**

**a. Master Plan Discussion**

Larrea added that there were two zoning requests to come before the Commission in March.

**9. Adjournment**

*Uithol moved to adjourn the meeting at 7:57pm.*



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