

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
May 25, 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: Terry Clark, Gil Uithol, John Nelson, Pat Cline, Joe Robertson, 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: Uithol, Cline, Clark, Robertson, Nelson, Racine

Nays: None

2. Minutes (7:01)

3. Correspondence (7:01)

Letter from Haggard's Plumbing and Heating regarding the Crown PUD amendment request.

4. Reports (7:02)

Township Board Report

Larrea said that the Ordinance Amendment was passed and the moratorium on Planned Shopping Center signage will expire on June 6, 2016.

Planning Commissioners

No reports

Planning Department – Moratorium Update, Training

Larrea reported that he is working on obtaining a CD for a study session which would focus on vacation home rentals. It should be made clear that the Township Board has already made a decision on vacation home rentals in the R-1 district, but other districts could be reviewed.

5. Business to Come Before the Commission

a. PD 2016-38 Master Plan Discussion – Goals & Objectives Continued (7:04)

Larrea presented a summary of common responses regarding traffic, road and transportation. He also drafted goals and objectives on these items and asked for commissioner feedback. Commissioners reviewed the

goals and objectives for transportation and thought that the township should address specific corridors such as Hammond Road and South Airport Road.

Commissioners discussed the section which included Natural Resources Goals and Objectives and agreed to specifically point out low impact development in the area.

Commissioners reviewed the Parks and Recreation goals and objectives and wanted the Parks Commission to also review the goals and objectives as well. They also thought looking into exercise parks was a positive step, but were wary of dog parks.

The goals and objectives for Agricultural Preservation were reviewed and commissioners agreed that they wanted to encourage agricultural activities and agribusiness. Defining prime agricultural areas could be achieved through a study.

Public transportation: Bus access was considered to be a big plus for the goals of public transportation and making sure that the fire department and Sherriff's department reviewed plans for safety before any approvals were given was an important point with which commissioners agreed.

Encouraging residential PUD's and PURD's was important to commissioners in the housing objective and commissioners agreed that PURD's needed an objective of its own.

Commissioners agreed that PUD's needed to be encouraged in commercial development and should be added as an objective. Larrea brought up signage in PUD's and said that 100 sq. feet was allowed by right at this time but increased signage was not permitted.

Commissioners also thought that before finalizing any master plan, thought should be given to communities which border the township and a review of their uses on the border should be reviewed. Public involvement in the Master Plan process will be discussed and brought forth hopefully by August.

7. **Public Comment (8:03)**

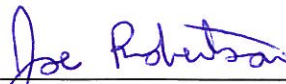
None

8. **Items for Next Agenda – June , 2016 (8:03)**

- a. **Crown PUD – Pubic Hearing**
- b. **Lucky's Market – Buffalo Ridge PUD**

9. **Adjournment**

Nelson moved to adjourn the meeting at 8:07pm.



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