

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
February 12, 2025**

Call Meeting to Order: Chair DeGood called the February 12, 2025 Planning Commission meeting to order at 7:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

Present: Molly Agostinelli, Joe Robertson, Pat Cline, Cara Eule, Chris DeGood, and Robert Fudge

Absent and Excused: John Racine

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon

1. Public Comment (7:02)

Jan Freeman of Eagle Vale commented on the Copper Ridge major amendment and asked that the application be tabled and set for another public hearing.

Rick Grizzel of Silver Hills Lane commented on the proposed cell tower and its location to ingress and egress on neighboring properties.

Tara Hitchcock of Crown Drive commented on proposed cell tower and shared concerns with property values and her viewshed.

2. Review and Approval of the Agenda – Conflict of Interest (7:13)

Fudge moved and Agostinelli seconded to approve the agenda as presented.

Yeas: Fudge, Agostinelli, Eule, Cline, Robertson, DeGood

Nays: None

3. Minutes (7:14)

a. January 22, 2024 Regular Meeting

Cline moved and Robertson seconded to approve the January 22, 2024 minutes as amended noting changes in the time stamps and a spelling error in item #10.

Yeas: Cline, Robertson, Fudge, Agostinelli, Eule, DeGood

Nays: None

4. Correspondence (7:16)

Sych noted an email regarding the Copper Ridge matter on commissioner desks.

5. Reports (7:16)**Township Board Report**

Agostinelli stated that the DPW may be looking to become an authority.

Planning Commissioners**i. Zoning Board of Appeals**

Fudge declared that there was no meeting.

ii. Parks and Recreation Commission

DeGood reported that the Parks Commission reviewed last year's report and reviewed trail plans.

iii. Joint Planning Commission

Agostinelli stated that a meeting was held and it was organizational in nature.

Staff Report

Staff reported that GIS mapping of all streetlights in the township continues and the CIP program is being worked on. Sych added that the CIP may come to a study session soon and the finished document will give good guidance regarding future infrastructure decisions.

6. Unfinished Business**a. PD 2025-11 – Tower North Wireless Communication Facility SUP – Follow Up (7:22)**

This application requests a Special Use Permit (SUP) for a wireless communication facility (cell tower) at 2767 Zimmerman Road. The applicants propose a 155-foot-tall monopole tower with associated antenna equipment within a fenced-in compound. Wireless communication facilities are permitted via SUP in the A-Agricultural zoning district. The Planning Commission asked staff to consult with township attorneys regarding the authority to regulate the proposed tower based on environmental concerns. The Township Attorney indicated they "believe that the law explicitly prohibits any regulation based on environmental concerns related to radio frequency." Based on the information provided by the Township Attorney, Staff are of the opinion that the Township cannot use the environmental effects of radio frequency emissions to regulate the location of the proposed tower and thus the Planning Commission cannot consider this when evaluating the application. Planning Commissioners can evaluate how this application meets the Approval Criteria for special use permits in Section 423.E as well as the requirements for wireless communication facilities of Section 792. Commissioners talked about this tower and how it fits into the Master Plan for that area. Sych explained that if the proposed tower use met the standards of the zoning ordinance requirements, it needed to be allowed. The applicant stated that they were required to seek approval from the

road commission for the location of the ingress and added that there would be no lighting on the tower.

Cline moved and Robertson seconded TO direct staff to prepare Findings of Fact for application SUP-2024-02, submitted by TowerNorth Development, LLC for a Special Use Permit for a wireless communication facility at 2767 Zimmerman Road, on a portion of Parcel #05-019-001-00, for the Planning Commission Regular Meeting on March 12, 2025.

*Yeas: Cline, Robertson, Eule, Fudge, Agostinelli, DeGood
Nays: None*

b. PD 2025-12 – Copper Ridge PUD Major Amendment – Follow-up (7:39)

Approved in 2000, the Copper Ridge Planned Unit Development (PUD) is a mixed-use development, including medical clinics, offices, commercial establishments, and single family and multi-family residential dwellings. A request to amend the PUD is being considered according to Section 423.G of the Zoning Ordinance that incorporates different land uses in locations than requested in the original application and the potential to restore the number of residential dwelling units. There are four unbuilt locations that are being adjusted to accommodate a land use mix of office, commercial, and residential uses. A list of the proposed uses has been included. Sarah Keever, applicant for Copper Ridge, reviewed the original PUD map with commissioners and the public and stressed that the development has always been a multi-use development. They have pared down the uses at this time and have further defined them. Connie Deneweth updated commissioners on the meeting they had with residents in which they addressed several issues brought up by the public. She cited that it was lower density than originally approved and the list of uses has been whittled down. Sych reviewed the proposed list of uses and noted that short term stays could be problematic since the township does not allow short term rentals.

Agostinelli moved and Robertson seconded THAT the Finding of Fact for Application SUP-2000-08-O, submitted by Sarah Keever on behalf of Copper Ridge LLC for an amendment to the Copper Ridge Planned Unit Development, BE ADOPTED.

*Yeas: Agostinelli, Robertson, Eule, Cline, Fudge, DeGood
Nays: None*

Agostinelli moved and Robertson seconded THAT Application SUP-2000-08-O, submitted by Sarah Keever on behalf of Copper Ridge for an amendment to the Copper Ridge Planned Unit Development, BE RECOMMENDED FOR APPROVAL TO THE TOWNSHIP BOARD with

the revised List of Proposed Permitted Uses as described on page 3 of the PD report 2025-12 that recommends “Service Establishment, Business” replace both Retail, Low Volume and Retail, Medium Volume and that Dwelling, Multiple Family be altered by removing “including short-term stays”.

