

- e. **Parks and Recreation Commission Annual Report for 2023 (Receive and File)**
- f. **Consideration of Resolution 2024-1-T(b) to schedule Public Hearing on February 20, 2024 for Special Assessment Roll for Ridge View Court Resurfacing (Recommend Approval)**
- g. **Consideration of changing the name of Ramsdell Street, East of Incochee Woods Drive if extended, to Ramsdell Road (Recommend Approval)**

Agostinelli moved and Duell seconded to approve the consent calendar as presented.

*Yeas: Agostinelli, Duell, Barsheff, Schmuckal, McManus, Macomber, Korn
Nays: None*

4. Items Removed from the Consent Calendar

None

5. Correspondence (6:08)

- a. Correspondence regarding TCLP property sale

6. Reports

a. County Commissioner’s Report (6:12)

County Commissioners Brad Jewett and Lauren Flynn reported that a treasurer has been appointed at the county level. 60-70% of County APRA awardees have not begun their projects and a memorandum of understanding between local entities was signed to end homelessness in the region and a study session will be set to discuss the issue. Board members and commissioners discussed the potential reallocation of ARPA funds if projects are not going to get done.

b. Sheriff’s Report (6:20)

Captain Brandon Brinks from the Sheriff’s office shared statistics for Garfield Township for January 2023. He addressed the two openings in Garfield Township for CPO’s and stated that the department is working to fill those positions.

c. Planning Department Report for February 2024 (6:25)

Planner John Sych stated that his report was submitted in writing and added that there is a final draft of the Master Plan which Commissioners will review in the coming month. He hopes that the Master Plan draft can be shared with Board members at the joint meeting in March.

- d. **Parks and Rec Report (6:26)**
Derek Morton, Parks Steward, submitted his report in writing and added that larcenies at Silver Lake Park were solved and an arrest was made. Kehoe has been working on Kiosk maps and parks stewards met with Copper Ridge officials regarding a potential trailhead site. He added that the RFP has gone out for bathrooms at River East.
- e. **Treasurer's Report (6:30)**
Macomber submitted her report in writing and added that she has been taking advantage of the good interest rates and moving funds accordingly.
- f. **Clerk's Report (6:32)**
McManus stated that she submitted in her report in writing and added that a public accuracy test yesterday went smoothly.
- g. **Supervisor's Report (6:33)**
Korn reported that GT Metro search has been lots of work but they are negotiating an agreement for a new chief. He met with Jefferson Road residents and road commission representatives regarding the estimate for resurfacing. The bid opening was held for the utility upgrades and both were favorable.

7. Unfinished Business

a. **Discussion on changes to the township's administrative structure (6:36)**

Board members discussed the data provided by the personnel committee and gathered by Trustee Barsheff. Board members asked Korn for his opinion on a list of the duties of a supervisor vs. manager.

8. New Business

a. **Public Hearing – Consideration of Lederer R-1 Rezoning, Resolution 2024-03-T (7:02)**

The applicant has requested rezoning of their parcel (ID #05-020-004-10) at 4220 Eastward Drive from the A-Agricultural district to the R-1 One-Family Residential district via the Zoning Map Amendment process, without restriction. Korn opened the public hearing at 7:06pm and with no one wishing to speak, closed the public hearing.

Schmuckal moved and Duell seconded that the Planning Commission's recommended Findings of Fact for the application Z-2023-02 as provided in PD Report 2024-13 and forming part of this motion, BE APPROVED.

Yeas: Schmuckal, Duell, Barsheff, Agostinelli, Macomber, McManus, Korn

Nays: None

Schmuckal moved and Barsheff seconded THAT application Z-2023-03 submitted by Dan Lederer to rezone parcel #05-020-004-10 located at 4220 Eastward Drive, from its current zoning of the A-Agricultural zoning district to the R-1 One-Family Residential zoning district and constituting Amendment No. 39 to Garfield Township Ordinance No. 68, BE APPROVED based on the adopted Findings of Fact and for the reasons set forth in PD Report 2024-23.

*Yeas: Schmuckal, Barsheff, Duell, Agostinelli, Macomber, McManus, Korn
Nays: None*

Schmuckal moved and Barsheff seconded THAT Resolution 2024-3-T for adopting Amendment No. 39 to Garfield Township Ordinance No. 68, rezoning parcel # 05-020-004-10 located at 4220 Eastward Drive, from its current zoning of the A-Agricultural zoning district to the R-1 One-Family Residential zoning district, BE ADOPTED.

