

CHARTER TOWNSHIP OF GARFIELD TOWN BOARD MEETING

Tuesday, November 15, 2016, 6:00 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 Township Board, 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 Board Rules and Procedures: a.) any person wishing to address the Board 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 Township Board Member'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.

2. Review and approval of the Agenda - Conflict of Interest

3. Consent Calendar

The purpose of the Consent calendar is to expedite business by grouping non-controversial items together to be dealt with in one Board motion without discussion. Any member of the Board, staff or the public may ask that any item on the Consent Calendar be removed there from and placed elsewhere on the Agenda for full discussion. Such requests will be automatically respected. If any item is not removed from the Consent Calendar, the action noted in parentheses on the Agenda is approved by a single Board action adopting the Consent Calendar.

- a. Minutes – October 25, 2016 Study Session Minutes (Recommend Approval)
October 25, 2016 Minutes (Recommend Approval)

- b. Bills -

General Fund (Recommend Approval)	\$ 60,100.33
Gourdie-Fraser	
Developer's Escrow Fund	\$ 4,695.00
Utility Receiving Fund	<u>17,567.50</u>
Total (Recommend Approval)	<u>\$ 22,262.50</u>
- 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)

4. Items removed from the Consent Calendar

5. Correspondence

- 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 on West Crown Drive
- c. Letter from David M. Stout re: Opposition to "Stay and Play" facility on West Crown Drive
- d. Letter from Susan Abramson re: Opposition to Stay and Play
- e. Letter from Susan and Marc Abramsom 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 golf 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
- b. Construction Report
- c. Sheriff's Report
- d. County Commissioner's Report
- e. Treasurer's Report
- f. Clerk's Report
- g. Supervisor's Report

7. Unfinished Business

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

8. New Business

- b. Consideration of Resolution 2016-28-T, a resolution of Findings for Concurrence for Brownfield Plan Boardman River Restoration Project

9. **Public Comment**

10. **Other Business**

11. **Adjournment**

Lanie McManus, Clerk

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, or TDD #922-4412.

**CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD STUDY SESSION MINUTES
October 25, 2016 Minutes**

ORDER OF BUSINESS

Call meeting to order

Supervisor Chuck Korn called the Town Board Study Session to order on Tuesday, October 25, 2016, at 4:15 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan.

Roll call of Board Members

Present: Lanie McManus, Denise Schmuckal, Molly Agostinelli, Kit Wilson (4:20),
Chuck Korn, Jeane Blood Law

Absent: Bob Featherstone

1. Business to come before the Board

a. Discussion regarding the 2017 Township Budget

The Board reviewed the 2017 Township Budget. The Board discussed the budget in great detail.

2. Public Comment

There was no public comment

3. Adjournment

Korn adjourned the meeting at 5:47 p.m.

Chuck Korn, Supervisor
3848 Veterans Drive
Traverse City, MI 49684

Lanie McManus, Clerk
3848 Veterans Drive
Traverse City, MI 49684

Blood Law asked to remove consent calendar items c. and d. to Items 4. a. and 4. b.

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

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

Nays: None

4. Items removed from the Consent Calendar (6:05)

a. Medical Marihuana Facilities Licensing Act Fact Sheet

Korn explained that there may be some changes needed in the township and is gathering information from the township attorney. Any proposed changes would also come before the Planning Commission as well.

Schmuckal moved and Wilson seconded to receive and file the Medical Marihuana Facilities Licensing Act Fact Sheet.

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

Nays: None

b. Inflation Rate Multiplier for use in the 2017 capped value formula and the "Headlee" Millage Reduction Fraction (MRF) formula

Korn explained that the Inflation Rate Multiplier determines the rate for labor union contracts and would be 1% for this year. Korn said that Garfield Township would not be affected by the "Headlee" Millage Reduction Fraction formula..

Agostinelli moved and Schmuckal seconded to receive and file the Inflation Rate Multiplier for use in the 2017 capped value formula and the "Headlee" Millage Reduction Fraction (MRF) formula.

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

Nays: None

5. Correspondence (6:08)

a. GT Metro Minutes

b. Approved Minutes from ZBA meeting

6. Reports

a. County Commissioner's Report (6:10)

Alisa Kroupa, County Commissioner said that important personnel budgeting information was deleted and budget hearings are on hold for now. She hopes it was simply a mistake and the budget is being recreated at this time. She also said that there will be no cuts to the Commission on Aging since the county does not fund them. The Easling Pool has an approved partnership with the YMCA. If the County approves funding for the pool, the YMCA will be managing it.

b. Personnel Committee (6:16)

Schmuckal moved and Blood Law seconded to increase salaries of two employees as previously discussed as of November 1, 2016.

*Yeas: Schmuckal, Blood Law, Wilson, Agostinelli, McManus, Korn
Nays: None*

c. Treasurer's Report (6:18)

Blood Law said that the Boardman River building demolition and the Buffalo Ridge activity was paid out. She also transferred \$1 million to a new CD.

d. Clerk's Report (6:20)

McManus said that the public accuracy test was held last night and was successful. She has sent out over 3,000 absentee ballots and has received 1,800 ballots back already.

f. Supervisor's Report (6:27)

Korn reported that he attended the Northwest Michigan Housing Summit and feels that Garfield Township is doing a good job with its affordable housing options. The township will go into mediation with the city regarding the sewer membrane cost and responsibility.

g. Metro fire Report (6:23)

Metro Chief Pat Parker introduced new Assistant Fire Chief Steve Apostal from Canton, Michigan. Apostal said he looks forward to working here at Metro and addressing issues as they arise.

7. Unfinished Business (6:26)**a. Change Order #1 for the Buffalo Ridge Trail**

Deputy Planner Brian VanDenBrand said that engineers found soil in poor condition and more excavating was needed than expected for the trail. AJ's Excavating did not communicate with Wade Trim regarding the extra costs before performing the work. AJ's Excavating agreed to waive half of the extra costs, but the cost remains \$24,241.19. Board members discussed the contract and the soil removal.

Wilson moved to pay the revised invoice from AJ's Excavating at \$24, 241.19 for Change Order #1 as submitted. Blood Law seconded the motion.

*Yeas: Wilson, Blood Law, Agostinelli, McManus, Schmuckal, Korn
Nays: None*

8. New Business**a. Consideration of awarding of Snow Removal Services (6:40)**

Schmuckal moved and Wilson seconded to accept all four bid recommendations for plowing: SVEC for the Town Hall Parking Lot; Alpers for the Silver Lake

Recreation Area parking lot; and R&R for the Silver Lake Recreation Area Path and sidewalks and the Barnes Trail.

*Yeas: Schmuckal, Wilson, Agostinelli, Blood Law, McManus, Korn
Nays: None*

9. Public Comment: (6:45)

Alisa Kroupa commented that the Native American Tree was blessed today and urges people to go and see the tree. She also announced that the Grand Traverse Health Department was recognised for being the top health department in the state this year and Michael Leaghy is the recipient of the Emergency Preparedness Coordinator of the year.

10. Other Business (6:48)

A budget meeting is scheduled for November 15th at 4:15 pm.

11. Adjournment (6:49)

Korn moved to adjourn the meeting at 6:49pm.

Chuck Korn, Supervisor
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

Lanie McManus, Clerk
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
10/20/2016	GEN	35401	0064	CITY OF TRAVERSE CITY	170975-98310	6.52
10/20/2016	GEN	35402	0082	GRAND TRAVERSE COUNTY	2016 AWARDS BANQUET	60.00
10/20/2016	GEN	35403	0050	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES	23.74
10/20/2016	GEN	35404	0181	OLSON, BZDOK, & HOWARD	5816-14M	1,621.10
10/20/2016	GEN	35405	0054	SONDEE, RACINE, & DOREN	89--00	112.00
10/20/2016	GEN	35406	0919	NORTWOODS PRINTERS	INK	102.97
10/20/2016	GEN	35407	0082	GRAND TRAVERSE COUNTY	AWARDS BANQUET	30.00
10/27/2016	GEN	35408	0387	ABI MECHANICAL	BOILER INSPECTIONS	778.00
10/27/2016	GEN	35409	0053	AFLAC	AFLAC	453.14
10/27/2016	GEN	35410	0930	BRENDA BURROWS	OFFICE HELP ELECTIONS	338.00
10/27/2016	GEN	35411	0375	FIFTH THIRD BANK	5473785478000162	497.04
10/27/2016	GEN	35412	0375	FIFTH THIRD BANK	5473785477000478	542.70
10/27/2016	GEN	35413	0001	GARFIELD CHARTER TOWNSHIP	HSA	155.00
10/27/2016	GEN	35414	0568	NORTHERN OFFICE EQUIP	SVC CONTRACT	1,154.40
10/27/2016	GEN	35415	0926	PLIC - SBD GRAND ISLAND	INSURANCE	14,135.21
10/27/2016	GEN	35416	0145	PRIORITY HEALTH	HEALTH INSURANCE	162.17
10/27/2016	GEN	35417	0915	SUPERLEET	GAS	30.99
10/27/2016	GEN	35418	0919	NORTHWOODS PRINTERS	INK	925.30
10/27/2016	GEN	35419	0391	THE GUARDIAN	INSURANCE	85.00
10/27/2016	GEN	35420	0202	UNITED WAY	UNITED WAY	85.00
10/27/2016	GEN	35421	0006	VRIAC	DEFERRED COMP	266.98
11/03/2016	GEN	35422	0148	AMERICAN WASTE	WASTE REMOVAL	79.00
11/03/2016	GEN	35423	0148	AMERICAN WASTE	WASTE REMOVAL	79.00
11/03/2016	GEN	35424	0201	AMY DEHAAN	MILEAGE	332.67
11/03/2016	GEN	35425	0128	B S & A SOFTWARE	ANNUAL SERVICE/SUPPORT	6,607.00
11/03/2016	GEN	35426	0065	CHEERYLAND ELECTRIC COOP.	ELECTRIC	2,331.90
11/03/2016	GEN	35427	0065	CHEERYLAND ELECTRIC COOP.	ELECTRIC	147.23
11/03/2016	GEN	35428	0064	CITY OF TRAVERSE CITY	170975-94720	661.90
11/03/2016	GEN	35429	0048	CONSUMERS ENERGY	5473785400027192	145.12
11/03/2016	GEN	35430	0102	DTE ENERGY	459156800011	397.55
11/03/2016	GEN	35431	0102	DTE ENERGY	459156800052	51.10
11/03/2016	GEN	35432	0375	FIFTH THIRD BANK	5473785400027192	272.66
11/03/2016	GEN	35433	0569	GBS INC	SUPPLIES	152.09
11/03/2016	GEN	35434	0190	GILL-ROY'S HARDWARE	SUPPLIES	12.20
11/03/2016	GEN	35435	0158	IDS.COM	PRE PAID POSTAGE TAX BILLS	2,881.00
11/03/2016	GEN	35436	0050	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES	58.94
11/03/2016	GEN	35437	0019	JEANE BLOOD LAW	MILEAGE	106.38
11/03/2016	GEN	35438	0181	OLSON, BZDOK, & HOWARD	LEGAL SVCS	1,613.10
11/03/2016	GEN	35439	0036	SMITH HAUGHY RICE & ROEGGE	#113654 CULVER MEADOWS	618.00
11/03/2016	GEN	35440	0395	SPECTRUM BUSINESS	INTERNET	75.00
11/03/2016	GEN	35441	0209	STATE OF MICHIGAN (P)	SITW	2,492.21
11/03/2016	GEN	35442	0932	SURFACES, INC.	BUILDING REPAIR	17,950.00
11/03/2016	GEN	35443	0067	TRAVERSE CITY RECORD EAGLE	ADVERTISING	408.00
11/08/2016	GEN	35444	0890	JIMMY JOHN'S	ELECTION WORKER MEALS	409.50

GEN TOTALS:
 Total of 44 Checks:
 Less 1 Void Checks:
 Total of 43 Disbursements:

61,721.43
 1,621.10
 60,100.33

3. b.



Engineering
Surveying
Testing &
Operations

123 West Front Street
Traverse City, Michigan 49684
231 946 5874
231 946 3703

3. b.

October 31, 2016

**SUMMARY OF OCTOBER BILLINGS FOR
APPROVAL FROM GARFIELD TOWNSHIP**

I. Developer's Escrow Fund

1. Engineering services for plan review and construction services. The Ridges at 45 (Formally know as Maple Ridge Apartments)	
Project# 15237 Invoice No. 1523705	1,070.00
2. Engineering services for plan review and construction services. Hammond Industrial (Commerce) Sewer & Water Extension	
Project# 16083 Invoice No. 1608303	995.00
3. Engineering services for plan review, Part 41 permit assistance and construction services. North Bay Produce Campus Development - Sewer Extension	
Project# 16219 Invoice No. 1621903	1,640.00
4. Engineering consulting services for storm water review. King's Court, Escrow# 214.803	
Project# 16029C Invoice No. 160293137	990.00
Total	<u>4,695.00</u>

II. Utility Receiving Fund

1. Engineering, survey and construction consulting services for Crown Temporary Water Booster Station	
Project# 14416 Invoice No. 1441607	260.00
2. Engineering consulting services for utility research for proposed AutoZone on M-37	
Project# 16029C Invoice No. 160293135	615.00
3. Engineering consulting services for utility research for 360 Expansion on 1702 Barlow	
Project# 16029C Invoice No. 160293136	442.50
4. Engineering services for final design, bidding, construction services. NW Service District Water System Improvements (Water Storage Tank)	
Project# 16037 Invoice No. 1603701	16,250.00
Total	<u>17,567.50</u>

GRAND TOTAL \$22,262.50

Invoice



Gourdie-Fraser, Inc.
123 West Front Street, PO Box 927
Traverse City, MI 49685-0927
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

October 31, 2016
Project No: 15237
Invoice No: 1523705

Re: The Ridges at 45, (Formally know as Maple Ridge Apartments)

Services Performed: Plan review, construction observation, inspection and project close out for the water and sewer extension.

Project Location: Lafranier Road, Traverse City, Garfield Township, Grand Traverse County, Michigan.

Professional Services from August 28, 2016 to October 29, 2016

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Plan Review	1,500.00	100.00	1,500.00	1,500.00	0.00
Add'l Escrow Easement Assistance	750.00	100.00	750.00	750.00	0.00
Construction Observation/Inspection	2,000.00	100.00	2,000.00	2,000.00	0.00
Add'l Escrow/Const. Obs./Inspection	1,000.00	100.00	1,000.00	0.00	1,000.00
Close Out/Project Turnover	500.00	14.00	70.00	0.00	70.00
Total Fee	5,750.00		5,320.00	4,250.00	1,070.00
		Total Fee			1,070.00
				Total this Invoice	\$1,070.00

Invoice



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October 31, 2016
Project No: 16083
Invoice No: 1608303

Re: Hammond Industrial (Commerce) Sewer & Water Extension

Services Performed: Plan review, construction observation, inspection and project close out for the water and sewer extension.

Project Location: Traverse City, Garfield Township, Grand Traverse County, Michigan.

Professional Services from August 28, 2016 to October 29, 2016

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Plan Review	1,500.00	100.00	1,500.00	1,500.00	0.00
Construction Observation/Inspection	2,500.00	68.15	1,703.75	708.75	995.00
Close Out/Project Turnover	1,000.00	0.00	0.00	0.00	0.00
Total Fee	5,000.00		3,203.75	2,208.75	995.00
Total Fee					995.00
Total this Invoice					\$995.00

Invoice



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October 31, 2016
Project No: 16219
Invoice No: 1621903

Re: North Bay Produce Campus Development - Sewer Extension

Services Performed: Engineering services plans review and Part 41 permit assistance. Construction observation and administration Project turnover to review drawing, reports, close out documents and turnover documentation to township as detailed in letter dated July 1, 2016 to Garfield Township Board of Trustees.

Project Location: Traverse City, Garfield Township, Grand Traverse County, Michigan.

Professional Services from August 28, 2016 to October 29, 2016
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Engineering Review	1,500.00	100.00	1,500.00	1,050.00	450.00
Construction Observation/Inspection	3,500.00	34.00	1,190.00	0.00	1,190.00
Construction Administration	750.00	0.00	0.00	0.00	0.00
Close Out Services	500.00	0.00	0.00	0.00	0.00
Total Fee	6,250.00		2,690.00	1,050.00	1,640.00
Total Fee					1,640.00
Total this Invoice					\$1,640.00

Invoice



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TRAVERSE CITY, MI 49684

October 31, 2016
Project No: 16029C
Invoice No: 160293137

Re: Developers Escrow #214,803 - King's Court

Services Performed: General engineering consulting services for storm water review.

Professional Services from October 1, 2016 to October 29, 2016

Professional Personnel

	Hours	Amount
Design Engineer	11.00	
Totals	11.00	
Total Labor		990.00
Total this Invoice		\$990.00

Invoice



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3848 VETERANS DR
TRAVERSE CITY, MI 49684

October 31, 2016
Project No: 14416
Invoice No: 1441607

Re: Crown Temporary Water Booster Station

Services Performed: Engineering, survey and construction services for design, topographic survey, bidding, construction administration & observation and close out services of a new temporary water booster station to service the existing Crown development.

Project Location: Garfield Township, Grand Traverse County, Michigan.

Professional Services from August 28, 2016 to October 29, 2016
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing	
Preliminary Design	5,500.00	100.00	5,500.00	5,500.00	0.00	
Final Design	9,000.00	100.00	9,000.00	9,000.00	0.00	
Bidding	2,000.00	100.00	2,000.00	2,000.00	0.00	
Construction Administration	2,500.00	100.00	2,500.00	2,500.00	0.00	
Construction Observation	5,500.00	100.00	5,500.00	5,280.00	220.00	
Close Out	1,000.00	100.00	1,000.00	960.00	40.00	
Total Fee	25,500.00		25,500.00	25,240.00	260.00	
Total Fee						260.00
Total this Invoice						\$260.00

Invoice



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TRAVERSE CITY, MI 49684

October 31, 2016
Project No: 16029C
Invoice No: 160293135

Re: General Utilities - AutoZone

Services Performed: General engineering consulting services for utility research for proposed AutoZone on M-37.

Professional Services from October 1, 2016 to October 29, 2016

Professional Personnel

	Hours	Amount
Sr. Project Manager	4.00	
Design Engineer	1.50	
Totals	5.50	
Total Labor		615.00
Total this Invoice		\$615.00

Invoice



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October 31, 2016
Project No: 16029C
Invoice No: 160293136

Re: General Utilities - Image 360 Expansion

Services Performed: General engineering consulting services for utility research for Image 360 expansion on 1702 Barlow.

Professional Services from October 1, 2016 to October 29, 2016

Professional Personnel

	Hours	Amount
Sr. Project Manager	2.00	
Design Engineer	2.25	
Totals	4.25	
Total Labor		442.50
Total this Invoice		\$442.50

Invoice



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 3848 VETERANS DR
 TRAVERSE CITY, MI 49684

October 31, 2016
 Project No: 16037
 Invoice No: 1603701

Re NW Service District Water System Improvements

Services Performed: Engineering and construction services for final design, bidding, construction staking, observation and administration, close out and record drawings for watermain extension.

Project Location: Harris Road and Cedar Run Road, Garfield Township, Grand Traverse County, Michigan.