*Yeas: Agostinelli, Robertson, Eule, Cline, Fudge, DeGood
Nays: None*

7. New Business

a. PD 2025-13 – BATA/TCHC PUD Minor Amendment – Flats at Carriage Commons (8:22)

The Bay Area Transportation Authority (BATA) and Traverse City Housing Commission (TCHC) Transit Oriented Mixed-Use Planned Unit Development (PUD), located north of Hammond Road and east off LaFranier Road, was approved on March 22, 2022 (PUD 2020-02). This current application is for a proposed amendment for the portion of the PUD containing The Flats at Carriage Commons. Known as the Residential Phase, this part of the PUD is approved for 210 multi-family residential units in five buildings, 15 single-family residential lots, a 4,000-square-foot childcare center, and a 2,940-square-foot café/neighborhood commercial building. The proposed amendment relates only to the multi-family buildings of the residential phase of the PUD. Other uses in the phase including the single-family residential lots, the café/neighborhood commercial building, childcare center, and open spaces, remain unchanged. This proposed amendment will shift the phasing of the multi-family buildings so that installation of the playground will happen in Phase 1 and allow for the installation of two more directional signs for a total of four directional signs. The proposed amendment as submitted in the application has been determined to be a Minor Amendment to the PUD pursuant to Section 423 of the Zoning Ordinance.

Cline moved and Fudge seconded THAT Findings of Fact for application PUD 2020-02-D, included in PD Report 2025-13 and forming part of this motion, BE APPROVED.

*Yeas: Cline, Fudge, Agostinelli, Eule, Robertson, DeGood
Nays: None*

Cline moved and Fudge seconded THAT application PUD 2020-02-D, submitted by the Traverse City Housing Commission to change the phasing plan of the multi-family residential buildings for the BATA TCHC Transit-Oriented Mixed-Use PUD on parcel 05-023-042-40, BE APPROVED with the following conditions:

- 1) *Release of the surety to the applicant for the construction of a playground and sufficient documentation that supports the dollar amount of surety.*
- 2) *All signs are subject Township Zoning Ordinance sign requirements and are subject to Township sign permit review and approval.*
- 3) *The previous PUD approvals and conditions associated with those approvals remain intact unless adjusted as part of this amendment.*
- 4) *The applicant shall record an amended and restated Report and Decision Order (RDO) with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within thirty (30) days of final approval by the Township or approval shall be considered to have expired.*

Yeas: Cline, Fudge, Agostinelli, Eule, Robertson, DeGood
Nays: None

Cline moved and Fudge seconded THAT sign application PUD 2020-02-D for four directional signs for the Flats at Carriage Commons to be located the BATA TCHC Transit-Oriented Mixed-Use PUD on parcel 05023-042-40, BE APPROVED.

Yeas: Cline, Fudge, Agostinelli, Eule, Robertson, DeGood
Nays: None

b. PD 2025-14 – Ollie’s Bargain Outlet – C-P District Site Plan Review (8:29)

The site is located at 3350 W South Airport Road at the Grand Traverse Mall and is the tenant space for the former TJ Maxx store. The tenant space is approximately 27,799 square feet in floor area. The proposed Ollie’s Bargain Outlet is another retail use which is proposed to occupy this tenant space. While there is no change in use, the proposed renovation of the tenant space will create a new entrance to the Grand Traverse Mall. Such a change has the potential impact the intended site circulation as required by the Planned Shopping Center district. Precedent was set when site plan review was required for the Dunham’s Sports store was established with a new exterior customer entrance to the Grand Traverse Mall in 2015. A letter from mall owner Brookfield indicates that there are no plans to make the mall a strip mall in the future. Outdoor display as a condition. Commissioners shared concerns with the lack of interior doors and how the entire mall would be impacted as well as exterior displays of goods. Commissioners talked about the impact of a new outdoor entrance and the lack of an indoor entrance to the store to maintain the integrity of the mall. Commissioners suggested the applicant look at moving the proposed outdoor entrance near the east side of the

building and combining it with the existing connection to the mall to create the desired single entrance.

Agostinelli moved and Robertson seconded to table the application until such a time as the applicant could speak with staff.

*Yeas: Agostinelli, Robertson, Eule, Cline, Fudge, DeGood
Nays: None*

8. Public Comment (8:53)

Gary Long of Eagles View commented on the Copper Ridge SUP.
Jan Freeman of Eagle View commented on the Copper Ridge SUP.
Dawn Lorensen of Eagle's Ridge commented on the Copper Ridge SUP and the unintended noise consequences.
Sue Murphy of Eagle Vale commented on the Copper Ridge SUP.
Chuck Buxton of Eagle Vale commented on the Copper Ridge SUP and the walkability of the area.

9. Other Business

a. Election of Vice Chair (9:13)

A motion was made to elect Racine as Vice Chair. Since he is absent, Commissioners made the decision to wait until the next meeting to act.

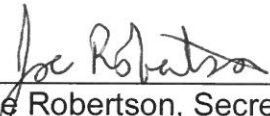
Sych commented on packet distribution. He proposed a box for pick up or sending packets to township issued emails. Commissioners discussed the options.

10. Items for Next Agenda – February 26, 2025 (9:24)

a. Joint Meeting of the Township Board and Planning Commission

11. Adjournment

Fudge moved to adjourn the meeting at 9:25pm.



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

Staff recommended clarification on Page 4

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Nays: None*

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