*Yeas: Schmuckal, Barsheff, Duell, Agostinelli, Macomber, McManus, Korn
Nays: None*

b. Public Hearing – Consideration of Zoning Ordinance Commercial District Housing Development Amendment, Resolution 2024-02-T (7:09)

Staff recommends amending Section 725 of the Zoning Ordinance to clarify shared parking arrangements and to clarify open space and reliance upon the site design requirements and general criteria. Korn opened the public hearing at 7:10pm and with no one wishing to speak, closed the public hearing.

Duell moved and Barsheff seconded THAT Resolution #2024-02-T adopting Amendment No. 38 to Ordinance No. 68 of the Garfield Township Zoning Ordinance BE ADOPTED.

*Yeas: Duell, Barsheff, Agostinelli, Schmuckal, McManus, Macomber, Korn
Nays: None*

c. Consideration of bids for upgrading the Garfield Township office security system (7:11)

Schmuckal moved and Barsheff seconded to approve the bid from EPS in the amount of \$5,254.00 to upgrade the Garfield Township office security system.

*Yeas: Schmuckal, Barsheff, Duell, Agostinelli, Macomber, McManus, Korn
Nays: None*

9. **Public Comment: (7:15)**

Lauren Flynn commented on the proposed Township Manager position.

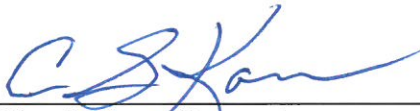
10. **Other Business (7:16)**

McManus stated that the MTA Conference was coming up on April 22-25 and asked board members to let her know if they planned to attend. She will bring a schedule of conference topics next week.

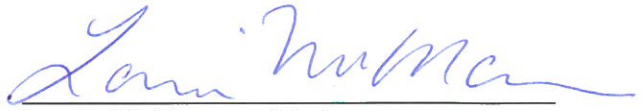
Barsheff commented on the liquor license that was recently awarded.

11. **Adjournment**

Korn adjourned the meeting at 7:21 pm.



Chuck Korn, Supervisor
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49686



Lanie McManus, Clerk
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49686

**CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN**

RESOLUTION #2024-1-T(b)

**SCHEDULING PUBLIC HEARING ON
SPECIAL ASSESSMENT ROLL FOR RIDGE VIEW CT RESURFACING**

WHEREAS, the supervisor and assessing officer of the Township of Garfield has, in accordance with resolution of the township board and the laws and statutes pertinent thereto, prepared a tentative special assessment roll in the estimated amount of \$172,176.81 (total cost, with \$32,106.50 covered by the Grand Traverse County Road Commission, \$43,044.20 covered by the Township, and \$97,026.11 to be spread among the property owners) covering all the parcels of land in the Ridge View Ct Resurfacing Special Assessment District, according to the relation of the benefit to each parcel of land to the total benefit to all parcels of land in such special assessment district and has affixed thereto his or her certificate as required.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That said tentative special assessment roll shall be filed with the township clerk and shall be available for public examination during regular working days from the present date until the public hearing upon the same and shall further be examined at such public hearing.
2. That the township board shall meet at 6:00 pm on Tuesday, February 20, 2024, in the large, upstairs meeting room at the Township Hall located at 3848 Veterans Drive, Traverse City, MI, to hold a public hearing and review such special assessment roll and hear any objections thereto.
3. That the township clerk shall cause notice of such hearing and the filing of such assessment roll to be published twice in the Record Eagle, a newspaper of general circulation in the township prior to the date of the hearing with the first publication being not less than 10 days prior to the hearing and shall further cause notice of such hearing to be mailed by first-class mail to all owners of record or persons of interest in property within the Ridge View Ct Resurfacing Special Assessment District as shown in township records.

Moved: Molly Agostinelli

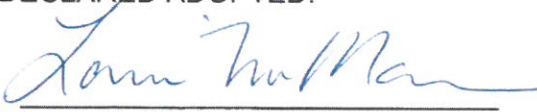
Supported: Steve Duell

Ayes: Agostinelli, Duell, Barsheff, Schmuckal, McManus, Macomber, Korn

Nays: None

Absent and Excused: None

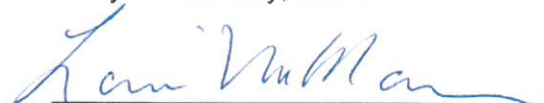
RESOLUTION 2024-1-T(b) DECLARED ADOPTED.

By: 
Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 13th day of February, 2024.