Professional Services from February 1, 2016 to October 29, 2016
 Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
WATER STORAGE TANK	0.00	0.00	0.00	0.00	0.00
Research	15,000.00	75.00	11,250.00	0.00	11,250.00
Engineering Design	25,000.00	0.00	0.00	0.00	0.00
Topographic Survey	5,000.00	100.00	5,000.00	0.00	5,000.00
Bidding	5,000.00	0.00	0.00	0.00	0.00
Construction Staking	5,000.00	0.00	0.00	0.00	0.00
Construction Administration	10,000.00	0.00	0.00	0.00	0.00
Construction Inspection	25,000.00	0.00	0.00	0.00	0.00
Record Drawings/Close Out	3,500.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
WATERMAIN EXTENSIONS	0.00	0.00	0.00	0.00	0.00
Prop. Acquisition/Utility Research	10,000.00	0.00	0.00	0.00	0.00
Final Design/Permitting	50,000.00	0.00	0.00	0.00	0.00
Topographic Survey	15,000.00	0.00	0.00	0.00	0.00
Bidding	6,500.00	0.00	0.00	0.00	0.00
Construction Staking	20,000.00	0.00	0.00	0.00	0.00
Construction Administration	25,000.00	0.00	0.00	0.00	0.00
Construction Inspection	120,000.00	0.00	0.00	0.00	0.00
Record Drawings/Close Out	9,500.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00
INFRASTRUCTURE UPGRADE/BOOSTER STATION	0.00	0.00	0.00	0.00	0.00
Research	25,000.00	0.00	0.00	0.00	0.00
Final Design/Permitting	69,100.00	0.00	0.00	0.00	0.00
Topographic Survey	15,000.00	0.00	0.00	0.00	0.00
Bidding	6,850.00	0.00	0.00	0.00	0.00
Construction Staking	5,000.00	0.00	0.00	0.00	0.00
Construction Administration	30,000.00	0.00	0.00	0.00	0.00
Construction Inspection	20,350.00	0.00	0.00	0.00	0.00
Record Drawings/Close Out	6,500.00	0.00	0.00	0.00	0.00
Total Fee	527,300.00		16,250.00	0.00	16,250.00
		Total Fee			16,250.00
			Total this Invoice		\$16,250.00

MTT Uj
 Prepared for Garri, Board

Docket #	Parcel No(s)	Owner	Property Address	Year(s) in Contention	Assessor's Values		Petitioner's Values		Value Differences		Status Notes
					Assessed	Taxable	Assessed	Taxable	Assessed	Taxable	
1 16-003456	008-022-20	Brookside Commons LP	4135 Sprucewood Dr	2016	\$ 3,068,500	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ (1,268,500)	\$ (1,268,500)	8/12/16 Rec'd Order of Dismissal
2 15-001617	008-027-00	Baruch SLS Inc	4841 N Long Lake Rd.	2015	\$ 359,400	\$ -	\$ -	\$ -	\$ (359,400)	\$ (359,400)	
	008-027-10	Baruch SLS Inc	4825 N Long Lake Rd	2015	\$ 141,900	\$ -	\$ -	\$ -	\$ (141,900)	\$ (141,900)	
	008-028-00	Baruch SLS Inc	4885 N Long Lake Rd	2015	\$ 419,400	\$ -	\$ -	\$ -	\$ (419,400)	\$ (419,400)	12/9/15 Rec'd order to place case in abeyance until Supreme Court decides on the Saginaw Co case.
	900-363-98	Cherry Hill Haven	4885 N Long Lake Rd	2015	\$ 5,500	\$ -	\$ -	\$ -	\$ (5,500)	\$ (5,500)	
	008-027-00	Baruch SLS Inc	4841 N Long Lake Rd.	2016	\$ 926,200	\$ -	\$ -	\$ -	\$ (926,200)	\$ (926,200)	
	008-027-10	Baruch SLS Inc	4825 N Long Lake Rd	2016	\$ 334,300	\$ -	\$ -	\$ -	\$ (334,300)	\$ (334,300)	
	008-028-00	Baruch SLS Inc	4885 N Long Lake Rd	2016	\$ 136,000	\$ -	\$ -	\$ -	\$ (136,000)	\$ (136,000)	
	900-363-98	Cherry Hill Haven	4885 N Long Lake Rd	2016	\$ 414,000	\$ -	\$ -	\$ -	\$ (414,000)	\$ (414,000)	
					\$ 6,600	\$ -	\$ -	\$ -	\$ (6,600)	\$ (6,600)	9/26/16 Added 2016
					\$ 890,900	\$ -	\$ -	\$ -	\$ (890,900)	\$ (890,900)	
3 15-002433	013-001-00	CMS Corp dba Lucky Jack's	1705 S Garfield Ave	2015	\$ 1,253,200	\$ 1,214,655	\$ 750,000	\$ 750,000	\$ (503,200)	\$ (464,655)	3/23/16 Judgment received
					Valuation due: May, 2016		Prehearing General Call: July 18-29, 2016		\$ (403,200)	\$ (364,655)	
4 16-003616	015-025-22	WODA Boardman Lake Ltd Div	2960 Foiger Ln	2016	\$ 708,300	\$ 666,499	\$ 435,000	\$ 435,000	\$ (273,300)	\$ (231,499)	
	015-025-30	Boardman Lake Dr	Boardman Lake Dr	2016	\$ 1,739,700	\$ 1,719,441	\$ 1,065,000	\$ 1,065,000	\$ (674,700)	\$ (654,441)	11/8/16 Left message for atty asking why I've received no response to requests for withdrawal.
					\$ 2,448,000	\$ 2,385,940	\$ 1,500,000	\$ 1,500,000	\$ (948,000)	\$ (885,940)	
5 15-002439	016-054-10	Northfield Restaurant Corp	3050 N US 31 South	2015	\$ 278,700	\$ 206,698	\$ 150,000	\$ 150,000	\$ (128,700)	\$ (56,698)	3/18/16 Rec'd dismissal
					AKA Pizza Hut Valuation due: April 2, 2016		Prehearing General Call: June 1-15, 2016		\$ -	\$ -	
6 14-008072	016-054-10	Northfield Restaurant Corp	3050 N US 31 South	2014	SETTLED:	\$ 203,443	\$ 191,800	\$ 191,800	\$ -	\$ (11,643)	6/17/16 Judgment rec'd
					SETTLED:	\$ 200,240	\$ 188,780	\$ 188,780	\$ -	\$ (11,460)	
					SETTLED:	\$ 195,547	\$ 184,356	\$ 184,356	\$ -	\$ (11,191)	
					SETTLED:	\$ 190,406	\$ 179,510	\$ 179,510	\$ -	\$ (10,896)	
					SETTLED:	\$ 187,224	\$ 176,510	\$ 176,510	\$ -	\$ (10,714)	
					SETTLED:	\$ 187,788	\$ 177,050	\$ 177,050	\$ -	\$ (10,738)	
					SETTLED:	\$ 179,874	\$ 169,590	\$ 169,590	\$ -	\$ (10,284)	
					SETTLED:	\$ 175,830	\$ 165,780	\$ 165,780	\$ -	\$ (10,050)	
7 15-003858	021-009-00	Wellington Real Estate, Inc	2800 N US 31 South	2015	\$ 903,500	\$ 775,533	\$ 450,000	\$ 450,000	\$ (453,500)	\$ (325,533)	11/8/16 Left message to get status update
					Olive Garden	Pre-hearing General Call May 16-31, 2017			\$ (312,400)	\$ (312,400)	11/8/16 Left message to get status update
8 16-003585	021-009-00	Darden #0021670	2800 N US 31 South	2016	\$ 762,400	\$ 762,400	\$ 450,000	\$ 450,000	\$ -	\$ -	
9 016-002436	021-015-00 & Grand Traverse Mall LLC		3200 W South Airport Rd	2016	\$ 21,593,800	\$ 21,483,557	\$ 12,462,460	\$ 12,462,460	\$ (9,131,340)	\$ (9,021,097)	9/26/16 Rec'd Dept of Treasury Motion to Intervene
	021-015-70				\$ 89,500	\$ 64,709	\$ 37,540	\$ 37,540	\$ (51,960)	\$ (27,169)	
					\$ 21,683,300	\$ 21,548,266	\$ 12,500,000	\$ 12,500,000	\$ (9,183,300)	\$ (9,048,266)	8/29/16 Emailed atty to get copy of valuation disclosure from merger with Brookside affiliate
10 16-002684	021-015-10	Airport 31 LLC	3450 W South Airport Rd	2016	\$ 1,816,200	\$ 1,811,919	\$ 1,350,000	\$ 1,350,000	\$ (466,200)	\$ (461,919)	11/8/16 Left message for atty re: their review of my evaluation from 10/6/16.
					MC Sports, et al		\$ 1,379,800	\$ 1,379,800	\$ -	\$ -	
11 16-002332	021-015-30	JC Penney Corp	3300 W South Airport Rd	2016	\$ 1,289,200	\$ 1,282,034	\$ 995,000	\$ 995,000	\$ (294,200)	\$ (287,034)	10/11/16 Rec'd Consent Judgment
						Prehearing General Call April 17-28, 2017			\$ (189,200)	\$ (182,034)	
					SETTLED:	\$ 567,700	\$ 350,000	\$ 350,000	\$ -	\$ -	
12 15-004009	021-028-00	Red Lobster Restaurants LLC	2691 N US 31 South	2015	\$ 567,700	\$ 567,700	\$ 350,000	\$ 350,000	\$ (217,700)	\$ (217,700)	11/8/16 Left message to get status update
						Judge: David Marmon			\$ (233,800)	\$ (219,403)	9/28/16 Sent a reminder email to atty re: settling cases ** costs
13 16-003409	021-028-00	ARCP RL Portfolio V LLC	2691 N US 31 South	2016	\$ 583,800	\$ 569,403	\$ 350,000	\$ 350,000	\$ (233,800)	\$ (219,403)	11/8/16 Left message to get status update
						Judge: Peter Kopke			\$ (400,000)	\$ (399,000)	
14 16-002886	021-034-00	19 Props LLC	2577 N US 31 South	2016	\$ 1,724,600	\$ 1,546,976	\$ 1,000,000	\$ 1,000,000	\$ (724,600)	\$ (546,976)	10/24/16 Signed & returned stip (\$60/sf of bid)
					Best Buy	AGREED:	\$ 1,379,800	\$ 1,379,800	\$ -	\$ -	
15 16-003352	021-043-00	Fifth Third Bank	3535 W South Airport Rd	2016	\$ 1,320,600	\$ 661,653	\$ 300,000	\$ 300,000	\$ (1,020,600)	\$ (361,653)	11/8/16 Left message for atty
16 16-002295	022-009-30 & Emerald Creek Partners LLC		2516 Crossing Cir	2016	\$ 2,519,200	\$ 2,445,715	\$ 1,500,000	\$ 1,500,000	\$ (1,019,200)	\$ (945,715)	11/8/16 Left message for atty re: their review of my evaluation from 10/6/16.
					\$ 165,100	\$ 121,266	\$ 100,000	\$ 100,000	\$ (65,100)	\$ (21,266)	
					\$ 2,684,300	\$ 2,566,981	\$ 1,600,000	\$ 1,600,000	\$ (1,084,300)	\$ (966,981)	
					SETTLED:	\$ 190,406	\$ 179,510	\$ 179,510	\$ -	\$ -	
					SETTLED:	\$ 175,830	\$ 165,780	\$ 165,780	\$ -	\$ -	
					SETTLED:	\$ 179,874	\$ 177,050	\$ 177,050	\$ -	\$ -	
					SETTLED:	\$ 187,788	\$ 176,510	\$ 176,510	\$ -	\$ -	
					SETTLED:	\$ 190,406	\$ 179,510	\$ 179,510	\$ -	\$ -	
					SETTLED:	\$ 187,224	\$ 176,510	\$ 176,510	\$ -	\$ -	
					SETTLED:	\$ 187,788	\$ 177,050	\$ 177,050	\$ -	\$ -	
					SETTLED:	\$ 179,874	\$ 169,590	\$ 169,590	\$ -	\$ -	
					SETTLED:	\$ 175,830	\$ 165,780	\$ 165,780	\$ -	\$ -	
					SETTLED:	\$ 175,533	\$ 150,000	\$ 150,000	\$ -	\$ -	
					Pre-hearing General Call May 16-31, 2017		\$ 206,698	\$ 206,698	\$ -	\$ -	
					SETTLED:	\$ 203,443	\$ 191,800	\$ 191,800	\$ -	\$ -	
					SETTLED:	\$ 200,240	\$ 188,780	\$ 188,780	\$ -	\$ -	
					SETTLED:	\$ 195,547	\$ 184,356	\$ 184,356	\$ -	\$ -	
					SETTLED:	\$ 190,406	\$ 179,510	\$ 179,510	\$ -	\$ -	
					SETTLED:	\$ 187,224	\$ 176,510	\$ 176,510	\$ -	\$ -	
					SETTLED:	\$ 187,788	\$ 177,050	\$ 177,050	\$ -	\$ -	
					SETTLED:	\$ 179,874	\$ 169,590	\$ 169,590	\$ -	\$ -	
					SETTLED:	\$ 175,830	\$ 165,780	\$ 165,780	\$ -	\$ -	
					SETTLED:	\$ 175,533	\$ 150,000	\$ 150,000	\$ -	\$ -	
					Pre-hearing General Call May 16-31, 2017		\$ 206,698	\$ 206,698	\$ -	\$ -	
					SETTLED:	\$ 203,443	\$ 191,800	\$ 191,800	\$ -	\$ -	
					SETTLED:	\$ 200,240	\$ 188,780	\$ 188,780	\$ -	\$ -	
					SETTLED:	\$ 195,547	\$ 184,356	\$ 184,356	\$ -	\$ -	
					SETTLED:	\$ 190,406	\$ 179,510	\$ 179,510	\$ -	\$ -	
					SETTLED:	\$ 187,224	\$ 176,510	\$ 176,510	\$ -	\$ -	
					SETTLED:	\$ 187,788	\$ 177,050	\$ 177,050	\$ -	\$ -	
					SETTLED:	\$ 179,874	\$ 169,590	\$ 169,590	\$ -	\$ -	
					SETTLED:	\$ 175,830	\$ 165,780	\$ 165,780	\$ -	\$ -	
					SETTLED:	\$ 175,533	\$ 150,000	\$ 150,000	\$ -	\$ -	
					Pre-hearing General Call May 16-31, 2017		\$ 206,698	\$ 206,698	\$ -	\$ -	
					SETTLED:	\$ 203,443	\$ 191,800	\$ 191,800	\$ -	\$ -	
					SETTLED:	\$ 200,240	\$ 188,780	\$ 188,780	\$ -	\$ -	
					SETTLED:	\$ 195,547	\$ 184,356	\$ 184,356	\$ -	\$ -	
					SETTLED:	\$ 190,406	\$ 179,510	\$ 179,510	\$ -	\$ -	
					SETTLED:	\$ 187,224	\$ 176,510	\$ 176,510	\$ -	\$ -	
					SETTLED:	\$ 187,788	\$ 177,050	\$ 177,050	\$ -	\$ -	
					SETTLED:	\$ 179,874	\$ 169,590	\$ 169,590	\$ -	\$ -	
					SETTLED:	\$ 175,830	\$ 165,780	\$ 165,780	\$ -	\$ -	
					SETTLED:	\$ 175,533	\$ 150,000	\$ 150,000	\$ -	\$ -	
					Pre-hearing General Call May 16-31, 2017		\$ 206,698	\$ 206,698	\$ -	\$ -	
					SETTLED:	\$ 203,443	\$ 191,800	\$ 191,800	\$ -	\$ -	
					SETTLED:	\$ 200,240	\$ 188,780	\$ 188,780	\$ -	\$ -	
					SETTLED:	\$ 195,547	\$ 184,356	\$ 184,356	\$ -	\$ -	
					SETTLED:	\$ 190,406	\$ 179,510	\$ 179,510	\$ -	\$ -	
					SETTLED:	\$ 187,224	\$ 176,510	\$ 176,510	\$ -	\$ -	
					SETTLED:	\$ 187,788	\$ 177,050	\$ 177,050	\$ -	\$ -	
					SETTLED:	\$ 179,874	\$ 169,590	\$ 169,590	\$ -	\$ -	
					SETTLED:	\$ 175,830	\$ 165,780	\$ 165,780	\$ -	\$ -	
					SETTLED:	\$ 175,533	\$ 150,000	\$ 150,000	\$ -	\$ -	
					Pre-hearing General Call May 16-31, 2017		\$ 206,698	\$ 206,698	\$ -	\$ -	
					SETTLED:	\$ 203,443	\$ 191,800	\$ 191,800	\$ -	\$ -	
					SETTLED:	\$ 200,240	\$ 188,780	\$ 188,780	\$ -	\$ -	
					SETTLED:						

MTT U
Prepared for Garfield Township Board

By: Amy L De

O(4) - Assessor
November 8, 2016

2012	TOTALS:	\$ 195,547	\$ 184,356	\$ (11,191)
2013	TOTALS:	\$ 200,240	\$ 188,780	\$ (11,460)
2014	TOTALS:	\$ 203,443	\$ 191,800	\$ (11,643)
2015	TOTALS:	\$ 3,929,300	\$ 1,700,000	\$ (2,229,300)
2016	TOTALS:	\$ 38,271,800	\$ 21,845,000	\$ (16,426,800)
		\$ 37,094,972	\$ 21,845,000	\$ (15,249,972)
		SETTLED VALUES:		
		2007	\$ (10,050)	\$ (10,050)
		2008	\$ (10,284)	\$ (10,284)
		2009	\$ (10,738)	\$ (10,738)
		2010	\$ (10,714)	\$ (10,714)
		2011	\$ (10,896)	\$ (10,896)
		2012	\$ (11,191)	\$ (11,191)
		2013	\$ (11,460)	\$ (11,460)
		2014	\$ (11,643)	\$ (11,643)
		2015	\$ (364,655)	\$ (364,655)
		2016	\$ (189,200)	\$ (182,034)
		2007	\$ (33,52)	\$ (33,52)
		2008	\$ (27,50)	\$ (27,50)
		2009	\$ (28,72)	\$ (28,72)
		2010	\$ (28,65)	\$ (28,65)
		2011	\$ (25,47)	\$ (25,47)
		2012	\$ (26,16)	\$ (26,16)
		2013	\$ (26,78)	\$ (26,78)
		2014	\$ (27,21)	\$ (27,21)
		2015	\$ (3,981.57)	\$ (3,981.57)
		2016	\$ (30,499.94)	\$ (30,499.94)
		2007	\$ (33,52)	\$ (33,52)
		2008	\$ (27,50)	\$ (27,50)
		2009	\$ (28,72)	\$ (28,72)
		2010	\$ (28,65)	\$ (28,65)
		2011	\$ (25,47)	\$ (25,47)
		2012	\$ (26,16)	\$ (26,16)
		2013	\$ (26,78)	\$ (26,78)
		2014	\$ (27,21)	\$ (27,21)
		2015	\$ (729.31)	\$ (729.31)
		2016	\$ (364.07)	\$ (364.07)
		Garfield Potential Tax Loss		
		ACTUAL TWP TAX LOSS		

** 7/20/16 Spoke with attorney today regarding these appeals. I had provided supporting data for my values back in March, but had not heard back from him. He has shared my data with his clients, and has told them that it appears to be valid. The clients are contemplating whether it will be worthwhile to have an appraisal done, and go through the trial process. He indicated he would press them for an answer and get back with me next week.



Engineering
Surveying
Testing &
Operations

3. d.
123 West Fro
Traverse City, Michig
231.946.3703
231.946.3703

October 28, 2016

Charter Township of Garfield
Attn: Chuck Korn, Township Supervisor
3848 Veterans Drive
Traverse City, MI 49684

Re: The Ridges at 45
GFA #15237

Dear Chuck:

The project for The Ridges at 45 has been completed. Enclosed please find the following items submitted by the contractor in compliance with the contract documents.

- 1) One-Year Maintenance Bond
- 2) Letter of Guarantee
- 3) Affidavit of Completion/Consent of Surety
- 4) Recorded Grant of Easement

GFA has provided construction observation for this project and hereby verifies that to the best of our knowledge, the contractor has installed the facilities according to the plans and specifications. Based on this information, we recommend that the Township accept the facilities.

The Record Drawings and required reports have been distributed to the DPW.

If you have any questions regarding this matter, please do not hesitate to contact our office.

Sincerely,
GFA



Jennifer A. Hodges, P.E.
Project Manager

Enclosures

cc: John Divozzo, DPW Director

LETTER OF GUARANTEE

DATE: 10.11.2016

RIDGE 45
PROJECT NO.

OWNER: Midwest MFD, LLC

403 Oak Street

Spring Lake, MI 49456

PROJECT: Ridge 45

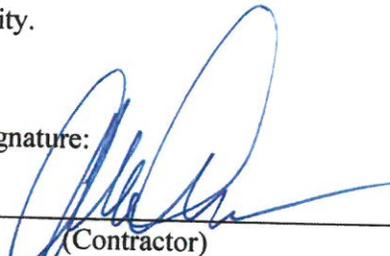
Gentlemen:

As the Contractor for this Project, I hereby guarantee all materials and equipment furnished and all Work performed on this Project including any restoration Work necessary to be repaired or replaced.

With respect to this Project, to our personal knowledge, all payments have been made and there are no Liens on said system

This guarantee will remain in effect for a period of one (1) year from the date of acceptance by the Municipality.

Signature:



(Contractor)

Title: It's President

Greg Oleszczuk

(Please Print or Type)

Company Name:

Westwind Construction

(Please Print or Type)

Address:

403 Oak Street

Spring Lake, MI 49456

LETTER OF GUARANTEE

DATE: 10.11.2016

RIDGE 45
PROJECT NO.

