

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING**

Wednesday, March 12, 2025 – 7:00 pm  
Garfield Township Hall  
3848 Veterans Drive  
Traverse City, MI 49684  
Ph: (231) 941-1620

**A G E N D A**

**ORDER OF BUSINESS**

**Call meeting to order**

**Pledge of Allegiance**

**Roll call of Board Members**

**1. Public Comment**

**Public Comment Guidelines:**

Any person shall be permitted to address a meeting of The Planning Commission, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. (MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Commission Rules and Procedures: a.) any person wishing to address the Commission is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Commissioner's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time. Note: If you are here for a Public Hearing, please hold your comments until that Public Hearing time.

**2. Review and Approval of the Agenda – Conflict of Interest**

**3. Minutes – February 26, 2025 – Joint Meeting with Township Board**

**4. Correspondence**

**5. Reports**

- a. Township Board
- b. Planning Commissioners
  - i. Zoning Board of Appeals
  - ii. Parks and Recreation Commission
  - iii. Joint Planning Commission
- c. Staff Report
  - i. PD-2025-19 – Planning Department Monthly Report – March 2025

**6. Unfinished Business**

- a. PD-2025-20 – Tower North Wireless Communication Facility SUP – Findings of Fact
- b. PD-2025-21 – Ollie’s Bargain Outlet – C-P District Site Plan Review – Follow-Up

**7. New Business**

- a. PD-2025-22 – Gauthier Site Multi-Family Development Special Use Permit – Introduction

**8. Public Comment**

**9. Other Business**

- a. Vice Chair Election

**10. Items for Next Agenda – March 26, 2025**

- a. Zoning Ordinance Amendments on “Substantial Construction” Definition, Signs, and Lighting – Discussion
- b. 2025 Planning Commission Priorities / Master Plan Implementation Matrix

**11. Adjournment**

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

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620.