

**CHARTER TOWNSHIP OF GARFIELD  
TOWN BOARD MEETING  
November 15, 2016**

Chuck Korn called the Town Board Meeting to order on November 15, 2016 at 6:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan.

**Pledge of Allegiance**

**Roll Call of Board Members**

Present: Molly Agostinelli, Denise Schmuckal, Kit Wilson, Lanie McManus, Jeane Blood Law, and Chuck Korn

Also Present: Rob Larrea

**1. Public Comment (6:01)**

*Susan Abramson* of West Crown Drive spoke regarding the proposed stay and play at the Crown.

*Chris Young* of West Crown opposed the stay and play.

*Linda Rutman* of East Crown Drive opposes the proposed stay and play and objects on behalf of their association.

**2. Review and Approval of the Agenda - Conflict of Interest (6:09)**

*Agostinelli moved Wilson seconded to approve the agenda as amended.*

*Yeas: Agostinelli, Wilson, Schmuckal, Blood Law, McManus, Korn*

*Nays: None*

**3. Consent Calendar (6:10)**

**a. Minutes**

October 25, 2016 Study Session (Recommend Approval)

October 25, 2016 Regular Meeting (Recommend Approval)

**b. Bills**

General Fund	\$60,100.33
(Recommend Approval)	

Gourdie-Fraser

Developer's Escrow Fund	\$ 4,695.00
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Utility Receiving Fund	<u>17,567.50</u>
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Total	\$ 22,262.50
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(Recommend Approval)

**c. MTT Update (Receive and File)**

**d. Acceptance of the Ridges at 45 water/sanitary sewer installation for Phase I and turn over to County DPW for operation and maintenance (Recommend Approval)**

*Blood Law moved and Wilson seconded to adopt the consent calendar as presented.*

*Yeas: Blood Law, Wilson, Schmuckal, Agostinelli, McManus, Korn*

*Nays: None*

**4. Items removed from the Consent Calendar (6:14)**

**a. Crown Booster Station Final Acceptance Paperwork**

Engineer Jennifer Hodges said that the turnover papers for maintenance need to be recorded by the township at this time. A final payment of \$4,300.10 is now due.

*Schmuckal moved to accept the Crown Booster Station turnover documents and pay the bill in the amount of \$4,300.10. Wilson seconded the motion.*

*Yeas: Schmuckal, Wilson, Blood Law, McManus, Agostinelli, Korn*

*Nays: None*

**5. Correspondence (6:17)**

- a. Letter from Dorothy and Bruce Grow re: Opposition to Stay n Play on West Crown Drive
- b. Letter from Larry A. Constantineau re: Stay and Play Facility on West Crown Drive
- c. Letter from David M. Stout re: Opposition to Stay and Play on West Crown Drive
- d. Letter from Susan Abramson re: Opposition to Stay and Play
- e. Letter from Susan and Marc Abramson and Dorothy and Bruce Grow re: Disagreeing with the findings of fact by the Garfield Township Planning Commission
- f. Letter from Mike Wojtkowiak re: disc gold course and improvements to the natural beach area in the Silver Lake Recreation Area.

**6. Reports**

**a. Economic Development- Laura Galbraith – VP Finance and Administration Traverse City Chamber of Commerce (6:16)**

Laura Galbraith talked to board members about the Traverse Bay Economic Development Corporation and said the group serves the business community with access to capital. Doug Luciano was present as well and added that the non profit provides gaps in financing for many companies. They have \$5 million available and 15% of funds were loaned to Garfield Township businesses. The non-profit serves a 10 county region, but much of the capital ends up in Grand Traverse County. Doug Luciano thanked Garfield Township for its support.

**b. Construction Report (6:24)**

Jennifer Hodges reported that they are closing out the Ridges at 45 project and working on the Kings Court expansion project and the Cass Road Drainage

district. Pump Station three will be complete very soon and the water main project is going out for bids in January.

**c. Sheriff's Report (6:27)**

Deputy Chris Barsheff said stats are still unavailable. The department is short by two officers and the NorthWest Surgery Center and the Traverse City State Bank held active shooter trainings. There was a picnic at Carson Square to build community relations. He attended a meeting with TART trails on Boardman Lake Trails safety and also attended a business expo at the resort.