OWNER: Midwest MFD, LLC

403 Oak Street

Spring Lake, MI 49456

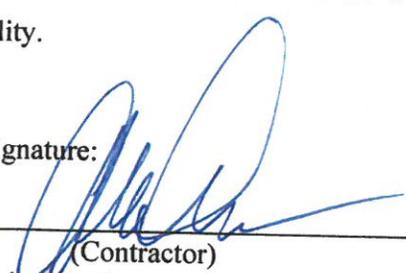
PROJECT: Ridge 45

Gentlemen:

As the Contractor for this Project, I hereby guarantee all materials and equipment furnished and all Work performed on this Project including any restoration Work necessary to be repaired or replaced.

With respect to this Project, to our personal knowledge, all payments have been made and there are no Liens on said system

This guarantee will remain in effect for a period of one (1) year from the date of acceptance by the Municipality.

Signature: 

(Contractor)

Title: It's President

Greg Oleszczuk
(Please Print or Type)

Company Name:
Westwind Construction
(Please Print or Type)

Address:
403 Oak Street
Spring Lake, MI 49456

**LETTER OF GUARANTEE
AFFIDAVIT OF COMPLETION/CONSENT OF SURETY**

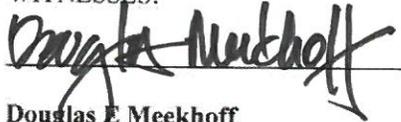
Westwind Construction
Name of Contractor

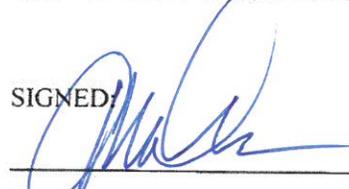
403 Oak Street, Spring Lake, MI 49456
Address of Contractor

Being duly sworn, deposes and says that they entered into a Contract with **Molon Excavation** on **4/29/2016**, for the Water / Sanitary Sewer Installation for Phase I at the **Ridge 45** Project.

Contractor further says that the said Contract has been completed and all indebtedness incurred by him to Subcontractors, Suppliers, and laborers in their employ has been paid in full. Contractor further says that there are no outstanding or pending Claims, Liens or actions in Law involving this Contract. Contractor further says this affidavit is furnished as an inducement to the Owner to make final payment on said Contract.

WITNESSES:


Douglas E Meekhoff
Print

SIGNED: 
Greg M Oleszczuk
Print

Subscribed and sworn to before me this 11th day of October, 2016.

Mary Jane Kleinjans
Print Name

Mary Jane Kleinjans
Notary Public Sign

SEAL

My commission expires: 2/13/22

CONSENT OF SURETY

We, as Surety on the above-described Contract, hereby give our consent to the payment to the Contractor as indicated.

NAME OF SURETY COMPANY: **AMCO Insurance Company**

PERFORMANCE AND PAYMENT BOND NO.: **744565**

Date: October 11, 2016

Signed: Lisa R Blasko

Print: Lisa R Blasko

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation
Farmland Mutual Insurance Company, an Iowa corporation
Nationwide Agribusiness Insurance Company, an Iowa corporation

AMCO Insurance Company, an Iowa corporation
Allied Property and Casualty Insurance Company, an Iowa corporation
Depositors Insurance Company, an Iowa corporation

hereinafter referred to severally as the "Company" and collectively as the "Companies," each does hereby make, constitute and appoint:

STEVEN W MCGREGOR
LISA R. BLASKO

RACHEL L. WEESNER
HEATHER SMITH

JANET I. NICHOLLS-DOUGLAS

TRAVERSE CITY MI

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of

TWO MILLION AND NO/100 DOLLARS

\$ 2,000,000.00

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the
13th day of February, 2014.

Terrance Williams, President and Chief Operating Officer of Nationwide Agribusiness Insurance Company and Farmland Mutual Insurance Company; and **Vice President** of Nationwide Mutual Insurance Company, AMCO Insurance Company, Allied Property and Casualty Insurance Company, and Depositors Insurance Company



ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF POLK: ss

On this 13th day of February, 2014, before me came the above-named officer for the Companies aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Companies aforesaid, that the seals affixed hereto are the corporate seals of said Companies, and the said corporate seals and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Companies.

Sandy Alitz
Notarial Seal - Iowa
Commission Number 152785
My Commission Expires March, 24, 2017

Notary Public
My Commission Expires
March 24, 2017

CERTIFICATE

I, Robert W Horner III, Secretary of the Companies, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Terrance Williams was on the date of the execution of the foregoing power of attorney the duly elected officer of the Companies, and the corporate seals and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Secretary, and affixed the corporate seals of said Companies this 11th day of October, 2016.

Secretary

This Power of Attorney Expires 05/23/17

**LETTER OF GUARANTEE
AFFIDAVIT OF COMPLETION/CONSENT OF SURETY**

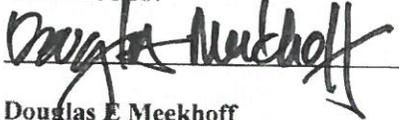
Westwind Construction
Name of Contractor

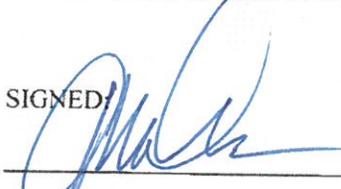
403 Oak Street, Spring Lake, MI 49456
Address of Contractor

Being duly sworn, deposes and says that they entered into a Contract with **Molon Excavation** on **4/29/2016**, for the Water / Sanitary Sewer Installation for Phase I at the **Ridge 45** Project.

Contractor further says that the said Contract has been completed and all indebtedness incurred by him to Subcontractors, Suppliers, and laborers in their employ has been paid in full. Contractor further says that there are no outstanding or pending Claims, Liens or actions in Law involving this Contract. Contractor further says this affidavit is furnished as an inducement to the Owner to make final payment on said Contract.

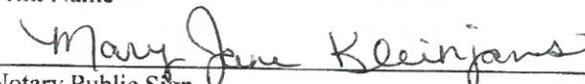
WITNESSES:


Douglas E Meekhoff
Print

SIGNED: 
Greg M Oleszczuk
Print

Subscribed and sworn to before me this 11th day of October, 2016.

Mary Jane Kleinjans
Print Name


Notary Public Sign

SEAL

My commission expires: 2/13/22

CONSENT OF SURETY

We, as Surety on the above-described Contract, hereby give our consent to the payment to the Contractor as indicated.

NAME OF SURETY COMPANY: **AMCO Insurance Company**

PERFORMANCE AND PAYMENT BOND NO.: **744565**

Date: October 11, 2016

Signed: 

Print: Lisa R Blaska

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation
Farmland Mutual Insurance Company, an Iowa corporation
Nationwide Agribusiness Insurance Company, an Iowa corporation

AMCO Insurance Company, an Iowa corporation
Allied Property and Casualty Insurance Company, an Iowa corporation
Depositors Insurance Company, an Iowa corporation

hereinafter referred to severally as the "Company" and collectively as the "Companies," each does hereby make, constitute and appoint:

STEVEN W MCGREGOR
LISA R. BLASKO

RACHEL L. WEESNER
HEATHER SMITH

JANET I. NICHOLLS-DOUGLAS

TRAVERSE CITY MI

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings and other obligatory instruments of similar nature, in penalties not exceeding the sum of

TWO MILLION AND NO/100 DOLLARS

\$ 2,000,000.00

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the
13 February, 2014.

Terrance Williams, President and Chief Operating Officer of Nationwide Agribusiness Insurance Company and Farmland Mutual Insurance Company; and Vice President of Nationwide Mutual Insurance Company, AMCO Insurance Company, Allied Property and Casualty Insurance Company, and Depositors Insurance Company

ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF POLK: ss

On this 13th day of February, 2014, before me came the above-named officer for the Companies aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Companies aforesaid, that the seals affixed hereto are the corporate seals of said Companies, and the said corporate seals and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Companies.

Sandy Alitz
Notarial Seal - Iowa
Commission Number 152785
My Commission Expires March, 24, 2017

Notary Public
My Commission Expires
March 24, 2017

CERTIFICATE

I, Robert W Horner III, Secretary of the Companies, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Terrance Williams was on the date of the execution of the foregoing power of attorney the duly elected officer of the Companies, and the corporate seals and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Secretary, and affixed the corporate seals of said Companies this 11th day of October, 2016.

Secretary

This Power of Attorney Expires 05/23/17



8 2 1 3 6 5 2
Tx:4113544

2016R-17556
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORDED 10:35:00 AM
10/14/2016 PAGE 1 OF 5
PEGGY HAINES REGISTER OF DEEDS

5

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS: that **Midwest MFD, LLC**, (Grantor), whose address is **403 Oak Street, Spring Lake, MI 49456**, and in consideration of One Dollar and 00/100 cents (\$1.00) grants and conveys to **The Charter Township of Garfield**, (Grantee), a Michigan municipal corporation, whose address is **3848 Veterans Drive, Traverse City, MI 49684**, and the successors and assigns of Grantee, a non-exclusive easement for the purposes of laying constructing, maintaining, operating, repairing, substituting, removing, enlarging, inspecting and replacing public and/or private utilities, through, along and across the following described property:

Situated in the Township of, County of Grand Traverse, State of Michigan, to wit:

Easements of varying widths for the installation and maintenance of PUBLIC WATER AND/OR SEWER and appurtenances in part of Section 23, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, said Easement encumbering Tax Parcels #05-023-025-20, #05-023-025-40, #05-023-026-30, and #05-023-026-20 which is more fully described as;

SEE EXHIBIT "A" ATTACHED

The rights, obligations and restrictions under this Grant of Easement shall run with the land of Grantors and shall be binding on the successors and assignees of Grantors.

Dated this 3rd day of October, 2016

Midwest MFD, LLC, Grantor

By: [Signature]

Name: Scott W. Knowlton

Its: Manager

STATE OF MICHIGAN

COUNTY OF Ottawa

Acknowledged before me on the 3rd day of October 2016

by Scott M Knowlton (Grantors)

Notary Public: Mary Jane Kleinjans

Ottawa County, Michigan

My Commission Expires: 2/13/22

RETURN TO
AND PREPARED
BY:
SCOTT KNOWLTON
403 CAD ST.
SPRING LAKE
MI. 49456



ALSO, BEGINNING AT REFERENCE POINT "B"; THENCE N89°58'15"E 27.60 FEET;
THENCE N85°49'38"E 651.90 FEET TO THE POINT OF ENDING.

ALSO, BEGINNING AT REFERENCE POINT "C"; THENCE N90°00'00"W 18.00 FEET TO
THE POINT OF ENDING.

ALSO, BEGINNING AT REFERENCE POINT "D"; THENCE N90°00'00"E 679.14 FEET TO
THE POINT OF ENDING.

ALSO, BEGINNING AT REFERENCE POINT "F"; THENCE N89°56'56"E 1.93 FEET TO
REFERENCE POINT "J"; THENCE CONTINUING N89°56'56"E 44.53 FEET TO THE POINT
OF ENDING.

ALSO, BEGINNING AT REFERENCE POINT "J"; THENCE S45°00'31"E 50.80 FEET TO THE
POINT OF ENDING.

ALSO, BEGINNING AT REFERENCE POINT "G"; THENCE S89°59'29"W 17.00 FEET TO
THE POINT OF ENDING.

ALSO, BEGINNING AT REFERENCE POINT "H"; THENCE S01°18'21"W 21.00 FEET TO
THE POINT OF ENDING.

ALSO, BEGINNING AT REFERENCE POINT "I"; THENCE S01°18'21"W 21.00 FEET TO THE
POINT OF ENDING.

ALSO, A 30' WIDE UTILITY EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF
UTILITIES OVER, UNDER AND ACROSS PART OF THE SOUTHWEST 1/4 OF SECTION
23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE
COUNTY, MICHIGAN, LYING 15.00 FEET EACH SIDE OF AND COINCIDENT WITH A
CENTERLINE DESCRIBED AS: BEGINNING AT REFERENCE POINT "E"; THENCE
N00°00'00"E 168.01 FEET TO REFERENCE POINT "K"; THENCE CONTINUING N00°00'00"E
42.00 FEET TO THE POINT OF ENDING.

ALSO, A 20' WIDE UTILITY EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF
UTILITIES OVER, UNDER AND ACROSS PART OF THE SOUTHWEST 1/4 OF SECTION
23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE
COUNTY, MICHIGAN, LYING 10.00 FEET EACH SIDE OF AND COINCIDENT WITH A
CENTERLINE DESCRIBED AS: BEGINNING AT REFERENCE POINT "K"; THENCE
N90°00'00"E 27.00 FEET TO THE POINT OF ENDING.



2016R-17556
STATE OF MICHIGAN
GRAND TRAVERSE COUNTY
RECORDED 10:35:00 AM
10/14/2016 PAGE 1 OF 5
PEGGY HAINES REGISTER OF DEEDS

5

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS: that **Midwest MFD, LLC**, (Grantor), whose address is **403 Oak Street, Spring Lake, MI 49456**, and in consideration of One Dollar and 00/100 cents (\$1.00) grants and conveys to **The Charter Township of Garfield**, (Grantee), a Michigan municipal corporation, whose address is **3848 Veterans Drive, Traverse City, MI 49684**, and the successors and assigns of Grantee, a non-exclusive easement for the purposes of laying constructing, maintaining, operating, repairing, substituting, removing, enlarging, inspecting and replacing public and/or private utilities, through, along and across the following described property:

Situated in the Township of, County of Grand Traverse, State of Michigan, to wit:

Easements of varying widths for the installation and maintenance of PUBLIC WATER AND/OR SEWER and appurtenances in part of Section 23, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, said Easement encumbering Tax Parcels #05-023-025-20, #05-023-025-40, #05-023-026-30, and #05-023-026-20 which is more fully described as;

SEE EXHIBIT "A" ATTACHED

Subject to other easements or restrictions, if any.

Together with the right of ingress and egress to, from and over said lands, and subject to other easements or restrictions, if any.

The Grantee shall replace and restore the property to the extent practicable whenever any construction or maintenance occurs within the easement area.

Grantee shall not be responsible for replacing any trees or vegetation in the easement area that are disturbed as a result of construction or maintenance. Grantor agrees that no buildings, fences or other structures of any kind will be placed within the boundaries of said easement, and Grantor shall not plant any trees or vegetation in the easement that interfere with Grantees rights under this easement. Grantee shall have the right to remove any buildings trees or vegetation placed within the easement and Grantor shall be responsible for the cost of such removal. Notwithstanding the foregoing, Grantee agrees to use its best efforts to minimize any damage or destruction to existing roads, sidewalks, parking areas, landscaping, or other improvements in connection with any construction and/or maintenance undertaken pursuant to this easement.

This easement and associated rights and restriction are granted in perpetuity.

Grantor and Grantee, as used herein, shall be deemed to be plural, when required to be so, and shall include the heirs, successors and assigns of the parties hereto.

The word "easement", as used herein, shall be deemed to be plural when required to be so.

The rights, obligations and restrictions under this Grant of Easement shall run with the land of Grantors and shall be binding on the successors and assignees of Grantors.

Dated this 3rd day of October, 2016

Midwest MFD, LLC, Grantor

By: [Signature]

Name: Scott M. Knowlton

Its: Manager

RETURN TO
AND PREPARED
BY:
SCOTT FRIENTON
403 OAK ST.
SPRING LAKE
MI. 49456

STATE OF MICHIGAN

COUNTY OF Ottawa

Acknowledged before me on the 3rd day of October 2016

by Scott M Knowlton (Grantors)

Mary Jane Kleinjans
Notary Public: Mary Jane Kleinjans

Ottawa County, Michigan

My Commission Expires: 2/13/22

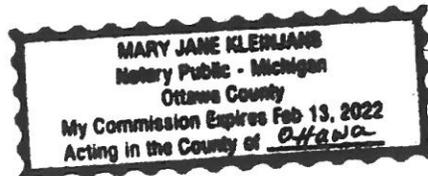


EXHIBIT "A"

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION:

AN EASEMENT FOR ACCESS AND THE INSTALLATION AND MAINTENANCE OF UTILITIES OVER, UNDER AND ACROSS PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 23; THENCE N00°57'31"E 1317.86 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 23; THENCE N88°19'03"W 33.00 FEET ALONG THE SOUTH 1/8 LINE OF SAID SECTION 23 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH 1/8 LINE N88°19'03"W 75.01 FEET; THENCE N00°57'31"E 429.96 FEET; THENCE S88°24'59"E 6.94 FEET; THENCE N00°57'31"E 216.00; THENCE N45°57'45"E 21.30 FEET; THENCE N00°57'31"E 226.49; THENCE N53°17'43"E 20.21 FEET; THENCE N00°57'31"E 417.47 FEET; THENCE S88°24'55"E 37.00 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 23; THENCE S00°57'31"W 1317.80 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LAFRANIER ROAD TO THE POINT OF BEGINNING.

A 20' WIDE UTILITY EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES OVER, UNDER AND ACROSS PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, LYING 10.00 FEET EACH SIDE OF AND COINCIDENT WITH A CENTERLINE DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 23; THENCE N00°57'31"E 1317.86 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 23; THENCE N88°19'03"W 986.36 ALONG THE SOUTH 1/8 LINE OF SAID SECTION 23; THENCE N00°57'55"E 380.84 FEET TO THE POINT OF BEGINNING; THENCE S89°02'25"E 249.96 FEET TO REFERENCE POINT "A"; THENCE N00°57'35"E 11.73 FEET; THENCE N45°00'00"W 33.54 FEET; THENCE N00°00'00"E 202.75 FEET TO REFERENCE POINT "B"; THENCE CONTINUING N00°00'00"E 55.60 FEET TO REFERENCE POINT "C"; THENCE CONTINUING N00°00'00"E 10.00 FEET TO REFERENCE POINT "D"; THENCE CONTINUING N00°00'00"E 222.12 FEET; THENCE N90°00'00"E 5.00 FEET TO REFERENCE POINT "E"; THENCE N89°56'43"E 368.37 FEET; THENCE N89°56'56"E 278.87 FEET TO REFERENCE POINT "F"; THENCE N00°00'31"W 173.29 FEET TO REFERENCE POINT "G"; THENCE CONTINUING N00°00'31"W 115.64 FEET; THENCE N43°52'04"W 84.56 FEET; THENCE N88°41'39"W 89.80 FEET TO REFERENCE POINT "H"; THENCE CONTINUING N88°41'39"W 292.50 FEET TO REFERENCE POINT "I"; THENCE CONTINUING N88°41'39"W 190.35 FEET; THENCE S44°57'24"W 29.84 FEET; THENCE S00°00'00"E 132.42 FEET TO THE POINT OF ENDING.

ALSO, BEGINNING AT REFERENCE POINT "A"; THENCE S00°57'35"W 83.23 FEET TO THE POINT OF ENDING.

ALSO, BEGINNING AT REFERENCE POINT "B"; THENCE S89°58'15"W 222.69 FEET TO THE POINT OF ENDING.

ALSO, BEGINNING AT REFERENCE POINT "B"; THENCE N89°58'15"E 27.60 FEET;
THENCE N85°49'38"E 651.90 FEET TO THE POINT OF ENDING.

ALSO, BEGINNING AT REFERENCE POINT "C"; THENCE N90°00'00"W 18.00 FEET TO
THE POINT OF ENDING.

ALSO, BEGINNING AT REFERENCE PONT "D"; THENCE N90°00'00"E 679.14 FEET TO
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ALSO, BEGINNING AT REFERENCE POINT "F"; THENCE N89°56'56"E 1.93 FEET TO
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COUNTY, MICHIGAN, LYING 15.00 FEET EACH SIDE OF AND COINCIDENT WITH A
CENTERLINE DESCRIBED AS: BEGINNING AT REFERENCE POINT "E"; THENCE
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23, TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE
COUNTY, MICHIGAN, LYING 10.00 FEET EACH SIDE OF AND COINCIDENT WITH A
CENTERLINE DESCRIBED AS: BEGINNING AT REFERENCE POINT "K"; THENCE
N90°00'00"E 27.00 FEET TO THE POINT OF ENDING.

Maintenance Bond

Bond Number BDA 744565

Nationwide Mutual Insurance Company
AMCO Insurance Company
Allied Property & Casualty Insurance Company
1100 Locust St., Dept 2006 Des Moines, IA 50391-2006
(866) 387-0457

KNOW ALL MEN BY THESE PRESENTS, That we, Molon Excavating, Inc. , as Principal, and Nationwide Mutual Insurance Company, a Corporation organized under the laws of the State of IA, with principal offices at Des Moines, Iowa, as Surety, are held and firmly bound unto Township of Garfield (hereinafter called the Obligee), in the penal sum of Three Hundred Forty One Thousand Three Hundred Fifty Six and 00/100 (\$341,356.00) Dollars, for the payment of which, well and truly to be made, we do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal has heretofore entered into a contract with the Obligee above named for Sanitary Sewer and Water System Improvements - As outlined in principal's Subcontract #8848 with Westwind Construction ;and

WHEREAS, said contract provides that the Principal shall furnish a bond which shall remain in force for a period of One year(s) from the date of acceptance of the Project as established by the Engineer or Architect and which shall be conditioned to guarantee against all defects in workmanship and materials which shall become apparent during said period.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the Principal shall indemnify the Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which shall become apparent during the period of One year(s) from the date of the acceptance of the Project as established by the Engineer or Architect, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that in such event of any default in the part of said Principal, written statement of the particular facts showing such default and the date thereof shall be delivered to the Surety by certified mail at its Home Office, 1, Des Moines, Iowa 50391-2006, promptly and in any event within thirty (30) days after the Obligee or his representative shall learn of such default.

