

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
April 12, 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, Chris DeGood, Joe McManus, Gil Uithol and John Racine

Staff Present: Mike Green, Zoning Administrator

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

DeGood will recuse himself from New Business Item a.

Cline moved and Robertson seconded to approve the agenda as presented.

Yeas: Cline, Robertson, Duell, Uithol, DeGood, McManus, Racine

Nays: None

2. Minutes (7:01)

a. March 8, 2017 Regular Meeting Minutes

Uithol moved and DeGood seconded to approve the March 8, 2017 Regular Meeting Minutes as presented.

Yeas: Uithol, DeGood, Cline, Robertson, McManus, Duell, Racine

Nays: None

3. Correspondence (7:02)

None

4. Reports (7:02)

Township Board Report

Duell said that there was a public hearing for the proposed Oak Terrace SAD and the board passed the SAD. Amendment #5 to Garfield Zoning Ordinance #68 regarding signage passed. Ubrew LLC was awarded a resolution by the board to move forward with a permit for their home brew business. There was a public hearing to change the Parks and Recreation board to a body of seven instead of five members. One person will represent the Township Board and he asked if any members of the Planning Commission would consider serving on the Parks and Rec board. The Board also approved spending money on SEEDS for a wooden walkway at Miller Creek, approved money for work on the facility at the Boardman Valley Nature Preserve and approved Township hall building repairs.

Planning Commissioners

Cline said that he and Dorothy Petroskey attended the Zoning Procedures meeting and it was an excellent meeting.

Planning Department

Duell said that the process to replace the Assistant Planner is underway and all the applicants who applied in this round are excellent candidates and interviewing will begin soon.

5. Business to Come Before the Commission

a. PD 2017-19 Teter/Munson Map Amendment – Introduction (7:05)

The subject property is located at 3525 W. Front Street and is the last remaining non-commercial property in that area. The property has historically been used as a residential use, but the home will be removed for a commercial use. The property is approximately 1.75 acres. The application proposes to rezone the property from the current R-3 Multi-Family Residential to C-O Office Commercial without restriction. The subject property is currently surrounded by commercial office uses and medical support services. Todd Stone, property owner confirmed that his was the last residential piece in the area. They would like to partner with Munson and feel that the Master Plan allows for the re-zoning. Commissioners thought the rezoning made sense.

Duell moved and Robertson seconded THAT application Z-2017-01, submitted by Stone Real Estate Holdings LLC, to rezone land along W. Front Street from the current R-3 Multi-Family Residential to C-O Office Commercial District, BE ACCEPTED, and further THAT application Z-2017-01 be scheduled for public hearing at the regular meeting of the Garfield Township Planning Commission to be held on May 10, 2017.

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

Nays: None

Abstentions: DeGood

b. Brewery Terra Firma – Progress Report (7:16)

John Neidermaier from Brewery Terra Firma said they want to make a couple small agricultural changes on the property and Larrea asked that he provide an update on the land as it is right now. That update was placed on commissioner desks this evening. Commissioners decided to wait on the progress report and agricultural changes until Larrea could return and give more details about the request.

7. Public Comment (7:18)

None

8. Items For Next Agenda April 26, 2017 (7:18)

a. TBD

Duell asked about the Brewery Terra Firma report.
McManus asked about the proposed Life Story Funeral Home on Hammond Road. Green explained that signage was up before permits were filed and now the sign has been removed.

9. **Adjournment**

Uithol moved to adjourn the meeting at 7:25 pm.



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