

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
May 22, 2024**

Call Meeting to Order: Chair McManus called the May 22, 2024 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, John Racine, Chris DeGood, Robert Fudge and Joe McManus

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

1. **Public Comment (7:01)**

None

2. **Review and Approval of the Agenda – Conflict of Interest (7:01)**

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

Yeas: Fudge, Agostinelli, Cline, Racine, Robertson, DeGood, McManus

Nays: None

3. **Minutes (7:02)**

a. **May 8, 2024 Regular Meeting with Township Board**

Agostinelli moved and DeGood seconded to approve the May 8, 2024 Regular Meeting minutes as presented.

Yeas: Agostinelli, DeGood, Robertson, Fudge, Racine, Cline, McManus

Nays: None

4. **Correspondence (7:03)**

None

5. **Reports (7:03)**

Township Board Report

Agostinelli stated that she had no report.

Planning Commissioners

i. **Zoning Board of Appeals**

Fudge reported that an appeal was heard in a case involving two neighbors. One neighbor was receiving stormwater runoff and the ZBA determined that the other neighbor needed to obtain proper permits and fix the water issue.

- ii. **Parks and Recreation Commission**
DeGood had no report.
- iii. **Joint Planning Commission**
Racine said that there was no report.

Staff Report

- i. **Master Plan Announcement**
Hannon reported that the Master Plan is still within the 63-day review period. Use by right reviews are now being done in the Planning Department.

6. Unfinished Business

- a. **PD 2024-31 - Master Plan Potential Implementation Projects – Discussion/Prioritization (7:04)**

At their study session on April 24, 2024, the Planning Commission discussed several potential future projects for implementing the Master Plan, especially updates to the Zoning Ordinance. The Commissioners asked Staff for additional information on these potential projects including a draft prioritization to determine which projects to do in 2024 and which to do in future years. Staff listed one priority being housing and suggested updates to the R-3 zoning district. Changes could be made to housing allowed by right to include triplex and quadplex housing. Commissioners discussed the potential changes in housing and agreed that larger complexes, five or more units, would need Planning Commission review through a Special Use Permit application. Staff is working on a new mixed-use center zoning district. Sych gave an update on the Cherryland Center and stated that before any other uses are approved, a comprehensive development plan should be approved, especially for proposed uses which change the original footprint. The three major owners of Cherryland will all need to work together for things such as stormwater, signage, and access.

Other zoning ordinance text amendments were suggested by staff such as minor changes to lighting standards. Drive through business designs were discussed at length considering Chick-fil-A. Staff shared some possible recommendations for permitting food trucks in certain districts. An update to the installation of sidewalks or pathways related to the total cost of the project was discussed and staff recommended a small cleanup amendment to bed and breakfasts to clarify guests. Sych also mentioned that staff was working on an ordinance to ensure that the township was not being exclusionary in terms of home vacation rentals. Staff suggested that the sign ordinance needed some legal review. Commissioners asked to place the sign ordinance as a high priority.

7. **New Business (8:22)**

None

8. **Public Comment (8:22)**

None

9. **Other Business (8:22)**

None

10. **Items for Next Agenda – June 12, 2024 (8:22)**

- a. Garfield Township Master Plan – Public Hearing
- b. Potter’s Home Retreat Bed and Breakfast Special Use Permit – Public Hearing
- c. TJ Maxx – Planned Development/Planned Shopping Center Sign Review
- d. Tower North Wireless Communication Facility Special Use Permit - Introduction
- e. Two Brothers Dog Park Café and Taphouse – Conceptual Review

11. **Adjournment**

Fudge moved to adjourn the meeting at 8:27pm.



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