Signed, sealed and dated this 10th day of May, 2016.

Molon Excavating, Inc.



Nationwide Mutual Insurance Company

By: 

Lisa R. Blasko, Attorney-in-Fact



Bda 66(10-01)00

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation
Farmland Mutual Insurance Company, an Iowa corporation
Nationwide Agribusiness Insurance Company, an Iowa corporation

AMCO Insurance Company, an Iowa corporation
Allied Property and Casualty Insurance Company, an Iowa corporation
Depositors Insurance Company, an Iowa corporation

hereinafter referred to severally as the "Company" and collectively as the "Companies," each does hereby make, constitute and appoint:

STEVEN W MCGREGOR
LISA R. BLASKO

RACHEL L. WEESNER
HEATHER SMITH

JANET I. NICHOLLS-DOUGLAS

TRAVERSE CITY MI

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of

TWO MILLION AND NO/100 DOLLARS

\$ 2,000,000.00

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the _____
1: _____ of February, 2014.

Terrance Williams, President and Chief Operating Officer of Nationwide Agribusiness Insurance Company and Farmland Mutual Insurance Company; and **Vice President** of Nationwide Mutual Insurance Company, AMCO Insurance Company, Allied Property and Casualty Insurance Company, and Depositors Insurance Company

ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF POLK: ss

On this 13th day of February, 2014, before me came the above-named officer for the Companies aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Companies aforesaid, that the seals affixed hereto are the corporate seals of said Companies, and the said corporate seals and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Companies.

Sandy Alitz
Notarial Seal - Iowa
Commission Number 152785
My Commission Expires March, 24, 2017

Notary Public
My Commission Expires
March 24, 2017

CERTIFICATE

I, Robert W Horner III, Secretary of the Companies, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Terrance Williams was on the date of the execution of the foregoing power of attorney the duly elected officer of the Companies, and the corporate seals and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Secretary, and affixed the corporate seals of said Companies this 10th day of May, 2016.

Secretary

This Power of Attorney Expires 05/23/17

Maintenance Bond

Bond Number BDA 744565

Nationwide Mutual Insurance Company
AMCO Insurance Company
Allied Property & Casualty Insurance Company
1100 Locust St., Dept 2006 Des Moines, IA 50391-2006
(866) 387-0457

KNOW ALL MEN BY THESE PRESENTS, That we, Molon Excavating, Inc. , as Principal, and Nationwide Mutual Insurance Company, a Corporation organized under the laws of the State of IA, with principal offices at Des Moines, Iowa, as Surety, are held and firmly bound unto Township of Garfield (hereinafter called the Obligee), in the penal sum of Three Hundred Forty One Thousand Three Hundred Fifty Six and 00/100 (\$341,356.00) Dollars, for the payment of which, well and truly to be made, we do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal has heretofore entered into a contract with the Obligee above named for Sanitary Sewer and Water System Improvements - As outlined in principal's Subcontract #8848 with Westwind Construction ;and

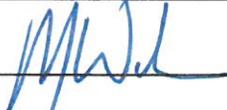
WHEREAS, said contract provides that the Principal shall furnish a bond which shall remain in force for a period of One year(s) from the date of acceptance of the Project as established by the Engineer or Architect and which shall be conditioned to guarantee against all defects in workmanship and materials which shall become apparent during said period.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the Principal shall indemnify the Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which shall become apparent during the period of One year(s) from the date of the acceptance of the Project as established by the Engineer or Architect, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that in such event of any default in the part of said Principal, written statement of the particular facts showing such default and the date thereof shall be delivered to the Surety by certified mail at its Home Office, 1, Des Moines, Iowa 50391-2006, promptly and in any event within thirty (30) days after the Obligee or his representative shall learn of such default.

Signed, sealed and dated this 10th day of May, 2016.

Molon Excavating, Inc.



Nationwide Mutual Insurance Company

By: 

Lisa R. Blasko, Attorney-in-Fact



Bda 66(10-01)00

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation
Farmland Mutual Insurance Company, an Iowa corporation
Iowa Agribusiness Insurance Company, an Iowa corporation

AMCO Insurance Company, an Iowa corporation
Allied Property and Casualty Insurance Company, an Iowa corporation
Depositors Insurance Company, an Iowa corporation

hereinafter referred to severally as the "Company" and collectively as the "Companies," each does hereby make, constitute and appoint:

STEVEN W MCGREGOR
LISA R. BLASKO

RACHEL L. WEESNER
HEATHER SMITH

JANET I. NICHOLLS-DOUGLAS

TRAVERSE CITY MI

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of

TWO MILLION AND NO/100 DOLLARS

\$ 2,000,000.00

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the
1 of February, 2014.

Terrance Williams, President and Chief Operating Officer of Nationwide Agribusiness Insurance Company and Farmland Mutual Insurance Company; and Vice President of Nationwide Mutual Insurance Company, AMCO Insurance Company, Allied Property and Casualty Insurance Company, and Depositors Insurance Company

ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF POLK: ss

On this 13th day of February, 2014, before me came the above-named officer for the Companies aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Companies aforesaid, that the seals affixed hereto are the corporate seals of said Companies, and the said corporate seals and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Companies.

Sandy Alitz
Notarial Seal - Iowa
Commission Number 152785
My Commission Expires March, 24, 2017

Notary Public
My Commission Expires
March 24, 2017

CERTIFICATE

I, Robert W Horner III, Secretary of the Companies, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Terrance Williams was on the date of the execution of the foregoing power of attorney the duly elected officer of the Companies, and the corporate seals and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Secretary, and affixed the corporate seals of said Companies this 10th day

of May, 2016.

Secretary

This Power of Attorney Expires 05/23/17

October 31, 2016

To: Garfield Township Board Members

From: Dorothy and Bruce Grow, 2530 West Crown Drive

Attached is a letter titled, *Opposition to Approve Stay-n-Plays on West Crown Drive*, and three sheets of signatures from residents who oppose a Stay-n-Play. The signatures represent 25 of the 33 existing homes on West Crown Drive. After reading the letter, you will fully understand why the overwhelming majority of single family home owners on West Crown Drive do not want transient residential dwellings allowed in our neighborhood.

We ask you to reject the approval of PD 2016-60.

Opposition to Approve Stay-n-Plays on West Crown Drive

(PD 2016-60 Crown Transient Residential Dwellings Amendment)

As residents of West Crown Drive, we are opposed to the addition of four Stay-n-Plays on West Crown Drive. We have each purchased our single family homes knowing this is a residential community without short term rentals. We wish to maintain the peaceful and friendly nature of our neighborhood and reject the intent to develop short term rentals. Transient housing will have a negative impact upon all of us.

The following are our concerns:

1. The plan to build four Stay-n-Play units is a new idea. Not until 2015 and 2016 did the residents of the Crown hear of the developer's intent to open up our private residential community to outside short term renters. The vast majority of the residents do not want transient renters in our community. There is no favorable location for such a rental that is not near existing homes. Had we known of such a development plan, many would not have purchased a home here.
2. Short Term Rentals attract numerous weekend party goers. When located in a residential community, the renters and the residents do not have interests in common. Many short term renters do not share the same concern and respect for the neighbors as do the residents. Loud noise levels at night, overcrowding, partying and disrespect for property are common residential complaints of transient renters. Every resident on West Crown Drive will have to deal with this negative behavior in some manner or another. We all have to drive past the short term rentals and will have to witness the disruptive behaviors. Those residents living as close as 125 yards will have to hear the loud music, fireworks and partying. An additional consideration is the negative effect upon the four long term renters currently living just east of the Stay-n-Plays.
3. According to the Master Plan, two four-plex single family residential units are to be built at the start of West Crown Drive. One four-plex unit has been built. The developers are asking to change the original use and redesign of the second four-plex unit to be built as a Stay-n-Play. If approved, not only will we have transient renters in our neighborhood but

also a four unit "hotel". There is no way a management company can monitor the golf use versus non-golf use; seasonal short term rental versus long term rental; supervised use versus non-supervised use; and responsible behavior versus irresponsible behavior. These units will become transient rental hotel waiting to be occupied however by whomever for 52 weeks per year.

4. The Garfield Township Planning Commission has recommended the transient rental request be approved by the Township Board. One reason Commissioners supported the request was the developer's primary contention that four Stay-n-Plays would bring in additional income to the golf course and help prevent the golf course from closing. Other local public golf courses depend upon public green fees, golf leagues, annual memberships, charity and group outings and Stay-n-Plays packages with local hotels. If approved, the Crown would be the only local golf course to have on-site stay-n-plays *in a residential neighborhood*. (See Document on Golf Course Stay-n-Plays)
5. Garfield Township knows from recent experience that short term rentals are disruptive in residential communities. Last year it sent out cease-n-desist letters to Silver Lake short term rental owners after hearing community complaints. For the very same reasons, 80% of the residents on West Crown Drive are asking the board not to approve this request. Is it justifiable for the Township to approve four short term rentals in the Crown Community for the primary purpose of "keeping the golf course alive" knowing that four Stay-n-Play units cannot began to bring in enough income and amount of play to make a notable increase in golf revenue?

Opposition to Approve Stay-n-Plays on West Crown Drive

(PD 2016-60 Crown Transient Residential Dwellings Amendment)

I oppose the approval of PD 2016-60 allowing Stay-n-Plays on West Crown Drive.

Marilyn Crandell 2670 West Crown Dr TC 49685

Signature

Street Address

Jany Mounamie 2633 Club Ct. TC 49685

Signature

Street Address

Randy De Montagne 2567 W. Crown Dr TC 49685

Signature

Street Address

Mado Heesun 2559 W Crown Dr T.C 49685

Signature

Street Address

Marc [Signature] 2563 W Crown Dr.

Signature

Street Address

Susan Klein-Alramson 2536 W. Crown Drive

Signature

Street Address

Ken Bignali 2582 W Crown Dr

Signature

Street Address

Martay L. Andersen 2555 W. Crown Dr.

Signature

Street Address

Christene Young 2565 W Crown Dr.

Signature

Street Address

Robert F. Kutsche 2644 W Crown Dr.

Signature

Street Address

Vicki Mileski 2650 W. Crown Dr.

Signature

Street Address

Opposition to Approve Stay-n-Plays on West Crown Drive

(PD 2016-60 Crown Transient Residential Dwellings Amendment)

I oppose the approval of PD 2016-60 allowing Stay-n-Plays on West Crown Drive.

Norothy Crown 2530 WEST CROWN DRIVE
Signature Street Address

Bruce A. Groat 2530 West Crown Dr.
Signature Street Address

Fran-Mike Clifford 2542 W. Crown Dr.
Signature Street Address

Carol Francisco 2562 W. Crown Drive T.C.
Signature Street Address

Am. J. Hill 2570 W. CROWN DR.
Signature Street Address

Jeanne Brzozowski 2582 W Crown Dr.
Signature Street Address

Yvonne King 2685 W. Crown Dr.
Signature Street Address

Dale King 2685 W. Crown Dr.
Signature Street Address

Ann Watson 2626 W Crown Dr.
Signature Street Address

Judy Bethel 2632 W Crown Dr.
Signature Street Address

Liamt. Muth 2662 W. Crown Dr.
Signature Street Address

Signature Street Address

**Opposition to Approve Stay-n-Plays on West Crown Drive
(PD 2016-60 Crown Transient Residential Dwellings Amendment)**

I oppose the approval of PD 2016-60 allowing Stay-n-Plays on West Crown Drive.

Walt & Joyce Moore 2576 W. Crown Dr
Signature WALT & JOYCE MOORE Street Address

Margaret Zankovich 2545 W. Crown
Signature Street Address

John W. Bolton 2656 WEST CROWN DRIVE, TC, MI 49685
Signature Street Address

Katy Ramsdell 2573 W. Crown
Signature Street Address

Kue Christy 2594 W. Crown Dr
Signature Street Address

Beth A. Valade 2588 W. Crown Dr., T.C.
Signature Street Address

LARRY A. CONSTANTINEAU
2633 CLUB COURT
TRAVERSE CITY, MI 49685

5. b.

November 7, 2016

Dear Garfield Township Board Members:

Regarding the "Stay-n-Play" proposal for West Crown Drive, the following article in *Kiplinger's Personal Finance* (November 2016 issue) proves very timely...

MONEY & ETHICS // KNIGHT KIPLINGER

Should my neighbor be allowed to turn his house into a short-term rental?

Q I live in a quiet neighborhood, zoned for single-family residential homes, near the downtown of a city popular with tourists from all over the world. The house next to mine sold recently, and the new owner seems to be renting it out by the night and weekend through an online lodging service. Some of the guests like to party on their vacation, which is disturbing the evening peace on our block. I'm also worried that this practice will depress our property values. Do you find my concerns legitimate?



A I sure do, not only ethically but also legally. The debate over these short-term rentals is raging in all of America's major cities. It's a classic clash between different rights—for example, the right of entrepreneurial landlords to make a buck and the right of neighbors to maintain the atmosphere of their locale. In some cities, there is the added concern that investors who buy homes in order to profit from short-term rentals are pricing young home buyers out of the market. All of this calls for public discussion and compromise that respects both sides.

Some rental apartment buildings prohibit brief sublets by tenants who might want to earn extra income when they're away. That's the landlord's right. Some condominium boards—acting on behalf of all the unit owners—also ban brief rentals, as well as invite condo

owners to report violations they see or suspect.

But some apartment-building owners, who control all the leases, may be tempted to plunge into the tourist rental market themselves to earn much more on a nightly basis than on a monthly or yearly lease. If neighboring tenants find this to be a nuisance, they have every right to find out whether the landlord's practice of turning the apartment building into a de facto hotel violates local zoning.

Ditto if the house next door has become a tourist crash pad. Talk to your neighborhood association and zoning officials about whether this is allowed. A reasonable compromise might be new zoning laws that don't ban such short-term rentals but limit their frequency.

HAVE A MONEY-AND-ETHICS QUESTION YOU'D LIKE ANSWERED IN THIS COLUMN? WRITE TO EDITOR IN CHIEF KNIGHT KIPLINGER AT ETHICS@KIPLINGER.COM.

If you should approve the "Stay-n-Play" proposal for the Special Use Permit, how long might it be until individual home owners in The Crown also petition for an exception? How about Silver Lake property owners? It's a slippery slope. We urge all due consideration before you decide.

Respectfully,


Larry A. Constantineau

November 4, 2016

Garfield Township Board
3848 Veterans Drive.
Traverse City, MI. 49684

Board Members:

As a resident of Garfield Township and the Crown Condo development I am opposed to the changes to the Crown PUD that would allow the commercial operation of a "Stay & Play" facility on West Crown Drive. As you know, the vast majority of residents on West Crown Drive have expressed their opposition to allowing this project for good reasons.

The most compelling reason for the board to reject this PUD amendment is that the "Stay & Play" facility would be incompatible with the Crown condo development, as it would allow short-term rental of the proposed facility, essentially a hotel. All of the property owners in the Crown development have purchased their units with the understanding that such uses of Crown property as are being proposed would not be allowed and would have a negative impact on the neighborhood as a whole. The potential problems of having transient, short-term renters in an otherwise stable, tranquil neighborhood are of grave concern to Crown condo owners.

It should further be known by the board that the property upon which the proposed "Stay & Play" facility would be built is NOT commercial property under the current PUD. It was intended to be a lot for private property development and is NOT connected to the commercial property upon which Mulligan's restaurant and the golf Pro Shop are built.

Finally, as a Crown property owner, I am concerned by the precedent that will be set by approving the requested PUD change and allowing short-term rentals in a residential neighborhood. If you approve this PUD amendment I see little hope of preventing additional commercial development in our private, condo community. Nothing short of

maintaining the desirable nature of our neighborhood and our property values is at stake.

For these reasons, I urge you to reject the proposed PUD amendment at your scheduled meeting on November 15, 2016. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "David M. Stout", with a horizontal line extending to the right.

David M. Stout
3061 Crown Wood Ct.
Traverse City, MI. 49685
Dstout528@gmail.com

My name is Susan Abramson. My husband and I live at 2536 West Crown Drive. We were the second to last to move in and the Grows next door were the last. The two of us are the closest to the proposed Stay and Play and would be the most impacted by this. When we built our home at The Crown, we thought we were joining a quiet, residential housing community. We were never told anything about a future commercial rental endeavor. As it stands now, there is a four unit building with long term rentals up the road from Mulligans (with a 6 month minimum rental term, I'm told).

Renters historically do not regard their properties in the same manner as owners. Over the Labor Day weekend this year, the amount of noise coming from the residents of the four plex and their myriad guests and their multitude of vehicles was overwhelming and could be heard by residents far up hill overlooking the golf course. This lasted well into the evening hours. If this is what occurs with longer term renters, we can only imagine what the situation might be with "weekenders".

Historically, the present four plexers often do not abide by our community rules. Trash cans are out before the designated pickup mornings and many times remain at the curb well past trash collection time. Also, one renter has on different occasions parked a large outboard motor boat and trailer in his driveway. This is also a violation of The Crown rules.

If the Stay and Play is built, who will police who is renting these units and for what purpose? I'm told that other such properties have had multiple problems with bachelor parties and rather rowdy revelers. Also, who will be responsible for keeping up the grounds around or cleaning these units? How will this Stay and Play be used in the off-season, especially as one of the members of the Garfield Township Planning Commission stated that no one wanted to see the establishment of a "transient hotel"?

Our community is a lovely area. We know one another and it is a well kept up and friendly place. On a recent survey, we discovered that 80% of us are against an on-site Stay and Play. Apparently, in this area, they do not produce enough revenue to keep the golf courses solvent. It seems there are no advantages from this for the homeowners and many possible problems. Therefore, we are not in favor of building an on-site Stay and Play.

November 9, 2016

Dear Garfield Township Board Members:

As residents on West Crown Drive, we disagree with the following **Findings of Fact by the Garfield Township Planning Commission.**

Planning Commission Findings state:

*"...the applicant has **attempted to compromise with surrounding land owners** and has shifted the location of the proposed use East Crown Drive to West Crown Drive..."*

*..."reasonable **compromise to protect the residential areas** of the site..."*

*"Members of the Crown community have been **actively involved** in this application."*

Residents disagree:

Developer has not communicated with Crown residents regarding this application. If the developer had communicated with West Crown residents, he would have discovered that over 75% of the residential units (see letter and signature sheets in packet) oppose the approval of short term rentals in the Crown Community. The land owners have not been a part of a compromise regarding this application.

Planning Commission Findings state:

*"...the proposed use **is within** an area of the site which is already approved for commercial use."*

*"The stay-n-play units are considered commercial use which support the existing golf course, and are **in the most prominent commercial area on the site**, near the clubhouse and restaurant."*

Residents disagree:

The proposed stay-n-play facility on West Crown Drive is not located in the commercial area. The proposed stay-n-play would be located in a designated residential area. Referring to the Crown PUD map, the proposed stay-n-play would have residential units to both the east and west. The proposed site would be a greater distance from Mulligan's Restaurant than the nearest residential units. Homeowners who purchased their homes in the Crown were told that short

term rentals were not allowed nor would be built in or near residential areas. This is also stated in the Master Deed.

Planning Commission Findings state:

*"The planning Commission finds that **stay-n-plays (facilities) are customary accessories to golf courses.**"*

*"...the proposed stay-n-play use is **growing in popularity** as an accessory and supportive use of the golf course..."*

Residents disagree:

On-site stay-n-plays are not popular or customary in the area (See Golf Course Stay-n-Plays Handout). If the Garfield Township Board approves the use of stay-n-plays on West Crown Drive, it will be the only golf course in the Grand Traverse area to locate an **on-site** stay-n-play in or near residential homes. **Off-site** stay-n-play packages are very common and popular when offered with neighboring hotels and resorts. This is a very different type of stay-n-play which brings in golfers without having a negative impact upon residents.

