

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
March 23, 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, John Nelson, Pat Cline, and John Racine  
Absent and Excused: Joe Robertson

Staff Present: Rob Larrea

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

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

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

*Nays: None*

**2. Minutes (7:01)**

**a. March 9, 2016 Minutes**

*Clark moved and Uithol seconded to approve the minutes of March 9, 2016 as presented.*

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

*Nays: None*

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

None

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

**Township Board Report**

Wilson said the board voted to place a moratorium on the C-P Shopping Center sign permits for at least 180 days.

**Planning Commissioners**

Nelson said that the Cass Road bridge will be closed and the new bridge will be ready by August.

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

**a. PD 2016-26 Proposed Amendments to Zoning Ordinance #68 (7:02)**

Larrea corrected his PD report and said that the first public hearing on the C-P Shopping Center Signs would be held on April 13<sup>th</sup>, not April 27<sup>th</sup>. He reviewed the proposed amendment to the Planned Shopping Center requirements in Section 630 which makes the signage in that zoning district much like that for a PUD in that the only use by right would be a

100 square foot sign on an exterior of the building and one freestanding sign. All others would require Planning Commission approval. Larrea added that all proposed amendments have been reviewed by the attorney. He also reviewed the proposed amendment to Section 611 regarding accessory uses and structures in the Agricultural Zoning district. The amendment would allow a structure larger than the principal building if the plot of land is over two acres. Larrea added that he may make some clerical error amendments in the near future. Commissioners discussed the proposed amendments and decided that wording in Section 630, G, (1)(b) may need some revision to clarify the words "fronts on."

*Nelson moved and Wilson supported to schedule a Public Hearing on amendments to Section 630 and 611 of Zoning Ordinance #68 on April 13, 2016.*

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

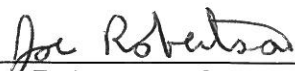
Commissioners discussed the approved signage for Dick's Sporting Goods and thought that the signage request should have come to the Planning Commission. Larrea said that some portions should not have gone to the ZBA, but once the ZBA granted the approval contingent upon Planning Commission review, the township attorney advised the township to amend the motions so that the signage was not reviewed by the Planning Commission since it was illegal to do so at that point. The Planning Commissioners agreed that they never would have agreed to such large signage. Commissioners were very clear that this was a precedent that they did not want to set and hoped the amendment will present clear signage standards for applicants.

7. **Public Comment (7:24)**  
None

8. **Items for Next Agenda – April 13, 2016 (7:25)**
- a. **Kings Court – Request to Rezone – Public Hearing**
  - b. **LaFranier – Request to Rezone – Public Hearing**
  - c. **Proposed Amendments to Zoning Ordinance #68 – Public Hearing**

9. **Adjournment**

*Wilson moved to adjourn the meeting at 7:25pm.*

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