

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
March 11, 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, Kit Wilson and John Racine

**Absent and Excused:** Gil Uithol

**Staff Present:** Rob Larrea

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

*Nelson moved and Wilson seconded to approve the agenda as presented.*

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

*Nays: None*

**2. Minutes**

**a. February 25, 2015 Minutes (7:01)**

Racine noted that in item 5a, the notation should refer to Section D3f, and not simply D3.

*Nelson moved and Robertson seconded to adopt the February 25, 2015 Regular Meeting minutes as amended.*

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

*Nays: None*

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

None

**4. Reports:**

**a. Township Board (7:02)**

Wilson said she had no report.

**b. Planning Commissioners (7:02)**

None

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

**a. PD 2015-26 Zoning Ordinance Review (7:02)**

The final draft of the Zoning Ordinance was given to Commissioners at the February 25<sup>th</sup> meeting. At that time, the attorney was still reviewing the draft and now the final changes have been incorporated into the draft. Larrea said

that little minor changes were made in the adult foster care section, the mining section, the right to farm act, wireless communications towers, the PURD, and the table of contents. There were some remaining Commissioner questions which were submitted after the February 25<sup>th</sup> meeting which were taken into consideration and included in the draft. Definitions of "Low Impact Design," "best management practices," and "principal use," were all suggested and included. The Stormwater Management section was studied further to determine if it should better describe stormwater control, soil erosion and grading. Staff did not feel it necessary to change anything at this point, but may need to make changes in the future dependent on what Grand Traverse County adopts for its soil erosion ordinance. Larrea said that all updated pages will be sent out to Commissioners in the next week.

Commissioners discussed the changes and suggested that Larrea talk to Kasson Township officials regarding the mining activities. The Commission may want to leave the mining section alone for now and tweak it if necessary after the ordinance has been adopted. Commissioners agreed that the new added definitions were excellent. Commissioners discussed the Stormwater Ordinance at length and decided to wait until the county releases its new soil erosion ordinance. If it is a weaker ordinance, the township can then decide to adopt its own ordinance or look into a soil erosion department at the township level.

Larrea suggested that Commissioners hold a public hearing on the new ordinance since more people may come to a public hearing. Larrea mentioned that he sent Doug Mansfield, of Mansfield Land Use Consultants, portions of the new ordinance and he was impressed with its simplicity and wanted to review other sections. Larrea also said that some other developers may review the new ordinance and he hopes to post it on the website very soon. Commissioners discussed the PURD and the concept of clustering and innovative design.

*Nelson moved and Clark seconded THAT proposed Ordinance No. 68, the Garfield Township Zoning Ordinance, be scheduled for a public hearing at the regular Planning Commission meeting to be held on April 8, 2015.*

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

**6. Public Comment (7:29)**

None

**7. Items for Next Agenda – March 25, 2015 (7:29)**

**a. Culver Meadows – Findings of Fact**

Larrea said that the Findings of Fact were being reviewed by the Township Attorney.

He added that the new apartment complex proposed for LaFranier Road was just submitted and will come before the Commission at the next meeting.

**8. Adjournment:**

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



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