Submitted by:

Susan and Marc Abramson, 2536 West Crown Drive

Dorothy and Bruce Grow, 2530 West Crown Drive

November 2, 2016

Garfield Township Board of Trustees
Garfield Township Parks and Recreation Commission
3848 Veterans Drive
Traverse City, MI 49684

Dear Board and Commission Members,

I have been actively following the proposed disc golf course and possible improvements to the natural beach area in the Silver Lake Recreation Area. I own a residence at 1898 N. West Silver Lake which is one lot northwest of the natural beach area. As a neighbor and a Garfield Township taxpayer, I am extremely concerned about plans by the Township that I believe are not in accordance with the Garfield Township Parks and Recreation Master Plan. I have attached portions of the Plan which I believe are applicable and are being ignored.

I attended the Parks and Recreation Commission meeting on October 26, 2016. I went to this meeting as an interested party to gain information and offer comments. I felt that some commissioners were condescending, rude and accusatory towards myself and my neighbors that were in attendance. We were referred to as rumor starters and discriminatory towards disc golf and the people supporting it. Let me preface by saying I am not against disc golf or anyone involved in it. I used to play in the early 1980's and have friends and family that currently play. I truly believe that Mr. Lewis' cause is a good one and would support it if it was being done somewhere else besides the natural area of the park. The natural area of the park is home to wetlands and two lakes and many plants and wildlife including bald eagles, red-tailed hawks, cranes, herons, foxes, deer, otters, minks, beavers, snapping turtles and lily pads just to name a few. It is an amazing part of the park.

One of the Parks Commissioners said that he could not find anywhere in the Master Plan that referred to any designated natural area in the park. I believe this is addressed on page 9 of Amendment 1 of the Master Plan under the heading of Developed/Natural Areas of Park. It addresses that the western area of the park "should remain in a more natural state." Further that "the natural areas provide a buffer to the residential neighborhoods". The Plan also states that the sediment of Mud and Hidden Lakes can be hazardous to persons or animals. I would be concerned for the safety of golfers that may enter those waters to retrieve errant throws. The plan refers to the South Meadow on page 8 and the possibility of putting a small disc golf course there. I believe this was done and my understanding is that the course is not getting much use. The Plan was also concerned with the potential impact of disc golf in that particular area. I believe the Natural Area of the park is a very fragile area that disc golf could have a very negative impact on.

I am also concerned that the disc golf course would be overlapping the walking trails and would greatly interfere with that activity. You would not allow a baseball field or driving range to be built across the walking trails so why would you allow a disc golf course to be. The PDGA and

DGA course design recommendations conflict with the design proposed for the Park. I have attached copies of those recommendations for you to review.

One of the commissioners was adamant that the Natural Beach would stay natural as the Plan states. I would hope that is true but this same commissioner said she wants to get as much traffic in the park as she can. I am concerned that the Park's access to Silver Lake could be a way to "keyhole" a great number of people which would affect the quality of life and property values of the residents on Silver Lake.

I hope you will continue to keep the Natural areas of the Park as they are. Please find another place for the disc golf course that is in line with the township Plan already in place. I appreciate and thank you for your time.

Sincerely,

Mike Wojtkowiak



station to the next and perform the exercise illustrated at each station.

16. NATURAL BEACH AREA

The beach area provides a small but important opportunity for the public to access Silver Lake for swimming and recreation, which was one of the most requested improvements stated during the public input process of the 5-Year Master Plan. Presently, the remainder of shoreline is private property other than the DNR boat launch on East Silver Lake Road, where swimming is prohibited. The soils in the area may require a hard-surfaced walking path to maintain good access from the park.

Because the beach area is located a significant walking distance from the parking lots, users are anticipated to come primarily from the neighborhoods to the south and/or users who may have completed a run or workout on the park's trail system and fitness equipment and are looking to cool off. Some families will likely walk from the parking area for picnic and swimming opportunities.

Care must be given to keep this area open to park users without disturbing adjoining properties. As such, this area will remain in a primarily natural state, with only minor weed removal and cleanup contemplated. Additional signage should be installed here to identify hours, property boundaries, and potential hazards such as unstable soils and the drop-off into the lake.

17. SOUTH PARK ENTRANCE

The Lake Drive road right-of-way abuts the south property line of the park. This south entrance will be maintained in its current state to provide non-motorized access to the park from the adjacent subdivision.

18. SOUTH MEADOW

Due to topography and sandy, unstable soils, the south meadow area will be maintained primarily for foot trails and open space. A small disc golf course may be possible within this area provided that it is appropriately designed to discourage players from walking off-trail and up and down the small hills.



GENERAL POLICY DISCUSSION

DEVELOPED / NATURAL AREAS OF PARK

In both current and planned states, most active recreation areas are concentrated within the eastern portion of the park (particularly those areas within the paved walking loop). Areas that lie west of the developed land should remain in a more natural state as a contrast to the developed land. The natural areas provide a useful buffer to the residential neighborhoods and give users the opportunity to enjoy a variety of recreational experiences. Trails within the natural area will be maintained in good condition, with attention given to poison ivy control.

TREE PLANTINGS / INVASIVE SPECIES REMOVAL

As time and budget permits priority should be placed to establishing a variety of vegetation for shade, aesthetics, and buffering. All plantings should be native to the region. To encourage deep root growth new trees should be located out of the path of regular irrigation system watering, or the irrigation system modified accordingly. Trees subjected to regular (bi-weekly) watering do not develop deep root systems.

Prior to the planting of new trees effort must be made to eradicate the population of spotted knapweed near the restrooms. This invasive species emits a chemical that inhibits the health and growth of other plantings.

Though the Silver Lake Recreation Area does not have a significant problem with other invasive species the park should be frequently monitored and problem species quickly removed.

PARK LIGHTING

Presently, the only lighting within the park is security lighting on the restroom facility. As the park is available for use from two hours before sunrise to two hours past sunset, additional lighting to illuminate the parking areas and paved walking loops is desirable. This lighting should be of a low-intensity and warm color so as not to disturb neighboring property owners. Intense lighting of the multi-purpose field or tennis courts is not appropriate.

WATER RESOURCES

The Silver Lake Recreation Area contains or has frontage on three separate water bodies; Silver Lake, Mud Lake, and Hidden Lake.

As described above, continued use of a natural existing beach area has been identified for the park's Silver Lake frontage. A hard-surfaced pathway will be installed to improve access to this frontage.

In current form, Hidden Lake is very shallow, perhaps 1-4 feet deep on average. Presumably the shallow depth comes from decades of aquatic vegetation growth, death, and infill.



Opportunity may exist to dredge this lake and establish a dedicated kids fishing pond. Prior to any dredging soil sampling would be necessary to determine if past agricultural use of the property has contaminated this pond.

Mud Lake is also quite shallow, but offers opportunities for wildlife watching. A series of benches, observation decks, and picnic tables along the shores of this lake would be beneficial.

The Township has heard reports that the sediment within Hidden Lake and Mud Lake can be hazardous to persons or animals entering the ponds. Therefore, postings should be installed to warn park users of the dangers of wading into the ponds.

RESERVATIONS

The following reservations recommendations either exist or should be implemented to ensure the most enjoyable experience for all park users. To allow for efficient policy changes from time to time these recommendations should be adopted by resolution of the Township Board rather than incorporated within this document.

1. RESERVATIONS – LEAGUES

- a. Require reservations for regular league or club use and practice.
- b. Ensure adequate public opportunity to use facilities outside of regular reservation times (i.e. multi-purpose field).
- c. Require the designated league play area to be positioned to maximize open area for other users (i.e. a football field takes up significantly less than full multi-field area, and could be shifted to one area of the field).
- d. Ensure adequate parking exists so that vehicles do not park outside of designated parking areas. Require leagues to provide estimated traffic generation counts. If a league is anticipated to regularly generate traffic in an amount greater than 50% of available spaces, then that league is not likely an appropriate partner to the park.
- e. Permit leagues to use existing and future utility structures to store equipment.
- f. Adopt appropriate league fees which will contribute to maintenance costs

2. RESERVATIONS – FACILITIES

- a. Establish time-slot reservation policy for picnic shelters rather than allowing all-day reservations for one fee. For example, start with 2-3 hours for \$X, then charge hourly rates
- b. Identify one or two pavilions which may not be reserved to adequate opportunity for first-come, first-served use.

PDGA Disc Golf Course Design Recommendations

The PDGA does not design nor certify course installations. These recommendations share best practices developed by experienced course designers over 35 years of development, refinement and play.



Disc Golf Course Design Goals

1. Satisfy the design requirements of the people and organizations who approve use of the land and fund the equipment for the course. That includes meeting local, state and federal construction and safety requirements.
2. Design the course to have sufficient visibility of players, pedestrians and vehicles who may pass near or through it.
3. Design course with the potential for multiple configurations to serve not only beginners but players with advanced skills; consistent with the budget and design needs in Goal 1 above.
4. Design a well balanced course with a wide range of hole lengths and a good mixture of holes requiring controlled left, right and straight throws.
5. Utilize elevation changes and available foliage as well as possible. Take care to minimize potential damage to foliage and reduce the chances for erosion.

Course Design Assistance

There are several documents available on the PDGA website to help with course design at: www.pdga.com/course-development There are additional design resources available online, primarily at the websites of basket manufacturers. Contact information for manufacturers of PDGA approved targets can be found in this area: www.pdga.com/tech-standards Course design has gotten more sophisticated over the years. Seeking experienced design help from qualified individuals is highly recommended. Experienced designers can be well worth their fees by guiding clients thru the process, recommending cost effective processes and equipment alternatives, and perhaps most important, improving visibility and reducing interference related problems. This document can help you select a designer: www.pdga.com/documents/choosing-a-course-designer and a resource to find experienced designers is here: <http://www.discgolfcoursedesigners.org/discgolfwiki> Consider contacting the PDGA office: office@pdga.com to locate qualified designers in your area if you still need assistance.

Course Design Elements

1. SPACE: The first decision is to determine what type of course you would like to develop and whether enough space is available for that type of course. The amount of space available can sometimes depend on whether brush and trees can be removed to create fairways. Ideally, a well balanced course has a mixture of holes that go completely thru the woods, partially thru woods and mostly in the open. Fairways in the woods typically range from 15 ft wide pinch points up to 40 feet wide. A few larger trees sometimes need to be removed to create fair flight paths.

Most new courses are being developed with two sets of tees to better serve the different skill levels of players in the community, even if both sets aren't installed right away due to budget constraints. Four primary player skill levels (Gold, Blue, White and Red) have been defined with design guidelines for each level (see www.pdga.com/documents/design-skill-level-guidelines). Public courses are usually designed with a combination of Blue & Red or White & Red tees to meet the needs of most players.

Well developed disc golf areas and private facilities can sometimes justify installing a few of the longest, most challenging courses with permanent Gold tees for the highest player level. Even then, it makes sense to also install a set of shorter tees to serve White or Red level players.

A full length Championship course can require more than one acre per hole depending on foliage density (more trees, less acreage required). However, a small recreational course can sometimes fit 2-3 holes per acre depending on terrain. (Read the document on Acreage Guidelines for more detailed information at www.pdga.com/documents/course-design-acreage-guide)

2. HOLE COUNT: Most courses are 9 or 18 holes. There are several with 12, 24 or 27 holes. It's better to install a well designed, dual tee 12-hole course than it is to install a cramped 18-hole course on the same piece of land. It's tradition the number of holes be divisible by 3 but is not required.

3. LENGTH: Most courses should have at least one configuration for beginners and casual recreational players that rarely averages more than 250 feet per Par 3 hole (75 meters). This works out to a maximum of 4500 ft (1350m) for an 18-hole Par 54 course or 2250 feet (675m) for a 9-hole Par 27 course. The shortest length range is 3600-4300 feet (1080-1290m) for a land constrained 18-hole Par 3 public course. No hole should effectively be shorter than about 100 feet (30m) even on courses for beginners. If land is available, recreational courses can have several par 4 holes and even a par 5 hole for beginner skill levels. This can get a recreational course up to the low 5000s for length.

Alternative longer configurations are achieved by installing another set of tees and/or target positions on most holes. Typical 18-hole course setups for amateur White level players range from 4500-6000 feet (1350-1800m). Course setups longer than 6000 feet (1800m) ranging up to 10,000 feet are primarily for better players at the Blue or Gold level and for tournament play. These courses should again have several par 4s and even a par 5 or two as land is available. There is no maximum length allowed for a hole. The longest holes in the world can get to 1500 feet (458m). See Course Design Guidelines for PDGA Skill Levels & Divisions. www.pdga.com/documents/design-skill-level-guidelines

Hole length is measured from front of the tee to the target along the fairway route the designer intended players of that skill level to throw. For doglegs or water carries, the only time the straight line, crow flies, measurement should be used is if the designer intended players of that skill level to be able to throw over the tree tops to shorten the dogleg or throw straight completely over the water.

4. HOLE NOTES: There should be at least one flight path that can be negotiated at the skill level the route is designed for. There should be more than one flight path or type of throw (including rollers) available on several of the holes. There should not be too many objects within 33 ft (10m) of each target. Any object near the target should not be so large that a player cannot find an unobstructed flight path by stretching sideways, throwing from a low stance, throwing through or over the top of the object.

A player throwing from the shortest (or only) tee on a hole should not be "forced" to throw over water that is normally greater than 18" deep (50cm). Include a flight path (usually to the left) that allows a player to avoid throwing over deeper water. Any normally dry trenches, some occasionally filled with seasonal water under 18" deep, that are regularly in play should have appropriate paths down and out to be able to take a stance as needed and/or retrieve discs.

5. TEES: Hard surface tee pads of textured cement or asphalt are preferred. Typical size for pads at the longer tee positions is 5 ft (1.5m) wide by at least 12 ft (3.5m) long. Maximum size at the front line of the pad is about 6 ft (2m) wide with a length up to 20 ft (6m) long. The back end might flare out to 10 feet (3m) wide. Minimum rectangular size is 4 feet (1.2m) wide and 10 feet (3m) long. If you need to conserve materials, make tee pads shorter on short or downhill holes and longer on long holes. For example, a hard surfaced tee pad at the top of a hill on a short hole might only need to be 8 ft long because most players will just stand at the front edge of the tee to make their throws.

Non-hard surface tee areas should be even surfaced and not contain protruding rocks or roots. Tee areas should be level from left to right. They should not slope too sharply from front to back. Without hard surfaced or rubber tee pad, the front edge of tee area must be indicated by the front edge of a tee board buried flush in the ground or by the imaginary line between two stakes or flags that mark the front edge.

Beyond the front of each tee pad and either side should be adequate room for follow-thru so a player doesn't risk twisting an ankle, falling off a ledge or whacking their arm on a tree or sign. If possible, provide adequate level ground for a run-up behind each tee pad, especially on longer holes. Avoid major obstructions that severely block the flight path up to 20 feet in front of tee.

On courses with alternate tees on some holes, the tee surfaces in the shorter positions should always be better or at least equal in quality to those in longer positions. For example, avoid designs where the long tee pads are cement and short tee pads are grass or dirt, especially when there are no tee signs.

The designated color for each set of tees used for course layout identification on scorecards should match one of the four recognized player skill levels that set of tees was designed for: Gold, Blue, White or Red. Sometimes there's no room for two tees on every hole. Just make sure to mark each tee on single tee holes with both colors.

Course managers are encouraged to move toward these color guidelines when the opportunity presents itself for new installations, redesigns or course upgrades when their current color(s) do not match the PDGA guidelines.

6. TARGETS: Any marked object or post could serve as a target but the basket/chain style are preferred. Make sure homemade targets do not have sharp edges to injure players or damage discs. Locally fabricated targets for sale or to be installed on public land must not have elements that violate any target manufacturers' patents. Higher tier PDGA sanctioned events are expected and sometimes required to use better and more consistent target models. PDGA approved targets at the Basic, Standard and Championship levels are listed here: www.pdga.com/tech-standards

Manufacturers are required to produce targets so the height of the basket rim above the playing surface will be 82 cm +/- 6 cm. Targets should be installed level with the ground below them even though course developers may install some targets where the height falls outside the 76-88 cm manufacturing range. The PDGA Course Committee suggests that no more than 6 targets out of 18 be installed outside the manufactured height range with just 2 or 3 being preferred. Targets suspended from above can be fun for recreational play but there should be a way to secure it from swinging freely during sanctioned play.

7. SIGNS: Install a rules sign prominently before the first tee or post the rules on an information board (if there is one). Signs or marker arrows on or near each target should indicate the direction to next tee (as needed). Signs should indicate Out-of-Bounds (OB) boundaries and any other areas players should avoid. Ideally, the OB lines bordering non-uniform boundaries like water/grass or gravel/grass should be identified with markers flush with the ground or white tipped stakes if possible.

The primary tee on each hole should have permanent signs indicating the hole number, length(s), teeing direction (if needed) and par for that skill level (see next section). When a hole has more than one target location, it's helpful if the current location can be identified on the sign. Try to have some sort of sign by or on the alternate tee positions even if it's just the hole number and length.

8. PAR: Par should be set for each tee/basket position combination on a hole based on the player skill level they were designed for. www.pdga.com/documents/design-skill-level-guidelines provides assistance to determine pars. This document: www.pdga.com/documents/par-guidelines provides a more specific way to determine par based on length and foliage elements of holes for each player skill level. The hole length used to determine par (not for the signs) should be adjusted up or down based on a 3-to-1 factor (i.e. 30 feet adjustment for every 10 feet elevation change) if the hole has a significant upslope or downslope.

So players know what standard has been used for par, it should be indicated on scorecards and tee signs as Blue Par or Red Par, which hopefully matches the tee color(s) used. When less precise estimates are used to determine par (i.e., not using color skill levels), use the terms Expert or Pro Par for longer tees and Standard or Amateur Par for shorter tees. The terms Women's, Senior's or Junior tees should not be used.

9. LAYOUT: Fairways should not cross one another and should be far enough apart so errant throws aren't regularly in the wrong fairway. Fairways should not cross or be too close to public streets, sidewalks or too near private property and other busy areas where non-players congregate. Absolutely avoid designs where players might throw into blind areas where non-players could be walking on a well-defined park pathway. Avoid hazardous areas such as swamps and thorny or poisonous foliage. Tees and targets should be far enough from the targets and fairways of other holes.

The tee for the first hole should ideally be the closest to the regular parking area. The target for the last hole should not be too far from the parking area and relatively close to the first tee. If possible, try to locate at least one other hole in the middle of course near the parking area. Try to minimize the amount of walking between holes while keeping paths as much out of other fairways as possible.

10. ADA COMPLIANCE: Sections of many disc golf courses are accessible to many people with a disability other than wheelchair bound. With the exception of some disc golf courses on ball golf courses, carts are not utilized as a regular part of the disc golf game. The normal challenges presented by the sometimes rough terrain utilized for courses make it unrealistic to accommodate everyone on every hole. Unlike golf where golf carts along with a 48" wide cart path throughout the course are common, the cost of a similar path on disc golf courses would be an undue cost burden in relation to the typical budget for installing courses and carts would not be around to use it. Efforts can and have been made to provide an opportunity for those with disabilities to play at least some holes, even if not all holes are easily accessible. In some cases, designing a multiple hole loop on part of the course may provide that opportunity.



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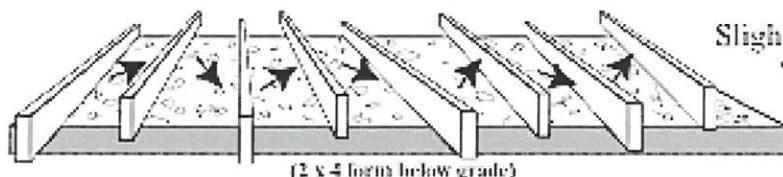
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SCREED METHOD



Slightly over-fill the recessed form with concrete. Work a 2x4, pushing excess forward in a zig-zag motion to the opposite side. Lift out any extra. Let set.

US PATENTS 4,648,420; 4,648,421; 4,648,422 and 4,648,423 pending © DGA 1992

Illustration and Design by: [valuediscs@lythor.com](#)

Designing Disc Golf Courses

You are here: [Home](#) » [Disc Golf Education & Development](#) » [Disc Golf Course Design](#) » Designing Disc Golf Courses

So, You are interested in Designing Disc Golf Courses?

... don't blame you. It's like a Rembrandt painting which may be enjoyed for generations, with viewers or players discovering the artist's hidden nuances.

Disc Golf Course Design 101 – Step 1

All courses share a common goal, enjoyment and challenge!

