

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
February 8, 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: Steve Duell, Joe Robertson, Pat Cline, Gil Uithol and John Racine

Absent and Excused: Joe McManus, Chris DeGood

Staff Present: Rob Larrea

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

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

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

*Nays: None*

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

**a. January 25, 2017 Regular Meeting Minutes**

*Uithol moved and Robertson seconded to approve the January 25, 2017 Regular Meeting Minutes as presented.*

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

*Nays: None*

**3. Correspondence (7:01)**

None

**4. Reports (7:01)**

**Township Board Report**

Duell had no report.

**Planning Commissioners**

No reports

**Planning Dept**

Larrea said that the Deputy Planner Position has been advertised and the application time has been extended by two weeks. Larrea also noted that the contractor's office that had been presented as a conceptual review was ready to move forward now.

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

**a. PD 2017-05- 2016 Annual Report (7:03)**

The 2016 Annual Planning Report was prepared pursuant to the requirements of Section 19(2) of the Michigan Planning Enabling Act and serves as the Planning Commission's report to the Township Board and will outline the activities of the Planning Commission in 2016. Commissioners reviewed the report and noted a few minor changes and revisions.

*Robertson moved and Uithol seconded THAT the 2016 Planning Commission Annual Report, as contained in PD Report No. 2017-05 BE ACCEPTED, as modified, and forwarded to the Garfield Township Board as required by Section 19(2) of the Michigan Planning Enabling Act.*

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

**b. PD 2017-06 – Lucky's Market Sign Request (7:09)**

The subject property is located within the Buffalo Ridge PUD on US 31. According to Section 630 (J) of the zoning ordinance, the applicant is permitted to have a wall sign of up to 100 sq ft in size per building elevation. The applicant has requested approval of a north and east facing wall sign measuring just under the 100 square foot maximum. Larrea said it appears that the sizes of the signage are allowable for that building.

*Uithol moved and Robertson seconded THAT Lucky's market application for PUD sign approval as attached and described in PD Report 2017-06 be approved with the following condition.*

*1) Placement and lighting of all required signs are subject to zoning administrator approval and will be reviewed at the time of the application.*

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

**c. PD 2017-07 – Hotel Standards (7:14)**

A draft of the proposed hotel standards to allow for hotels in the C-P Planned Shopping district are provided for commissioner review. Commissioners discussed the standards and discussed height standards and setbacks in detail. This draft would modify hotel standards in all zoning districts, not just the C-P Planned Shopping District and replaces Section 320 B (5) of the zoning ordinance in its entirety.

*Duell moved and Robertson supported THAT the proposed text changes to the Garfield Township Zoning Ordinance #68, as described in Planning Department Report No. 2017-07, be scheduled for a public hearing on March 8, 2017.*

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

*Nays: None*

7. **Public Comment (7:26)**  
None

8. **Items For Next Agenda February 22, 2017 (7:26)**  
a. Request Cancellation

*Robertson moved and Duell seconded to cancel the February 22, 2017 Planning Commission meeting.*

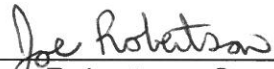
*Yeas: Robertson, Duell, Uithol, Cline, Racine*  
*Nays: None*

Larrea said that in March, there may be another ordinance amendment coming to commissioners, as well as, the public hearing on the proposed Hotel Standards.

Racine asked about tiny house standards. Larrea said there were options in the ordinance for such things and they could be built as a PUD.

9. **Adjournment**

*Cline moved to adjourn the meeting at 7:32 pm.*

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