

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
July 24, 2024**

**Call Meeting to Order:** Chair McManus called the July 24, 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: Joe Robertson, Pat Cline, Molly Agostinelli, Chris DeGood, Robert Fudge and Joe McManus

Absent and Excused: John Racine

Staff Present: Deputy Planning Director Steve Hannon

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

None

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

DeGood declared a conflict with New Business item 4.

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

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

*Nays: None*

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

**a. July 10, 2024 Regular Meeting with Township Board**

*Agostinelli moved and Cline seconded to approve the July 10, 2024 Regular Meeting minutes as presented.*

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

*Nays: None*

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

None

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

**Township Board Report**

Agostinelli reported that there was no meeting.

**Planning Commissioners**

- i. **Zoning Board of Appeals**  
Fudge reported that the ZBA approved relief from the wetland buffer requirement for a parcel on Miller Creek Drive.
- ii. **Parks and Recreation Commission**  
DeGood reported that there was no Parks & Rec meeting.
- iii. **Joint Planning Commission**  
McManus stated that the Traverse City Community Garden is interested in constructing a storage shed at the Historic Barns.

**Staff Report**

Hannon reported that the Master Plan was adopted and updated copies are on Planning Commissioners’ desks. The Potter’s Home B&B is currently in legal review and Towers North is working to meet their setbacks.

**6. Unfinished Business**

**a. PD 2024-53 – R-3 District and Vacation Home rental Amendments – Introduction (7:06)**

The R-3 Multiple Family Residential zoning districts provide for apartments. However, to provide more lenient requirements for additional housing choices, the Planning Commission is considering allowing triplexes and quadplexes as uses permitted by right in the R-3 District. The proposed amendment would update Section 201 definitions, Table 3-4 Use Chart and Section 315 multiple family residential. Minimum lot widths would be 100 feet. Side yard setbacks would be 10 feet or 20 feet for multi-family. These changes would encourage more density in in the R-3 district. Commissioners discussed the width and size of the lots and agreed that minimum lot area needed to be discussed. Commissioners talked about the consequences of the proposed change.

*Agostinelli moved and Robertson seconded THAT the draft proposed Zoning Ordinance text amendment, as attached to Planning Department Report 2024-53, BE SCHEDULED for a public hearing for the August 14, 2024 Planning Commission Regular Meeting.*

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

*Nays: None*

**b. PD 2024-56 – Short-Term Rentals – Discussion (7:32)**

Recently, House Bill (HB) 5438 of 2024 was introduced in the Michigan legislature. HB 5438 provides for the registry and regulation of short-term rentals and hosting platforms. Hannon said that the township should be prepared if the bill passes and short term rentals would be allowed in the

CH, CP and CG zoning districts. The short terms rentals cold be regulated through licensing and a draft of such an ordinance is attached for commissioner review. Commissioners discussed the proposed changes and what the township could do to regulate STR's. They asked to see a map of where STR's could be located and another map of where dwelling units exist in those districts at this time. Commissioners discussed the draft ordinance and talked about limits on short term rentals and their impact on existing PUD's in those zoning districts.

**c. PD 2024-54 – Zoning Ordinance Updates – Sign Ordinance Walkthrough (8:06)**

Staff have provided an article by Fahey Schultz Burzych Rhodes (FSBR), a law firm with a specialty in municipal law, as an attachment to this report. This article gives an overview of content-based regulations of signage, gives an analysis of recent United States Supreme Court cases regarding signage, and offers some examples of typical municipal sign regulations which may be considered content-based. Hannon discussed regulations and conditions and the new legalities. He spoke about the famous Reed vs. Gilbert Supreme Court case which deals with signage. Commissioners discussed the length of time a sign could be posted and placement and numbers of signage. Commissioners discussed how to tackle the sign ordinance in the best possible way and determined that a categorical method may be best.

**d. PD 2024-55 – City of Traverse City Master Plan – Review (8:36)**

The 63-day review of the City of Traverse City Master Plan is in effect and staff reviewed it and would like to comment on future corridor planning, a sidewalk network and mobility. Trail connections were also discussed and proposed for comment.

*Agostinelli moved and Fudge seconded THAT Planning Staff is directed to prepare and send a letter to the City of Traverse City Planning Commission outlining the comments of the Planning Commission.*

*Yeas: Agostinelli, Fudge, Cline, Robertson, McManus*

*Nays: None*

**7. New Business (8:45)**

None

**8. Public Comment (8:46)**

None

**9. Other Business (8:46)**

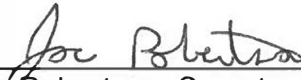
None

**10. Items for Next Agenda – August 14, 2024 (8:22)**

- a. **Potter's Home Retreat B&B Special Use Permit – Follow-Up**
- b. **Tower North Wireless Communication Facility Special Use Permit – Follow-up**
- c. **French Manor LaFranier Special Use Permit Major Amendment - Introduction**

**11. Adjournment**

*Fudge moved to adjourn the meeting at 8:49pm.*



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Joe Robertson, Secretary  
Garfield Township Planning  
Commission  
3848 Veterans Drive  
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