From Oak Grove Park in La Cañada twenty three years ago to the most recent course at Cal State Monterey Bay some 200+ designs later, they all share a common goal, enjoyment and challenge! Bring your Wham-O Frisbee to Oak Grove if you want a thrill, or a bag full of your favorite discs to Cal State Monterey Bay if you want a good score. Now the discs make the difference; graceful slow flights responding to the hand of a believer are almost a thing of the past. An astounding throw of 712.1 Ft against a throw of 60-70 yards with an old "Pro" model have indeed changed the sport; or have they? The designer must still require the player to have mastered the potential flight of his or her disc, to control it after it leaves his hand...(or wish)! Don't you talk to your disc after it leaves your hand?

First Things First

Start with some basics; a parking lot, a bathroom, better yet a country club.

I realize it may sound stupid but first find a beginning and an end of the course! Start with some basics; a parking lot, a bathroom, better yet a country club. Then try your best to find one area that will support nine holes and another area that will support another nine that intersect like a figure 8 with the intersection of the 8 being the starting point. Now walk the area of the front 9 with an eye for that special hole you just have to have. Get into the flow, try not to have a tee more than 50 feet from the preceding hole. Follow the hazards to include your special hole.

Verify / Flow

DGA DISC POLE HOLE PERMANENT DISC GOLF BASKETS

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MACH III DISC GOLF BASKET EQUIPMENT & ACCESSORIES

[Direct Hit Wind Flags](#)

Good flow is more important than nine 'signature' holes without flow.

[Custom Powder Coating](#)

There are many variations from which to choose, left curves, right curves, long clear fairways, or crowded tight throws. Mix them with continuity. Remember, good flow is more important than nine 'signature' holes without flow. Try this test: walk onto your course and count the number of potential fun and challenging holes you can design from #1 tee (6, 8, 10 maybe)! Pick the one that starts the flow! Not the cutest one! Look at it this way. Out of ten potential hole designs probably five or six are at least equally inviting, so pick the one that leads you to tee #2, not in search of a dream!

Compromise

Remember that length alone without requiring control is no fun.

Don't wander all over the park trying to improve a hole by five or ten percent. Work on left curves, right curves, finesse throws, and one fairly long hole (300-350 ft) to teach the beginner that he/she hasn't quite mastered the game. Remember that length alone without requiring control is no fun. Play the wind, which is almost always out of the west, join your signature hole (or holes) with good flow, and return to the beginning of the course ending the front 9 where the back 9 starts. This allows a player to start on the back 9 (or go to the restroom) if he or she chooses. Now begin the back 9 with an opposite flow. If the front 9 is counter clockwise, the back 9 should be clockwise). Find and include the hole you just have to have (or two if the flow is preserved). Keep the length down to an average of 250 feet per hole and identify these tees as the "Advanced Player" tees. Recreational tees should average 222 feet, or shorten the advanced tees by 28 feet per hole. Really scrutinize Professional Player tees. Go for an average of 275 feet per hole for Pro tees with a tee that can be anywhere at a wide variety of distances; being sure to end up at the same hole with at least some of the Rec flight path. If you need Championship tees you can place them 25 feet behind the Pro tees. Try to add new hazards if you can find them, but the focus must be on control and not on excessive length. Disc golf is not a distance contest!

Some don'ts: Don't over-inflate your ego with dangerous holes such as over water, over roads, bridal paths, bike trails, etc. Don't design a tee when the disc will probably land in someone's private yard or on the roof top. Stay away from playground areas with swings and slides, athletic fields, picnic areas, and other high use places. Keep in mind that the people who have the "don't" are not your fellow disc golfers. Use your head and avoid any conflicts. Disc Golf is a game for everyone; not just you. Please do, go out of your way to provide something for everybody, pros, beginners, physically handicapped, all ages, everyone! Help promote the sport. It's to the advantage of all disc golfers.

Got it?! Don't compromise flow. Again, don't show off to your friends with great lengthy versus simply "great" holes. Make them learn to use finesse. It's better for the spirit.

So, if you want to design a Disc Golf Course then go ahead and you do it. Rembrandt didn't need a committee and neither do you. Show them your finished work, a game rather than a bunch of disconnected holes. Remember, the committee that designed the camel was trying to design a horse!

Disc Golf Course Layout – Step 2

Now that you have a layout you need to commit it to at least a sketched overview of the entire course.

Now that you have a layout you need to commit it to at least a sketched overview of the entire course. I use ten squares to the inch graph paper and give a value of 10 foot each square to the inch, thus 1 inch = 100 feet. On 8 inch x 10 inch paper this gives you a 800 foot by 1,000 foot drawing area. If one page isn't large enough, put 9 holes on a second page.

Make the top of the page North and use a compass to orient each hole. Measure the hole and commit location of each tee (Recreational, Advanced, Professional) and each hole (one through 18) with the top of the number aiming at the basket, and the hole number at the proper location. Measure the distance to the first hazard from the professional tee and then to the next hazards until you reach the hole. Then sketch in the preferred flight path voiding the hazards with a dotted line from each tee.

Use your scale to locate the next tee, etc. to completion. Write in each distance in feet for Recreational, Advanced, and Pro (RAP). Every nine hole course should have three left curves, three right curves, and three straight throws. Pars on the rec tees should be calculated as 3 Par (200 feet or less), 4 par (over 200 feet to 275 feet), and 5 par (275 feet to 325 feet max) for recreational par except for down hill or other special exceptions.

hole	#feet	par	feet	par	feet	par	feet	par	feet	Pro Par	Course Rating
1	183	3	210	3	258	3	258	*2			
2	210	4	237	3	285	3	285	*2			
3	280	5	307	3	355	3	355	3			
4	235	4	282	3	310	3	310	3			
5	249	4	276	3	324	3	324	3			
6	220	4	247	3	295	3	295	*2			
7	201	4	228	3	279	3	279	*2			
8	236	4	263	3	310	3	310	3			
9	196	3	223	3	271	3	271	3			
10	183	3	210	3	258	3	258	*2			
11	210	4	237	3	285	3	285	*2			
12	280	5	307	3	355	3	355	3			
13	235	4	262	3	310	3	310	3			
14	249	4	276	3	324	3	324	3			
15	220	4	247	3	295	3	295	3			
16	201	4	228	3	279	3	279	*2			
17	236	4	263	3	310	3	310	3			
18	196	3	223	3	271	3	271	*2			
Total	4,020	70	4,506	54	5,374	54		50			
Avg.	222		250		275						

*** Calculating Pro Par:**

Eight of the 18 holes can be deuced by the Pro's.
 Divide the number of possible deuce holes by 2 (=4).
 Thus, Pro par would be -4, or 50.

Tournament Play

The purpose of a handicapping system.

If a course pro chooses, he can conduct a tournament with all three classes of players using their own tees. In this case the recreational player will base his score on a par 70, the advanced player on a par 54, and the pro player on a par 50. For example: Rec player shoots 65 (4,020 ft.) 5-under Rec par. Advanced player shoots 50 (4,566 ft.) 4- under Adv par. Pro player shoots 49 (5,374) 5 under, and ties Pro par course rating). All players are almost equal, which is the purpose of a handicapping system.

Courses can be rated according to "Pro Par" rating and the comparison of "Pro Par" between courses will reflect the degree of difficulty to the top ten players. Actual average under tournament conditions using Pro Par are adjusted annually based on a major tournament, PDGA certification, or major changes in the course design.

To repeat, rate "Pro Par" on the course you are designing by your best estimate of the holes that could be deuced by the top ten pros, and divide by 2. Then adjust it to an actual PDGA sanctioned tournament. Assume the top ten players can potentially deuce the whole course with scores of '18 under par. Divide the 18 under by 2 and the result will be 9 under for "Pro Par." Conversely, if you estimate they can only deuce six holes, divide by two and Pro par will be minus three. If you don't believe the pros can deuce any holes; "Pro Par" will then be "Pro Par" 3 or even par (54). In the extreme where the average of the top 10 is, say, 6 over, "Pro Par" will be 6 (and so on).

It is believed that this method of rating pro par will be an excellent method of rating courses. Thus course 'A' will be rated at 9 under and course 'B' at 2 under, etc. A glance can tell you the degree of difficulty. Scores from beginners and advanced players will be Rec, and advanced at 54. Obviously Rec. and advanced pars can be adjusted by actual scores using the same system. Top 10 Rec players average 4 under par. Lower par by two throws and the same on advanced; i.e. average top 10 is 6 under (see chart) by actual scores. Advanced player par changes to minus 3 par or 51. Rate the course only after several rounds at tournament play to a real Rec par, Advanced par, and Pro par. The handicapping system is complete only if they play from their own tees on regular hole placement.

Multiple Pin Placements – Step 3

Multiple pin placement should be used to eliminate a course problem such as erosion, not to make the course longer.

- Who has the keys?
- Who says they are in the "long" position?
- How long do they stay in this position?
- Who is going to move fifty-pound disc pole holes around?
- What happens to Recreational and Advanced player tees?

It is much easier, not to mention less expensive, to use multiple tees. If you want championship holes, put in a championship tee for each hole by using two stakes in the ground. In this manner would be champions can practice whenever they want, and all the problems caused by using multiple tees would disappear. Using multiple pin placement, the only time a championship player could practice was if the holes were set in the long position.

A three hundred foot average distance per hole is fine, but length doesn't really apply to championship performance. Some tees may be longer if necessary, but for championship tees remember that a big part of being a champion is possessing the skills and ability to control the flight of the disc. Maintain some short tough left and right holes to keep these players honest, too.

Putting Greens – Step 4

Hazards on the putting green are a must!

As in the other sport, the one with balls, the green is the equalizer. If the longest driver in the world can't read the complex surfacing, the grain of the grass, or the exact distance to the hole he won't win. Hazards on the putting green are a must! When we first started the sport and on the vast majority of the courses we have designed since, we have sought out shrubs and bushes, even large trees that require putting skills other than jamming a brick.

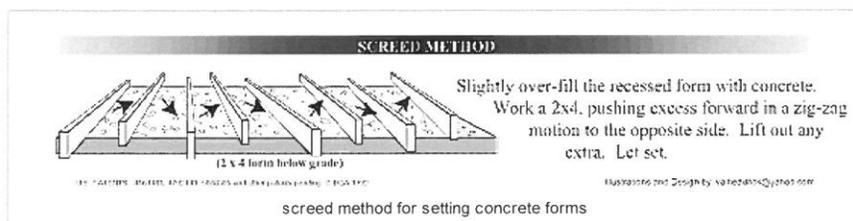
I hear rumors that some players want a thirty foot ring around the hole that is free from hazards! These players have obviously learned the slam dunk style of putting but don't know how to control a curved flight putt. In fact they probably don't carry a disc that can be controlled in slow-curving flights to both the left and the right. Billiards is the game they want to copy...not golf.

As in ball golf, this ability should be the same equalizer in the game of disc golf, at least for a few holes. I am particularly fond of a V-shaped tree or substantial bush, even large trees, where you can throw through the 'V' or around it if you prefer. Perhaps a ten-foot diameter ring with no hazards will solve some of the problems, but a tree blocking one side of the hole is much like a quick rise in the green close to the hole in ball golf. It makes the game more exciting.

Installation – Step 5

The last step before enjoying your new course!

Pros seem to have a problem with cement tees, particularly with grass courses. The type of shoes required for cement are substantially different than what they would need on an all-grass surface. The pros I've talked to over the years prefer no cement at all. Decomposed granite is a good substitute for cement around muddy holes. On a short Rec course tees may be as small as 4 ft x 8 ft on, smaller courses to 6 ft x 10 ft, on larger courses. Be sure that the front of the tee has a stop like a 4x4 or is absolutely flush with the grade. All cement tees should specify a screed finish. Screed is the use of a long 2x4 and a 2x4 form to contain the cement. Fill almost to the top with cement and overfill one end. Put the long 2x4 on the rear form and saw it back and forth while keeping pressure towards the front of the tee, scraping up the surplus cement from in front of the 2x4. Absolutely do not do anything else to the cement. No brooms, no rakes, nothing! This will give you the only non-skid tee under any conditions.



Take the rest of the day off and enjoy your new course.

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 Fax: (831) 722-8176
 Email DGA

Clerk's Report

For October 30, 2016

Submitted 11/09/16

To The Garfield Township Board;

On the following pages you will find a copy of the Revenue and Expenditure Report. This Report is an informational report that gives you an overview of what has happened in that particular month, along with what has happened for the whole year. It also compares what has happened for the year with the Budget and gives you a final figure of what is left in that budgeted line item. The Budget is a tool to go by for that year. Nothing is guaranteed in the Budget, it is your best estimate. The Township's Budget is also a Cost Center Budget not a Line Item Budget, which means that what is important is the final figure. Some line items may run over as long as the final cost center total is not over. On this Report you will find the following captions on the top: Original and Amended Budget, Annual and Current Month, and finally Balance.

For the month of October in the General Fund, you will find that we had a total of \$56,802.12 Revenues and \$133,977.76 Expenditures. For the year we have a total of \$2,938,400.06 Revenues and \$2,305,710.00 Expenditures.

If you have any questions or would like further clarification please feel free to contact me at: 231-941-1620.

Lanie McManus

Township Clerk

GL NUMBER	DESCRIPTION	2016		YTD BALANCE 10/31/2016	ACTIVITY FOR MONTH 10/31/2016	AVAILABLE BALANCE
		ORIGINAL BUDGET	AMENDED BUDGET			
Fund 101 - GENERAL OPERATING FUND						
Revenues						
Dept 000						
101-000-403.000	CURRENT REAL PROPERTY TAXES	1,683,700.00	1,683,700.00	1,319,030.68	28.69	364,669.32
101-000-407.000	DEL PERSONAL PROP TAXES	0.00	0.00	2,903.02	0.00	(2,903.02)
101-000-414.000	Protested R/E Interest	0.00	0.00	5,108.48	210.86	(5,108.48)
101-000-423.000	TRAILER PARK FEES	6,000.00	6,000.00	5,470.50	0.00	529.50
101-000-445.000	PENALTIES & INT. ON TAXES	5,000.00	5,000.00	3,895.15	0.00	1,104.85
101-000-476.000	BUILDING PERMITS	175,000.00	175,000.00	198,738.27	22,020.00	(23,738.27)
101-000-476.001	PLANNING FEES	2,500.00	2,500.00	5,950.00	650.00	(3,450.00)
101-000-476.002	MAINT INSPECTION FEES	500.00	500.00	190.00	0.00	310.00
101-000-476.003	TREASURER FEES	500.00	500.00	525.00	75.00	(25.00)
101-000-476.004	PARK USE FEES	2,000.00	2,000.00	2,700.00	60.00	(700.00)
101-000-476.005	ZONING FEES	15,000.00	15,000.00	22,850.00	1,420.00	(7,850.00)
101-000-574.000	STATE SHARED REVENUE	1,200,000.00	1,200,000.00	1,021,487.00	0.00	178,513.00
101-000-574.001	STATE SHARED REV. - LIQUOR LA	18,000.00	18,000.00	19,786.25	19,236.25	(1,786.25)
101-000-575.000	Road Right of Way	17,000.00	17,000.00	20,018.91	0.00	(3,018.91)
101-000-612.000	CHARGES FOR TOWNSHIP SERVICES	7,000.00	7,000.00	7,298.52	57.00	(298.52)
101-000-627.000	TAX COLLECTION FEES	22,000.00	22,000.00	22,247.50	0.00	(247.50)
101-000-656.000	Ordinance Enforcement Fees	500.00	500.00	275.01	0.00	224.99
101-000-664.000	EARNED INTEREST	23,000.00	23,000.00	33,017.09	0.00	(10,017.09)
101-000-668.000	RENTS	55,000.00	55,000.00	0.00	0.00	55,000.00
101-000-668.002	RENTS & ROYALTIES CABLE VIS	250,000.00	250,000.00	204,593.16	0.00	45,406.84
101-000-668.003	RENTS & ROYALTIES CABLE EQUIP	14,000.00	14,000.00	12,946.50	0.00	1,053.50
101-000-670.000	UNREALIZED LOSS ON INVESTMENT	0.00	0.00	10,691.50	0.00	(10,691.50)
101-000-673.000	SALE OF FIXED ASSETS	1,000.00	1,000.00	2,776.00	0.00	(1,776.00)
101-000-676.000	REIMBURSEMENTS	0.00	0.00	15,254.31	13,044.32	(15,254.31)
101-000-676.001	Reimbursed Treasurer Legal Fees	0.00	0.00	647.21	0.00	(647.21)
Total Dept 000		3,497,700.00	3,497,700.00	2,938,400.06	56,802.12	559,299.94
TOTAL Revenues		3,497,700.00	3,497,700.00	2,938,400.06	56,802.12	559,299.94
Fund 101 - GENERAL OPERATING FUND:						
TOTAL REVENUES		3,497,700.00	3,497,700.00	2,938,400.06	56,802.12	559,299.94

EXPENDITURE REPORT FOR GARFIELD TOWNSHIP
 PERIOD ENDI /31/2016

GL NUMBER	DESCRIPTION	2016		ACTIVITY FOR MONTH	YTD BALANCE	AVAILABLE BALANCE	% BDDT USED
		ORIGINAL BUDGET	AMENDED BUDGET				
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
Dept 101-TOWNBOARD							
101-101-701.100	WAGES - TRUSTEE	12,000.00	12,000.00	750.00	6,200.00	5,800.00	51.67
101-101-701.101	WAGES - FILE CLERK	22,575.52	22,575.52	2,079.58	20,131.00	2,444.52	89.17
101-101-701.102	WAGES - TRUSTEE	12,000.00	12,000.00	1,200.00	8,850.00	3,150.00	73.75
101-101-701.103	WAGES - TRUSTEE	12,000.00	12,000.00	250.00	4,450.00	7,550.00	37.08
101-101-701.104	WAGES - TRUSTEE	12,000.00	12,000.00	850.00	7,150.00	4,850.00	59.58
101-101-701.105	WAGES - OFFICE MANAGER	35,050.32	35,050.32	2,627.20	28,236.04	6,814.28	80.56
101-101-701.106	WAGES - RECEPTIONIST	15,793.26	15,793.26	1,723.61	19,350.96	(3,557.70)	122.53
101-101-726.000	SUPPLIES	5,000.00	5,000.00	181.55	3,052.02	1,947.98	61.04
101-101-726.001	SUPPLIES - COPIER MAINTENANCE	15,000.00	15,000.00	406.49	11,691.18	3,308.82	77.94
101-101-726.002	LEGAL SERVICES - TOWNBOARD	7,500.00	7,500.00	479.62	5,384.81	2,115.19	71.80
101-101-801.002	LEGAL -Tax Tribunal	15,000.00	15,000.00	112.00	834.09	14,165.91	5.56
101-101-801.004	AUDIT AND ACCOUNTING	10,000.00	10,000.00	0.00	125.00	9,875.00	1.25
101-101-802.000	CONTRACTED AND OTHER SERVICES	16,500.00	16,500.00	0.00	15,457.50	1,042.50	93.68
101-101-805.000	MILEAGE	5,000.00	5,000.00	157.00	1,904.98	3,095.02	38.10
101-101-860.000	PRINTING & PUBLISHING	500.00	500.00	0.00	0.00	500.00	0.00
101-101-900.000	ADVERTISING	3,500.00	3,500.00	0.00	1,627.95	1,872.05	46.51
101-101-901.000	EDUCATION & TRAINING	4,000.00	4,000.00	283.00	2,518.78	1,481.22	62.97
101-101-960.000	DUES & PUBLICATIONS -TOWNBOAR	4,000.00	4,000.00	0.00	310.50	3,689.50	7.76
101-101-965.101	DUES - MICHIGAN TOWNSHIP ASSO	1,500.00	1,500.00	0.00	2,003.49	(503.49)	133.57
101-101-965.102		6,500.00	6,500.00	0.00	5,819.50	680.50	89.53
Total Dept 101-TOWNBOARD		215,419.10	215,419.10	11,100.05	145,097.80	70,321.30	67.36
Dept 171-TOWNSHIP SUPERVISOR							
101-171-701.201	WAGES - SUPERVISOR	71,177.54	71,177.54	5,475.20	60,200.09	10,977.45	84.58
101-171-701.202	WAGES - APPRAISER III	49,562.72	49,562.72	3,812.80	41,896.05	7,666.67	84.53
101-171-701.203	WAGES - ASSESSMENT CLERK	12,131.63	12,131.63	734.65	8,434.02	3,697.61	69.52
101-171-701.204	WAGES - APPRAISER II	49,562.72	49,562.72	3,812.80	41,921.86	7,640.86	84.58
101-171-701.205	WAGES - ASSESSOR	87,115.34	87,115.34	6,701.18	73,679.81	13,435.53	84.58
101-171-726.000	SUPPLIES	2,000.00	2,000.00	133.96	712.86	1,287.14	35.64
101-171-805.000	CONTRACTED AND OTHER SERVICES	20,000.00	20,000.00	0.00	8,598.86	11,401.14	42.99
101-171-860.200	MILEAGE - SUPERVISOR	1,000.00	1,000.00	0.00	275.40	724.60	27.54
101-171-860.201	MILEAGE - ASSESSOR	1,000.00	1,000.00	0.00	170.69	829.31	17.07
101-171-900.000	PRINTING & PUBLISHING	5,700.00	5,700.00	0.00	660.53	5,039.47	11.59
101-171-960.000	EDUCATION & TRAINING	6,000.00	6,000.00	449.88	6,345.58	(345.58)	105.76
101-171-960.200	EDUCATION - SUPERVISOR	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-171-965.000	DUES & PUBLICATIONS	1,800.00	1,800.00	0.00	944.40	855.60	52.47
Total Dept 171-TOWNSHIP SUPERVISOR		308,049.95	308,049.95	21,120.47	243,840.15	64,209.80	79.16
Dept 191-ELECTIONS							
101-191-701.000	WAGES	40,000.00	40,000.00	338.00	21,266.64	18,733.36	53.17
101-191-726.000	SUPPLIES	12,000.00	12,000.00	418.40	7,084.06	4,915.94	59.03
101-191-726.001	POSTAGE	8,500.00	8,500.00	21.88	6,000.03	2,499.97	70.59
101-191-860.000	MILEAGE	400.00	400.00	0.00	0.00	400.00	0.00
101-191-901.000	ADVERTISING	400.00	400.00	0.00	236.60	163.40	59.15
101-191-935.010	MACHINE MAINTENANCE	3,000.00	3,000.00	0.00	2,453.00	547.00	81.77
101-191-935.015	COMPUTER SUPPORT SYSTEMS	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
Total Dept 191-ELECTIONS		69,300.00	69,300.00	778.28	37,040.33	32,259.67	53.45
Dept 215-TOWNSHIP CLERK							