**d. County Commissioner's Report (8:05)**

Kroupa said that they will interview for Road Commission Board and the Health Department Board. At the upcoming meeting, the Boardman Dam Project will be discussed as well as the courthouse bell. The budget will be presented in December.

**e. Treasurer's Report (6:33)**

Blood Law said that the revenue sharing is up 9% YTD and there will be one more payment at the end of the year.

**f. Clerk's Report (6:34)**

McManus said that the election went well. More equipment was added making it run smoothly. She is waiting for the board of canvassers to complete the numbers. She added that there was a 98% return for absentee ballots.

**g. Supervisor's Report (6:35)**

Korn reported that a meeting for the Cass Road Drainage will be this week and mediation with the city regarding the sewer costs is being pushed back. He attended an Economic Forecast breakfast and the mood was very upbeat.

**7. Unfinished Business (6:36)**

**a. Public Hearing – PD 2016-70 - SUP 1990-10-L Crown Transient Residential Dwellings**

Larrea introduced the topic and said that the applicant has requested to build four transient stay and play units at 2420 West Crown Drive within the Crown Townhouse Condominium and in close proximity to the pro shop and Mulligan's Restaurant. Tom Piehl, representing Crown Associates, summarized the amendment. Piehl took questions from the audience regarding the proposed stay and play. Concerns were shared with the zoning being between residential and commercial. The financial viability of the golf course was discussed. Larrea reminded the board that they needed to determine whether the use was appropriate in the proposed location and then direct the staff to carry out their wishes.

Supervisor Korn opened the Public Hearing at 7:22pm.

Linda Rutman expressed her concerns about the proposed stay and play and reviewed her letter with the Board.

Dorothy Grow of 2530 West Crown Drive spoke in opposition of the Stay and Play and stressed that there were three pages of signatures in opposition.

Ken Brzozowski of Crown Drive opposed the stay and play and commented on the overall business plan.

Susan Abramson commented on the stay and play and was opposed to the idea.

Robert Benson of 2694 E. Crown Drive commented on the stay and play.

Supervisor Korn closed the Public Hearing at 7:46pm.

Board members discussed the project and whether the use was appropriate in the proposed location. Wilson reviewed with Board members what was discussed at the Planning Commission level.

*Wilson moved to ask staff to prepare Findings of Fact in support of the proposed stay and play as presented in PD 2016-70-SUP 1990-10-L. Schmuckal supported the motion.*

*Yeas: Wilson, Schmuckal, Agostinelli*

*Nays: Blood Law, McManus, Korn*

The motion failed.

*Korn moved and McManus seconded to send PD 2016-70-SUP 1990-10-L back to the Planning Commission to discuss other locations for the proposed use.*

*Yeas: Korn, McManus, Agostinelli, Blood Law*

*Nays: Wilson, Schmuckal*

## **8. New Business (7:59)**

### **a. Consideration of Resolution 2016-28-T, a Resolution of Findings for Concurrence for Brownfield Plan Boardman River restoration Project (7:59)**

Jean Derenzy, Director of the Brownfield Redevelopment Authority is asking for concurrence of the Township on the \$500,000 being used for the removal of the Boardman and Sabin Dams. The city and the county both committed funds and the Brownfield plan focuses on the activities associated with the removal of the dams. Because the project is located within Garfield Township, concurrence of the plan is required. Garfield Township will not need to pay anything at this time since the funding has been secured.

*Schmuckal moved and Wilson supported to adopt Resolution 2016-28-T, a Resolution of Findings for Concurrence for Brownfield Plan Boardman River restoration Project.*

*Yeas: Schmuckal, Wilson, Blood Law, Agostinelli, McManus, Korn*

*Nays: None*

**9. Public Comment (8:04)**

Jennifer DeHaan thanked the board for their support of the Brownfield Plan.

**10. Other Business (8:10)**

Korn moved to express appreciation in resolution form for service given to the township by Kit Wilson as a Board member and a Planning Commission member. Schmuckal seconded the motion.

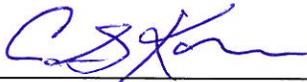
Schmuckal asked that the township recognize Bob Featherstone by presenting a plaque to his widow.

Blood Law asked that discussion of the new marihuana legislation be placed on the next agenda.

Board members also asked to discuss Metro and ambulance service options.

**11. Adjournment (8:22)**

*Korn moved to adjourn the meeting at 8:22pm.*



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



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Lanie McManus, Clerk  
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