

**CHARTER TOWNSHIP OF GARFIELD
TOWNSHIP BOARD
&
PLANNING COMMISSION
JOINT STUDY SESSION MEETING**

June 28, 2017

Call Meeting to Order: Supervisor Chuck Korn called the meeting to order at 6:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Roll Call of Township Board Members: Denise Schmuckal, Dan Walters, Steve Duell, Jeane Blood Law, Lanie McManus, Chuck Korn, Molly Agostinelli

Roll Call of Planning Commission Members: John Racine, Chris DeGood, Pat Cline, Joe McManus, Gil Uithol, Joe Robertson, and Steve Duell

Staff Present: Rob Larrea

Cherry Capital Airport Manager Kevin Klein talked about the airport and its growth plans. The airport is up 5% in passengers thus far this year and 55% of travelers are from outside the state. The airport has a major impact in the local community and operates on a budget of \$5.4 million using no local taxpayer dollars. He addressed the Board and Commissioners regarding regulations about building height and airspace and said that it is very important that the approach to the airport be protected. FAR Part 77 defines standards for airpaths and the airport land use map ties in with federal, state and local guidance. An airport overlay ordinance requires any building over 35 feet to register with the FAA. Klein spoke to the 35' building height that is in the Township ordinance at this time. Larrea said that FAA approval is triggered when a building is at or near 35' in height. The FAA measures a building by the highest point which is different from the Township measurements. Klein recommends adherence to the state ordinance which has a 25' building height trigger, but said that Garfield's current ordinance is acceptable. He also discussed an extension of runway 10 and gave board members a timeline for the project.

1. Review and Approval of the Agenda – Conflict of Interest (6:59)

No changes presented

2. Business to Come Before the Commission

a. Master Plan Discussion and Growth Patterns

Larrea said that the Master Plan is nearing the public comment phase. He reviewed the old land use map and showed what changes had been made in the past few years. Larrea said that the new map is more accurate in terms of wetlands and some density levels had been changed to encourage development in the area close to the core of TC. He encouraged all Board members and Commissioners to read over the draft Master Plan and offer any suggestions. The Board and Commissioners

also discussed new developments at Hammond and LaFranier.

b. Combining Districts/Elimination of Planned Shopping District

Larrea said that there are three properties in the township which make up the Planned Shopping District and two are the Grand Traverse Mall and the Cherryland Center. He said that commissioners and the board may want to eliminate the district altogether or keep it and make it specific to only those few properties and grant incentives for infilling on those properties. Since the face of shopping has changed in recent years, malls and strip malls are outdated and more uses should be offered in the Planned Shopping District to create a revival. He said changing the district to a C-2 would make sense and allowing some uses from the C-3 district would be wise. The idea would be thoroughly reviewed by the Planning Commission before going to the Board for a recommendation. Board and Planning Commission members asked questions asked about growth boundaries as they pertain to sewer and water. The Hammond Road corridor and its mix of uses was also discussed.

c. Height Increase Discussion for Various Zoning Districts

Larrea led a discussion of building heights in the Township and asked if Commissioners and Board members were comfortable with increased building heights. He added that research would need to be done to determine where buildings could be higher since the airport needed to be taken into consideration. Larrea said that land costs would drive up heights as it did in the city, but the process may be slower in the Township since there was still so much vacant land. Commissioners and Board members discussed a possible map where the topography is overlaid with the FAA map resulting in a map showing where taller buildings could safely be located. The Board and Planning Commission need to agree how high a building should be and the Planning Commission will look closely at the verbage. Larrea said that the new ordinance is very flexible to developers and gives incentives for density and heights.

The Board would like a trigger for heights and would like to see where heights could be increased safely in the Township. Racine said that the Planning Commission would certainly look at building heights and incentivize in areas where possible.

d. Non-Motorized Transportation Initiative

Larrea said that provisions in the ordinance demanding sidewalks and trails is slowly working and sidewalks are becoming more commonplace in the Township. He will provide a non-motorized plan in the near future and asked the board and the planning commission if they still were on board to move forward with a non-motorized plan and all agreed. Safe Routes to Schools is possibly going to place more sidewalks and paths in the Township. Maintenance of the sidewalks and trails was also discussed.

Korn said that since there are only six members on the Parks and Recreation Commission, one additional member from the Planning Commission should serve on the Parks and Recreation Commission. Planning Commissioner Chris DeGood has agreed to be the member to serve.

Schmuckal moved and Duell seconded to appoint Chris DeGood as the Planning Commission Representative to the Parks and Recreation Commission.

*Yeas: Schmuckal, Duell, Agostinelli, Walters, Blood Law, McManus, Korn
Nays: None*

3. Public Comment (9:12)

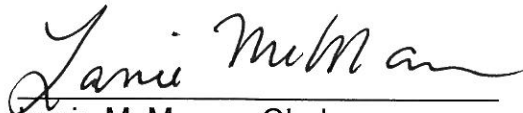
Dave Frost, a Commercial Real Estate salesperson, urged the Board and Commissioners to study the new medical marijuana laws for municipalities.

4. Adjournment

Korn moved to adjourn the meeting at 8:09pm.



Chuck Korn, Supervisor
Charter Township of Garfield
3848 Veterans Drive
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Lanie McManus, Clerk
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