GL NUMBER	DESCRIPTION	ORIGINAL BUDGET	2016 AMENDED BUDGET	YTD BALANCE 10/31/2016	ACTIVITY FOR MONTH 10/31/16	AVAILABLE BALANCE	% BDTG USED
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
101-215-701.300	WAGES - CLERK	71,177.54	71,177.54	60,200.09	5,475.20	10,977.45	84.58
101-215-701.301	WAGES - FILE CLERK	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00
101-215-701.302	WAGES - DEPUTY CLERK	40,400.00	40,400.00	34,169.31	3,107.70	6,230.69	84.58
101-215-701.303	WAGES - ACCOUNTANT	10,000.00	10,000.00	2,460.00	215.00	7,540.00	24.60
101-215-726.000	SUPPLIES	1,000.00	1,000.00	1,077.54	227.37	(77.54)	107.75
101-215-860.300	MILEAGE - CLERK	400.00	400.00	315.90	0.00	84.10	78.98
101-215-860.301	MILEAGE - DEPUTY CLERK	400.00	400.00	0.00	0.00	400.00	0.00
101-215-956.016	MISCELLANEOUS	500.00	500.00	0.00	0.00	500.00	0.00
101-215-960.000	EDUCATION & TRAINING	6,000.00	6,000.00	3,585.89	19.35	2,414.11	59.76
101-215-965.000	DUES & PUBLICATIONS	700.00	700.00	352.20	0.00	347.80	50.31
Total Dept 215-TOWNSHIP CLERK		138,577.54	138,577.54	102,160.93	9,044.62	36,416.61	73.72
Dept 247-BOARD OF REVIEW							
101-247-701.400	WAGES - B OF R	1,500.00	1,500.00	600.00	0.00	900.00	40.00
101-247-701.401	WAGES - B OF R	1,500.00	1,500.00	800.00	200.00	700.00	53.33
101-247-701.402	WAGES - B OF R	1,500.00	1,500.00	600.00	0.00	900.00	40.00
101-247-701.403	WAGES - B OF R	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00
101-247-960.000	EDUCATION & TRAINING	200.00	200.00	0.00	0.00	200.00	0.00
Total Dept 247-BOARD OF REVIEW		6,200.00	6,200.00	2,000.00	200.00	4,200.00	32.26
Dept 253-TOWNSHIP TREASURER							
101-253-701.500	WAGES - TREASURER	71,177.54	71,177.54	60,200.09	5,475.20	10,977.45	84.58
101-253-701.501	WAGES - ASSISTANT	9,185.75	9,185.75	3,283.02	367.34	5,902.73	35.74
101-253-701.502	WAGES - DEPUTY TREASURER	40,400.00	40,400.00	34,169.31	3,107.70	6,230.69	84.58
101-253-726.000	SUPPLIES	2,500.00	2,500.00	1,623.15	321.93	876.85	64.93
101-253-726.001	POSTAGE	7,000.00	7,000.00	2,518.41	0.00	4,481.59	35.98
101-253-801.000	LEGAL SERVICES	3,000.00	3,000.00	1,039.01	0.00	1,960.99	34.63
101-253-809.000	Bank Fees	300.00	300.00	0.00	0.00	300.00	0.00
101-253-860.500	MILEAGE - TREASURER	700.00	700.00	535.14	0.00	164.86	76.45
101-253-860.501	MILEAGE - DEPUTY TREASURER	200.00	200.00	0.00	0.00	200.00	0.00
101-253-900.000	PRINTING & PUBLISHING	2,000.00	2,000.00	583.81	0.00	1,416.19	29.19
101-253-901.000	ADVERTISING	100.00	100.00	59.08	0.00	40.92	59.08
101-253-960.000	EDUCATION & TRAINING	4,500.00	4,500.00	2,686.64	370.00	1,813.36	59.70
101-253-965.000	DUES & PUBLICATIONS	500.00	500.00	70.15	0.00	429.85	14.03
Total Dept 253-TOWNSHIP TREASURER		141,563.29	141,563.29	106,767.81	9,642.17	34,795.48	75.42
Dept 258-COMPUTER SUPPORT							
101-258-726.000	SUPPLIES	6,000.00	6,000.00	1,890.88	0.00	4,109.12	31.51
101-258-935.015	COMPUTER SUPPORT SYSTEMS	22,000.00	22,000.00	17,982.50	32.50	4,017.50	81.74
101-258-935.016	COMPUTER NETWORK	4,000.00	4,000.00	845.00	75.00	3,155.00	21.13
Total Dept 258-COMPUTER SUPPORT		32,000.00	32,000.00	20,718.38	107.50	11,281.62	64.74
Dept 265-TOWNSHIP HALL							
101-265-701.011	Maintenance Wages	12,000.00	12,000.00	6,678.99	523.78	5,321.01	55.66
101-265-726.003	SUPPLIES-MAINTANCE	3,500.00	3,500.00	2,119.60	143.86	1,380.40	60.56
101-265-850.000	TELEPHONE	17,000.00	17,000.00	11,832.38	1,259.84	5,167.62	69.60
101-265-920.601	HEATING / GAS	12,000.00	12,000.00	6,456.29	196.87	5,543.71	53.80
101-265-920.602	WATER / SEWER	5,000.00	5,000.00	4,115.96	948.18	884.04	82.32

GL NUMBER	DESCRIPTION	2016		YTD BALANCE 10/31/2016	ACTIVITY FOR MONTH 10/31/16	AVAILABLE BALANCE	% BDTG USED
		ORIGINAL BUDGET	AMENDED BUDGET				
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
101-265-920.603	LIGHTS BUILDING	13,500.00	13,500.00	9,754.96	1,227.60	3,745.04	72.26
101-265-935.601	SNOW PLOWING	10,000.00	10,000.00	2,020.00	0.00	7,980.00	20.20
101-265-935.602	LAWN MAINTENANCE	10,000.00	10,000.00	5,651.99	305.00	4,348.01	56.52
101-265-935.603	CLEANING SERVICE	15,000.00	15,000.00	11,327.50	1,300.00	3,672.50	75.52
101-265-935.604	RUBBISH REMOVAL	1,000.00	1,000.00	790.00	79.00	210.00	79.00
101-265-935.605	BUILDING REPAIR	100,000.00	100,000.00	4,759.97	0.00	95,240.03	4.76
101-265-935.606	ELECTRONIC PROTECTION SYSTEM	1,500.00	1,500.00	1,419.00	354.75	81.00	94.60
101-265-935.608	MAINTENANCE-OTHER	15,000.00	15,000.00	7,274.61	1,146.00	7,725.39	48.50
Total Dept 265-TOWNSHIP HALL		215,500.00	215,500.00	74,201.25	7,484.88	141,298.75	34.43
Dept 301-POLICE SERVICES							
101-301-830.000	POLICE CONTRACT	1,025,365.00	1,025,365.00	705,753.00	0.00	319,612.00	68.83
Total Dept 301-POLICE SERVICES		1,025,365.00	1,025,365.00	705,753.00	0.00	319,612.00	68.83
Dept 371-TOWNSHIP BUILDING INSPECTOR							
101-371-701.703	WAGES - BUILDING	65,941.04	65,941.04	55,771.07	5,072.38	10,169.97	84.58
101-371-701.704	WAGES - BUILDING	22,000.00	22,000.00	13,925.00	1,425.00	8,075.00	63.30
101-371-701.705	WAGES - CONSTRUCTION BOARD	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-371-726.000	SUPPLIES	1,000.00	1,000.00	41.27	9.98	958.73	4.13
101-371-960.000	EDUCATION & TRAINING	1,000.00	1,000.00	535.65	0.00	464.35	53.57
101-371-965.000	DUES & PUBLICATIONS	700.00	700.00	368.95	0.00	331.05	52.71
Total Dept 371-TOWNSHIP BUILDING INSPECTOR		91,641.04	91,641.04	70,641.94	6,507.36	20,999.10	77.09
Dept 400-PLANNING COMMISSION							
101-400-701.800	WAGES - PLANNING	2,000.00	2,000.00	1,600.00	200.00	400.00	80.00
101-400-701.801	WAGES - PLANNING	2,000.00	2,000.00	1,500.00	200.00	500.00	75.00
101-400-701.802	WAGES - PLANNING	2,000.00	2,000.00	1,300.00	200.00	700.00	65.00
101-400-701.804	WAGES - PLANNING	2,000.00	2,000.00	1,600.00	200.00	400.00	80.00
101-400-701.805	WAGES - PLANNING	2,000.00	2,000.00	1,300.00	0.00	700.00	65.00
101-400-701.806	WAGES - PLANNING	2,000.00	2,000.00	1,500.00	200.00	500.00	75.00
101-400-701.808	WAGES - PLANNING	2,000.00	2,000.00	1,200.00	200.00	800.00	60.00
101-400-801.000	LEGAL SERVICES	10,000.00	10,000.00	34,996.75	0.00	(24,996.75)	349.97
101-400-805.000	CONTRACTED AND OTHER SERVICES	5,000.00	5,000.00	4,291.50	189.50	708.50	85.83
101-400-900.000	PRINTING & PUBLISHING	1,000.00	1,000.00	15.90	0.00	984.10	1.59
101-400-901.000	ADVERTISING	2,000.00	2,000.00	749.25	0.00	1,250.75	37.46
101-400-960.000	EDUCATION & TRAINING	2,000.00	2,000.00	1,314.40	0.00	685.60	65.72
101-400-965.000	DUES & PUBLICATIONS	500.00	500.00	340.00	340.00	160.00	68.00
Total Dept 400-PLANNING COMMISSION		34,500.00	34,500.00	51,707.80	1,729.50	(17,207.80)	149.88
Dept 401-TOWNSHIP PLANNER							
101-401-701.900	WAGES - PLANNER	67,658.33	67,658.33	57,221.00	5,204.48	10,437.33	84.57
101-401-701.901	WAGES - DEPUTY PLANNER	51,631.84	51,631.84	43,680.80	3,972.80	7,951.04	84.60
101-401-726.000	SUPPLIES	1,000.00	1,000.00	270.78	0.00	729.22	27.08
101-401-860.900	MILEAGE - TOWNSHIP PLANNER	150.00	150.00	0.00	0.00	150.00	0.00
101-401-860.901	MILEAGE - DEPUTY PLANNER	150.00	150.00	0.00	0.00	150.00	0.00
101-401-900.000	PRINTING & PUBLISHING	2,000.00	2,000.00	0.00	0.00	150.00	0.00
101-401-960.000	EDUCATION & TRAINING	4,500.00	4,500.00	3,419.72	90.00	1,080.28	75.99
101-401-965.000	DUES & PUBLICATIONS	1,000.00	1,000.00	1,171.50	257.00	(171.50)	117.15

EXPENDITURE REPORT FOR GARFIELD TOWNSHIP
 PERIOD END: 10/31/2016

GL NUMBER	DESCRIPTION	2016		YTD BALANCE 10/31/2016	ACTIVITY FOR MONTH 10/31/16	AVAILABLE BALANCE	% BDDT USED
		ORIGINAL BUDGET	AMENDED BUDGET				
Fund 101 - GENERAL OPERATING FUND Expenditures							
Total Dept 401-TOWNSHIP PLANNER		128,090.17	128,090.17	105,763.80	9,524.28	22,326.37	82.57
Dept 410-ZONING BOARD OF APPEALS							
101-410-701.001	WAGES - ZONING	1,200.00	1,200.00	200.00	0.00	1,000.00	16.67
101-410-701.002	WAGES - ZONING	1,200.00	1,200.00	300.00	0.00	900.00	25.00
101-410-701.003	WAGES - ZONING	1,200.00	1,200.00	400.00	0.00	800.00	33.33
101-410-701.004	WAGES - ZONING	1,200.00	1,200.00	400.00	0.00	800.00	33.33
101-410-701.005	WAGES - ZONING	1,200.00	1,200.00	300.00	0.00	900.00	25.00
101-410-801.000	LEGAL SERVICES	10,000.00	10,000.00	8,782.30	0.00	1,217.70	87.82
101-410-805.000	CONTRACTED AND OTHER SERVICES	1,000.00	1,000.00	294.50	0.00	705.50	29.45
101-410-901.000	ADVERTISING	1,000.00	1,000.00	1,688.50	0.00	(688.50)	168.85
101-410-960.000	EDUCATION & TRAINING	1,000.00	1,000.00	234.36	0.00	765.64	23.44
Total Dept 410-ZONING BOARD OF APPEALS		19,000.00	19,000.00	12,599.66	0.00	6,400.34	66.31
Dept 412-ZONING ADMINISTRATOR							
101-412-701.601	WAGES	55,550.00	55,550.00	36,244.21	3,269.24	19,305.79	65.25
101-412-701.602	WAGES ZONING	15,000.00	15,000.00	9,925.09	1,159.10	5,074.91	66.17
101-412-726.000	SUPPLIES	1,000.00	1,000.00	838.99	0.00	161.01	83.90
101-412-860.601	MILEAGE - ZONING ADMIN	150.00	150.00	0.00	0.00	150.00	0.00
101-412-860.602	MILEAGE - DEPT ZONING	150.00	150.00	0.00	0.00	150.00	0.00
101-412-960.000	EDUCATION & TRAINING	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
101-412-965.000	DUES & PUBLICATIONS	500.00	500.00	77.00	0.00	423.00	15.40
Total Dept 412-ZONING ADMINISTRATOR		74,350.00	74,350.00	47,085.29	4,428.34	27,264.71	63.33
Dept 448-STREET LIGHTS - TOWNSHIP							
101-448-920.005	STREET LIGHTS TOWNSHIP	92,000.00	92,000.00	54,176.07	6,371.43	37,823.93	58.89
Total Dept 448-STREET LIGHTS - TOWNSHIP		92,000.00	92,000.00	54,176.07	6,371.43	37,823.93	58.89
Dept 747-COMMUNITY PROMOTIONS							
101-747-880.003	COM. PROM. - TRAVERSE BAY EDC	15,000.00	15,000.00	15,000.00	0.00	0.00	100.00
101-747-880.004	COM. PROM. - TC-TALUS	3,000.00	3,000.00	3,000.00	0.00	0.00	100.00
101-747-880.007	COM. PROM. - COMMUNITY AWAREN	20,000.00	20,000.00	4,741.62	0.00	15,258.38	23.71
101-747-880.008	COM. PROM. - CONTRACTED SERVI	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00
101-747-880.011	COM. PROM. - P.E.G.	95,000.00	95,000.00	94,390.39	23,833.37	609.61	99.36
101-747-880.017	COM. PROM. - TV BOARD	2,500.00	2,500.00	1,290.00	165.00	1,210.00	51.60
101-747-880.018	COM. PROM. - MILFOIL	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00
Total Dept 747-COMMUNITY PROMOTIONS		163,500.00	163,500.00	118,422.01	23,998.37	45,077.99	72.43
Dept 806-TOWNSHIP VEHICLES							
101-806-862.000	GAS & CAR WASHES	4,000.00	4,000.00	1,472.96	162.17	2,527.04	36.82
101-806-863.000	OIL CHANGES	500.00	500.00	32.15	0.00	467.85	6.43
101-806-864.000	MISCELLANEOUS	3,500.00	3,500.00	1,076.76	0.00	2,423.24	30.76
Total Dept 806-TOWNSHIP VEHICLES		8,000.00	8,000.00	2,581.87	162.17	5,418.13	32.27

GL NUMBER	DESCRIPTION	2016 ORIGINAL BUDGET	2016 AMENDED BUDGET	YTD BALANCE 10/31/2016	ACTIVITY FOR MONTH 10/31/16	AVAILABLE BALANCE	% BDCGT USED
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
Dept 851-EMPLOYEE BENEFITS & INSURANCES							
101-851-701.000	WAGES	16,000.00	16,000.00	4,823.70	482.37	11,176.30	30.15
101-851-873.001	John Hancock 403B	90,000.00	90,000.00	82,360.44	0.00	7,639.56	91.51
101-851-873.010	SOCIAL SECURITY - EMPLOYER	80,000.00	80,000.00	57,578.97	5,335.80	22,421.03	71.97
101-851-873.020	VACATION & PERSONAL PAYOUT	10,000.00	10,000.00	1,293.64	0.00	8,706.36	12.94
101-851-873.030	INSURANCE - EMPLOYEE HEALTH	250,000.00	250,000.00	220,649.01	15,289.61	29,350.99	88.26
101-851-873.040	INSURANCE - EMPLOYEE LIFE	11,000.00	11,000.00	6,026.98	670.56	4,973.02	54.79
101-851-912.001	INSURANCE - LIABILITY	13,000.00	13,000.00	0.00	0.00	13,000.00	0.00
101-851-912.002	INSURANCE - WORKMENS COMP.	7,500.00	7,500.00	1,642.19	0.00	5,857.81	21.90
Total Dept 851-EMPLOYEE BENEFITS & INSURANCES		477,500.00	477,500.00	374,374.93	21,778.34	103,125.07	78.40
Dept 900-CAPITAL OUTLAY							
101-900-970.001	CAPITAL OUTLAY - ELECTIONS	110,000.00	110,000.00	0.00	0.00	110,000.00	0.00
101-900-970.002	CAPITAL OUTLAY - TOWNSHIP HAL	40,000.00	40,000.00	5,995.00	0.00	34,005.00	14.99
101-900-970.003	CAPITAL OUTLAY - COMPUTER	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
101-900-970.004	CAPITAL OUTLAY - VEHICLES	30,000.00	30,000.00	23,856.00	0.00	6,144.00	79.52
101-900-970.005	CAPITAL OUTLAY - LAND	0.00	0.00	925.98	0.00	(925.98)	100.00
Total Dept 900-CAPITAL OUTLAY		190,000.00	190,000.00	30,776.98	0.00	159,223.02	16.20
TOTAL Expenditures		3,430,556.09	3,430,556.09	2,305,710.00	133,977.76	1,124,846.09	67.21
Fund 101 - GENERAL OPERATING FUND:							
TOTAL EXPENDITURES		3,430,556.09	3,430,556.09	2,305,710.00	133,977.76	1,124,846.09	67.21

New Medical Marijuana Laws Q&A

By Catherine Mullhaupt, MTA Staff Attorney
October 20, 2016

Note: This guidance has been written for townships, but the statutes discussed apply to cities, villages and townships in the same way. A county cannot adopt an ordinance allowing any of the facilities authorized by these statutes.

Q. Has marijuana been legalized?

A. No. Marijuana has not been legalized in Michigan. It is still an illegal drug under federal and state law.

The [Michigan Medical Marihuana Act, Initiated Law 1 of 2008, MCL 333.26421, et seq.](#), allows qualified patients and registered caregivers identified with those patients to use marijuana for specified medical conditions. That law did not legalize marijuana, but it prohibits prosecuting or penalizing qualified patients and registered caregivers who use marijuana for those purposes as long as they comply with the MMMA.