Dated: 02-14-2024


Lanie McManus, Clerk

**CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN**

ORDINANCE NO. 68 (Zoning Ordinance): AMENDMENT NO. 38

RESOLUTION #2024-02-T

A RESOLUTION TO AMEND GARFIELD TOWNSHIP ORDINANCE NO. 68 (Zoning Ordinance):

WHEREAS the Charter Township of Garfield regulates the use and development of land pursuant to the authority of the Michigan Zoning Enabling Act, Act 110 of 2006, as amended; and

WHEREAS the Garfield Township Board of Trustees, following the February 13, 2024 public hearing, finds that an amendment to the Charter Township of Garfield Zoning Ordinance is necessary to incorporate the following changes:

- **Section 725 A.(1)(d) – Commercial District Housing Development**
 - Proposed text is as follows: Shared parking arrangements shall be encouraged between the residential and commercial uses.

- **Section 725 A.(2)(c) – Commercial District Housing Development**
 - Proposed text is as follows: For the purpose of locating open space, the Planning Commission may rely on the site design requirements and general criteria as set forth in § 427, Planned Unit Residential Developments.

NOW, THEREFORE, THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

AMENDMENT NO. 38 TO GARFIELD TOWNSHIP ORDINANCE NO. 68 (Zoning Ordinance):

- A. THAT **Section 725 A.(1)(d) Commercial District Housing Development** BE REPEALED AND REPLACED in its entirety with the following language: Shared parking arrangements shall be encouraged between the residential and commercial uses.

- B. THAT **Section 725 A.(2)(c) – Commercial District Housing Development** BE REPEALED AND REPLACED in its entirety with the following language: For the purpose of locating open space, the Planning Commission may rely on the site design requirements and general criteria as set forth in § 427, Planned Unit Residential Developments.

Moved: Steve Duell

Supported: Chris Barsheff

Ayes: Duell, Barsheff, Agostinelli, Schmuckal, McManus, Macomber, Korn

Nays: None

Absent and Excused: None

By:



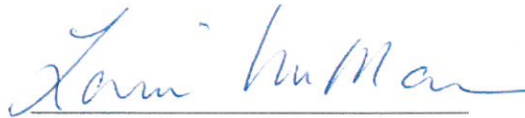
Chuck Korn, Supervisor
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of Resolution 2024-02-T which was adopted by the Township Board of the Charter Township of Garfield on the 13th day of February 2024. Amendment No. 38 to Garfield Township Ordinance No. 68 (Zoning Ordinance) shall take effect upon the expiration of seven (7) days following publication.

Dated:

02-14-2024



Lanie McManus, Clerk
Charter Township of Garfield

Introduced: January 23, 2024
Adopted: February 13, 2024
Published: February 18, 2024
Effective: February 25, 2024

**CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN**

ORDINANCE NO. 68 (Zoning Ordinance): AMENDMENT NO. 39

RESOLUTION #2024-3-T

A RESOLUTION TO AMEND GARFIELD TOWNSHIP ORDINANCE NO. 68 (Zoning Ordinance):

WHEREAS the Charter Township of Garfield regulates the use and development of land pursuant to the authority of the Michigan Zoning Enabling Act, Act 110 of 2006, as amended; and

WHEREAS application Z-2023-03 has been received to rezone approximately 3.8 acres of land (“subject property”) at Parcel #05-020-004-10; and

WHEREAS the request has been found to be justified based on criteria in the Garfield Township Zoning Ordinance listed in Section 421.E: Approval Criteria of Zoning Map Amendment; and

WHEREAS the Garfield Township Planning Commission, after conducting a public hearing on December 12, 2023 and adopting Findings of Fact on January 10, 2024, recommended approval of the application to the Township Board; and

WHEREAS the Township Board, following a public hearing on February 13, 2024, and having adopted Findings of Fact in support of approval of the application to rezone the subject property.

NOW, THEREFORE, THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

AMENDMENT NO. 39 TO GARFIELD TOWNSHIP ORDINANCE NO. 68 (Zoning Ordinance):

At the request of the owners and their representatives of Parcel #05-020-004-10, situated in the Charter Township of Garfield, Grand Traverse County, Michigan, Parcel #05-020-004-10 has been rezoned by way of a map amendment from its current zoning of the A-Agricultural zoning district to the R-1 One-Family Residential zoning district.

Moved: Denise Schmuckal

Supported: Chris Barsheff

Ayes: Schmuckal, Barsheff, Duell, Agostinelli, Macomber, McManus, Korn

Nays: None

Absent and Excused: None

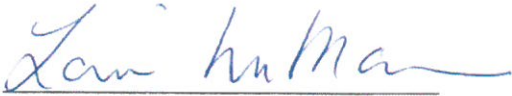
By: 

Chuck Korn, Supervisor
Charter Township of Garfield

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Dated: 2-14-2024



Lanie McManus, Clerk
Charter Township of Garfield

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