

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
February 25, 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, John Nelson, Joe Robertson, Terry Clark, Gil Uithol, and John Racine

Absent and Excused: Kit Wilson

Staff Present: Rob Larrea

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

Clark moved and Uithol seconded to approve the agenda as presented.

Ayes: Clark, Uithol, Robertson, Nelson, Cline, Racine

Nays: None

2. Minutes

a. February 11, 2015 Minutes (7:00)

Uithol moved and Clark seconded to adopt the February 11, 2015 Regular Meeting minutes as presented.

Ayes: Uithol, Clark, Robertson, Nelson, Cline, Racine

Nays: None

3. Correspondence (7:01)

None

4. Reports:

a. Township Board (7:02)

Larrea stated that the Township Board adopted the Planning Department Annual Report and following a closed session, the Board made motions to purchase property for water storage and to exercise an agreement with the Grand Traverse Regional Land Conservancy.

b. Planning Commissioners (7:02)

Nelson thanked Racine and Larrea for arranging to postpone the Planning Commission Joint meeting with East Bay Township. He added that he really wanted to be in attendance to discuss transportation. The meeting was postponed until May.

5. Business to Come Before The Commission**a. PURD Draft Review/Discussion (7:03)**

Larrea provided a copy of the draft PURD Ordinance for review and comment. The PURD is intended to encourage well designed neighborhoods that emphasize safe movements and a quality of life. The design based ordinance requires open space, pedestrian circulation and additional amenities to qualify for a density bonus.

Commissioners commented on the proposed ordinance and said it was more in keeping with the original intent of a PURD by allowing more flexibility. In Section D3(f), commissioners proposed the word "shall" be replaced with the word "may." Section A1 and B1 have the same ending sentence. The extension process was discussed and Larrea updated the Commission on the new two step approval process intended to save the developer engineering costs until a final design. Commissioners asked that the section be placed in the new ordinance.

b. Master Plan Survey Draft Review/Discussion (7:19)

Larrea showed Commissioners a proposed survey to be sent out randomly to township residents. He added that he wants honest opinions from people and does not want to guide them in any direction on any topic. Larrea walked commissioners through the survey and asked for comments. Commissioners said that on question #5, "lakefront" should be changed to "waterfront" to accommodate riverfront property owners. The possibility of having an optional place for the name and address of the respondent was discussed as was a larger box for question #14 and adding a box for an answer to #12. Commissioners also discussed adding other types of housing to numbers 15 and 26 such as granny flats, cluster housing and affordable housing. Larrea will make some changes and bring it back for further review. The Planning department is still gathering information on postage costs.

Larrea gave a new zoning ordinance draft to the Commissioners and introduced them to the new proposed Zoning Ordinance. It is intended to create much more flexibility in the ordinance for its users. He walked Commissioners through the Articles and what was contained in each one. Attorneys have already reviewed the proposed ordinance and it should be ready for an open house or public hearing very soon. Larrea will draft a report containing dates and options for how to proceed with adoption of the ordinance. Commissioners asked that the proposed zoning ordinance be placed on the township website so that people could familiarize themselves with the document before an open house or public hearing.

6. Public Comment (7:49)

None

7. Items for Next Agenda – March 11, 2015 (8:17)

a. Chelsea Park Amendment

Larrea said that developers wanted to amend their phasing and it would be a minor amendment.

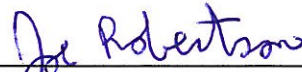
b. Culver Meadow – Findings for Consideration

Larrea added that the Findings of Fact needed to be reviewed by an attorney.

c. New ordinance discussion

8. Adjournment:

Cline moved to adjourn the meeting at 7:52pm.



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