Subsequent court opinions clarified that only those persons who were qualified patients and registered caregivers (and persons who met the requirements of Section 8 of the MMMA, even if not registered with the state) could exchange or use medical marijuana. A third party--a person providing or selling marijuana to a qualified patient who is not that person's registered caregiver--does not have the protection from prosecution under the MMMA. Any arrangement outside of the patient-caregiver relationship, including "dispensaries," does not comply with the MMMA and is illegal.

Q. Don't you know how to spell "marijuana"?

A. Yes. But the word was originally spelled with an "h," and that is how the word is spelled in federal law and the Michigan Medical Marihuana Act, the Medical Marihuana Facilities Licensing Act and Medical Marihuana Licensing Act. But everyone else today, including the courts, uses the more common spelling with the "j".

Q. What is legal today?

A. Only a patient-caregiver relationship conducted in compliance with the Michigan Medical Marihuana Act is legal today. Note that the MMMA was recently amended by PA 283 of 2016 to include certain marijuana-infused products, or "edibles," and to clarify what plants and parts of plants are allowed within the limits imposed by the Act.

Q. What is illegal today?

A. Anything that is not authorized by the Michigan Medical Marihuana Act is illegal today.

Q. So how come we see medical marijuana dispensaries all over?

A. Because the local jurisdiction has chosen to not enforce state or federal laws that make marijuana illegal outside of the patient-caregiver relationship protected by the MMMA. In most cases, the city, village or township has "decriminalized" certain uses of marijuana and/or chosen to not utilize enforcement resources for small amounts or certain levels of activity. But that is a forbearance, not legalization.

Q. Wait a minute—didn't a law just get passed that makes marijuana dispensaries legal?

A. No. Marijuana “dispensaries” or grow operations or any other activity involved with marijuana that does not comply with the Michigan Medical Marihuana Act are still unlawful.

Q. No, it did—the Medical Marihuana Facilities Licensing Act. The Governor signed it!

A. Yes. But the [Medical Marihuana Facilities Licensing Act, Public Act 281 of 2016, MCL 333.27101, et seq.](#), does not take effect until December 20, 2016.

And the MMFLA includes an additional delay in implementation of 360 days to enable the Michigan Department of Licensing and Regulatory Affairs (LARA) to establish the licensing system required by the Act. ***A person cannot apply to the state for a license of any kind under the MMFLA until December 15, 2017.***

And no one can apply to the state for a license of any kind under the MMFLA UNLESS the township has already adopted an ordinance that authorizes that type of facility.

So even after December 15, 2017, any marijuana provisioning center or other activity involving marijuana that does not comply with the Michigan Medical Marihuana Act ***will still be illegal***, unless that township has adopted an ordinance that authorizes that type of facility under the Medical Marihuana Facilities Licensing Act.

(Note that the word “dispensary” has been commonly used to refer to a variety of medical marijuana activities, but the new laws do not refer to “dispensaries.” Under the MMFLA, “provisioning centers” are what many people would describe as a “dispensary.”)

Q. What if an applicant comes to our meeting now and demands that we adopt an ordinance or approve their license?

If a township is approached by an applicant stating that the board must adopt an ordinance, then that applicant has misunderstood the law.

A township cannot be required to adopt an ordinance to allow facilities authorized under the MMFLA now or at any time.

If a township is approached by an applicant demanding that the township consider their application or stating that the board must authorize their facility:

- **Before** December 15, 2017, no township can be required to consider an application. Even if a township adopts an ordinance to allow the facilities authorized by the MMFLA, the licensing system is not in place, and no applications will be considered by LARA until December 15, 2017.
- **After** December 15, 2017, if a township **has not** adopted an ordinance allowing any of the facilities authorized by the MMFLA, then the township is not required to consider any applications for MMFLA licenses, because no licenses will be approved by LARA.
- **After** December 15, 2017, if a township **has** adopted an ordinance allowing any of the facilities authorized by the MMFLA, **and** the application involves one of the type(s) of facilities that the township allows in its ordinance, **and** the cap on the number of that type of facility imposed by the township's ordinance has not been reached, then the township will be asked to provide information to LARA as part of the licensing approval process.

Q. What do we need to do if we do NOT want any of the facilities authorized under the new Medical Marijuana Facilities Licensing Act in our township (or city or village)?

A. Do nothing. Literally. Do. Nothing. Period.

You do not need to adopt an ordinance to prohibit the types of facilities authorized under the MMFLA. They are already prohibited by state and federal law, unless the township adopts an ordinance to allow them (“opt in”) under the MMFLA.

You would only adopt an ordinance dealing with the types of facilities authorized under the MMFLA if the township WANTS to allow one or more type of facilities authorized under the MMFLA.

A township cannot be required to adopt an ordinance allowing the facilities authorized by the MMFLA.

You do not have to consider any application for any facilities currently because no application will be considered by the state until December 15, 2017. And even after that date, if the township has not adopted an ordinance allowing that type of facility, that application will not be considered by the state.

Note that, because dispensaries and other marijuana facilities or operations outside of the patient/caregiver relationship are NOT currently lawful (even where marijuana has been decriminalized locally), existing dispensaries or other marijuana facilities or operations are not currently lawful non-conforming uses for zoning ordinance purposes.

Q. What do we need to do if we DO want any of the facilities authorized under the new Medical Marijuana Facilities Licensing Act in our township (or city or village)?

A. Any time before December 15, 2017, a township that wants to allow medical marijuana facilities to operate within the township could adopt an ordinance allowing one or more of the specific types of facilities authorized by the new Medical Marijuana Facilities Licensing Act. ***Note that adopting such an ordinance before December 15, 2017 does NOT make a facility lawful!***

December 15, 2017 is the earliest an applicant may submit an application to the Medical Marijuana Licensing Board (MMLB) for consideration.

Any time after December 15, 2017, a township that wants to allow medical marijuana facilities to operate within the township would adopt an ordinance allowing one or more of the specific types of facilities authorized by the new Medical Marijuana Facilities Licensing Act.

The ordinance should specify which type(s) of facilities—and how many of each type—the township is choosing to allow. If a township “opts in” with an ordinance that does not specify a cap on the type(s) or number of each, applications for any of the types and any number of a type within the township will be considered by LARA.

But a license from the state is still required before a specific facility is authorized to legally operate under the MMFLA. The township board’s adoption of the ordinance allowing medical marijuana facilities does not automatically make all facilities lawful.

Also note that, because dispensaries and other marijuana facilities or operations outside of the patient/caregiver relationship are NOT currently lawful (even where marijuana has been decriminalized locally), existing dispensaries or other marijuana facilities or operations are not currently lawful non-conforming uses for zoning ordinance purposes.

Q. What types of facilities may be authorized under the new Medical Marijuana Facilities Licensing Act if a township allows them by ordinance?

A. The following types of medical marijuana facilities are authorized by the MMFLA. One or more types may be allowed by a township ordinance:

Class A, B, or C Grower—“A licensee that is a commercial entity located in this State that cultivates, dries, trims, or cures and packages marijuana for sale to a processor or provisioning center.”

Class A: 500 plants -- Class B: 1,000 plants -- Class C: 1,500 plants

Processor—“A licensee that is a commercial entity located in this State that purchases marijuana from a grower and that extracts resin from the marijuana or creates a marijuana infused product for sale and transfer in packaged form to a provisioning center.”

Provisioning Center—“A licensee that is a commercial entity located in this State that purchases marijuana from a grower or processor and sells, supplies, or provides marijuana to registered qualifying patients, directly or through their registered primary caregivers. The term includes any commercial property where marijuana is sold at retail to registered qualifying patients or registered primary caregivers. A noncommercial location used by a primary caregiver to assist a qualifying patient connected to the caregiver through the marijuana registration process of the Department of Licensing and Regulation in accordance with the Michigan Medical Marijuana Act will not be a provisioning center for purposes of the Licensing Act.”

Secure Transporter—“A licensee that is a commercial entity located in this State that stores marijuana and transports it between marijuana facilities for a fee.”

Safety Compliance Facility—“A licensee that is a commercial entity that receives marijuana from a marijuana facility or registered primary caregiver, tests it for contaminants and for tetrahydrocannabinol (THC) and other cannabinoids, returns the test results, and may return the marijuana to the facility.”

Q. Why would a township consider allowing one or more of the types of facilities authorized under the new Medical Marijuana Facilities Licensing Act?

A. Some communities accept medical marijuana use for compassionate reasons, and believe that the Medical Marijuana Facilities Licensing Act will better facilitate the spirit and the actual practice of the patient-caregiver relationship authorized by the statewide initiative that created the Medical Marijuana Act in 2008.

Other communities may be responding to a real demand or broad support locally for providing medical marijuana facilities and business opportunities.

And it may be a revenue source:

- **Annual administrative fee:** Once a township adopts an ordinance allowing one or more of the types of facilities authorized by the Medical Marijuana Facilities Licensing Act, the township may in that ordinance require “an annual, nonrefundable fee of not more than \$5,000.00 on a licensee to help defray administrative and enforcement costs associated with the operation of a marijuana facility in the municipality.” (“Nonrefundable” as in not returned if the application is not approved by the state or if a license is not renewed.)
- **Property tax revenues:** These facilities are businesses and may actually be quite profitable. And in some communities medical marijuana facilities will utilize commercial properties that are currently vacant or even off the tax roll due to foreclosure.

- **State shared revenues, as appropriated:** A state tax will be imposed on each provisioning center at the rate of 3% of the provisioning center's gross retail receipts, which will go to the state Medical Marihuana Excise Fund. The money in the fund will be allocated, *upon appropriation*, to the state, counties and municipalities in which a marihuana facility is located, with "25% to municipalities in which a marihuana facility is located, allocated in proportion to the number of marihuana facilities within the municipality."

Q. How will the state manage this licensing system and track compliance?

A. The MMFLA requires licensees to "adopt and use a third-party inventory control and tracking system that is capable of interfacing with the statewide monitoring system to allow the licensee to enter or access information in the statewide monitoring system as required under this act and rules." Yes, there already are such third-party software systems commercially available.

The [Marihuana Tracking Act, Public 282 of 2016, MCL 333.27901, et seq.](#), enacted at the same time as the MMFLA, requires LARA to establish a confidential statewide internet-based monitoring system for integrated tracking, inventory, and verification. It will be a system "established, implemented, and maintained directly or indirectly by the department [LARA] that is available to licensees, law enforcement agencies, and authorized state departments and agencies on a 24-hour basis for all of the following:

- (i) Verifying registry identification cards.
- (ii) Tracking marihuana transfer and transportation by licensees, including transferee, date, quantity, and price.
- (iii) Verifying in a commercially reasonable time that a transfer will not exceed the limit that the registered qualifying patient or registered primary caregiver is authorized to receive under section 4 of the Michigan medical marihuana act, 2008 IL 1, MCL 333.26424."

Q. The information on who is a qualified patient or a registered caregiver is currently confidential and exempt from public disclosure under the MMMA. How will the license process be treated—is that information going to be confidential?

A. The MMFLA requires that:

"Except as otherwise provided in this act, all information, records, interviews, reports, statements, memoranda, or other data supplied to or used by the board [MMFL Board] are subject to the freedom of information act, ..., except for the following:

- (i) Unless presented during a public hearing or requested by the licensee or applicant who is the sole subject of the data, all of the information, records, interviews, reports, statements, memoranda, or other data supplied to, created by, or used by the board related to background investigation of applicants or licensees and to trade secrets, internal controls, and security measures of the licensees or applicants.
- (ii) All information, records, interviews, reports, statements, memoranda, or other data supplied to or used by the board that have been received from another jurisdiction or local, state, or federal agency under a promise of confidentiality or if the release of the information is otherwise barred by the statutes, rules, or regulations of that jurisdiction or agency or by an intergovernmental agreement.
- (iii) All information in the statewide monitoring system."

So the Medical Marihuana Facility Licensing Board's records **are** subject to the FOIA and public disclosure, with some specific exceptions.

Here are the records that will be **exempt** from disclosure:

- The data, all of the information, records, interviews, reports, statements, memoranda, or other data supplied to, created by, or used by the board *related to background investigation of applicants or licensees and to trade secrets, internal controls, and security measures of the licensees or applicants* is **exempt from disclosure, UNLESS**:
 1. That data, information, record, etc. was presented during a public hearing (of the MMFLB), in which case it is NOT exempt from disclosure.
OR
 2. The licensee or applicant who is the sole subject of that data, information, record, etc. requests it, in which case it may be released to that licensee or applicant.

- All information, records, interviews, reports, statements, memoranda, or other data supplied to or used by the MMFLB that have been received from another jurisdiction or local, state, or federal agency (including a township) is **exempt from disclosure BUT ONLY IF**:
 1. The other jurisdiction or local, state, or federal agency (including a township) supplied it to the MMFLB *under a promise of confidentiality*.
OR
 2. The release of the information is otherwise *barred by the statutes, rules, or regulations of that jurisdiction or agency or by an intergovernmental agreement*.

- All information in the statewide monitoring system is **exempt from disclosure**.

The Marihuana Tracking Act states that “the information in the system is confidential and is exempt from disclosure under the freedom of information act. Information in the system may be disclosed for purposes of enforcing this act; the Michigan medical marihuana act; and the medical marihuana facilities licensing act.”

For more information on the three Michigan laws governing medical marijuana use, see the statutes online (click on the linked titles of the Acts in this fact sheet) or review the [Senate Fiscal Analysis of September 23, 2016](#), which outlines all the provisions of the three bills as they were enacted.

This fact sheet is not intended as a legal opinion, and a township should consult with its attorney before taking any steps to adopt an ordinance under these statutes, and for specific legal guidance on how the Acts interact with the individual township's other ordinances, including a zoning ordinance.

		Charter Township of Garfield	
		Planning Department Report No. 2016-70	
Prepared:	November 9, 2016	Pages:	1 of 5
Meeting:	November 15, 2016 – Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Major Amendment Request – Crown PUD		
Applicant:	Tom Piehl, Architect, PLC		
Owner:	Green Hills Inc		
File No.	SUP-1990-10-L - Crown Transient Residential Dwellings		

SUBJECT PROPERTY:

The subject parcel is within the Crown Planned Unit Development (PUD) on West Silver Lake Road. The PUD has an underlying zoning of A-1, Agricultural. (A map is included on Page 5).

PURPOSE OF APPLICATION:

The application requests the ability to recognize four "stay and play" commercial units as a potentially allowable use at 2420 West Crown Drive, within the Crown PUD. If the current application is approved, then the applicant would then be required to obtain future Special Use Permit approval from the Planning Commission.

PROCEDURE:

The application is considered a major amendment to the PUD, which requires a Planning Commission recommendation and eventual approval or denial by the Township Board. At this point, the Planning Commission has held two public hearings, adopted a finding of fact in support of approval, and recommended approval of the application to the Township Board.

Prior to the Board making any decision on the matter, it must also hold a public hearing, which has been scheduled for November 15, 2016.

STAFF COMMENT:

This application is considered a request to allow additional commercial uses within the Crown PUD as a complementary and supplementary use to the existing golf course. The proposed "stay and play" units would be seasonally marketed as rental units to golfers who are playing the Crown between May 1 and October 31 of each year. Outside of that time period, the commercial use could not be rented for periods of less than 30 consecutive days.

Throughout the course of the application, the Planning Commission wanted to make it clear that this is considered a commercial use, and is not an exception to the Township's prohibition on short term rentals in residential zones. In a PUD, the Township may authorize uses which are not allowed by the underlying zoning district (*Ref: §426.E.1*), which has already occurred at this mixed-use development.

HISTORY OF APPLICATION:

- May 11, 2016. The application was introduced as an amendment to remove the existing clubhouse building at East Crown Drive and replace it with a new structure. The proposed facility would contain a new community gathering space and outdoor pool/spa, a project development office, and four "stay and play" dwelling units.
- June 8, 2016. A public hearing was held on the request but action on the request was not taken.
- July 13, 2016. The applicant presented proposed changes to the application in response to previous feedback from both the public and the Planning Commission. The primary change was to shift the stay-and-play units to West Crown Drive, in proximity to the primary golf course clubhouse and Mulligan's restaurant. However, it was unclear in the application but came up during the meeting that the applicant still intended to rebuild the East Crown Drive facility as a part of the major amendment application. Due to this confusion and remaining concerns over allowing that use, the application was again postponed.
- August 10, 2016. The applicant presented a revised request to omit all consideration of 2400 East Crown Drive from the current amendment request. The full scope of the revised request was then to build four transient stay-and-play units at 2420 West Crown Drive, within the Crown Townhouse Condominium and close to the pro shop and Mulligan's Restaurant. The Planning Commission then scheduled a public hearing on the revised application for September 14, 2016.
- On September 14, 2016, the Planning Commission held a public hearing and then directed Staff to prepare findings in support of approval of the application, subject to a limitation of May 1 to October 31 for the stay-and-play function while allowing the units to be rented for periods of not less than thirty (30) consecutive days outside of that time period. Those findings are attached.
- On September 28, 2016, the Planning Commission adopted findings of fact, and then recommended that the Board approve the project subject to conditions.
- On October 11, 2016, the Township Board accepted the application and scheduled a public hearing for November 15, 2016.

PUBLIC COMMENT:

The Planning Commission has held two public hearings as noted above. Members of the Crown community have been previously submitted written and verbal comment to the application. Support thus far has been limited.

In response to this ongoing concern, during the September 14th meeting the applicant was asked if the use could be shifted back to the east, still on West Crown Drive but closer to Mulligan's Restaurant. For example, Staff inquired about the Staff parking lot. In that proximity, the nearest single family units would be roughly twice as far away and shielded by the existing quadplex. However, the applicant did not express interest in this suggestion.

Ultimately, the Planning Commission felt that allowing the use in the requested location at 2420 West Crown Drive was a reasonable compromise to protect the residential areas of the site, while also affording the developer the ability to construct a use which will help support the golf course. The Planning Commission recommended approval of the use in the location as requested at 2420 West Crown Drive.

Additional correspondence from the neighbors is enclosed, with all in opposition.

PLANNING COMMISSION ACTIONS:

Following discussion and minor changes as reflected in the draft meeting minutes;

MOTION by RACINE, seconded by WILSON: THAT the Finding of Fact for Major Amendment Application SUP-1990-10-L, to identify four "stay-and-play" units as a "generally acceptable use" at the Crown Townhouse Condominium within the Crown Planned Unit Development, BE APPROVED as amended. MOTION CARRIED.

Following discussion and minor changes reflected in the draft meeting minutes;

MOTION by WILSON, seconded by RACINE: THAT Major Amendment Application 1990-10-L, to identify four "stay-and-play" units as a "generally acceptable use" at the Crown Townhouse Condominium (being PIN#05-092-(005 through 008)-00) within the Crown Planned Unit Development, be RECOMMENDED FOR APPROVAL to the Township Board subject to the following conditions:

1. The "stay-and-play" transient use shall be limited to golfers who are playing The Crown Golf Club between May 1 and October 31 of each calendar year. Outside of that defined time period, the units may not be rented for periods of than thirty (30) consecutive calendar days.
2. Final review and approval of the stay-and-play units shall be submit to Special Use Permit.
3. The applicant shall provide two (2) full sized plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.
4. The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within ninety (90) days of final approval by the Township or approval shall be considered to have expired.

MOTION CARRIED.

ACTION REQUESTED:

Following an opportunity for applicant presentation and public comment, Board member discussion on the information within this report is requested.

If the Board is prepared to approve the request, then Staff should be directed to prepare findings in support of that request for consideration at a future meeting. If the Board is not prepared to approve the request, then it may be appropriate to refer the application back to the Planning Commission for reasons as noted.

Attachments:

9/24/2016 Planning Commission Meeting Minutes

9/24/2016 Planning Commission Adopted Finding of Fact

Letters of opposition from Crown community members



Parcel Map

Legend
 Parcel_2016

This map is based on digital databases as prepared by Garfield Township. The Township does not warrant, expressly or impliedly, that the information on this map is current or positionally accurate. Always contact a surveyor to be sure of where your property lines are located.

Garfield Charter Township
 3848 Veterans Drive
 Traverse City, MI 49684
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NOT A LEGAL SURVEY

Garfield Township Planning Dept. 11/9/2016

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
September 28, 2016**

Call Meeting to Order: Chair Racine called the meeting to order at 7:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Roll Call of Commission Members:

Present: Kit Wilson, Chris DeGood, John Nelson, Gil Uithol, Pat Cline, Joe Robertson, and John Racine

Staff Present: Brian VanDenBrand

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

Uithol moved and Wilson seconded to approve the agenda as presented.

Yeas: Uithol, Wilson, Nelson, DeGood, Cline, Robertson, Racine

Nays: None

2. Minutes (7:01)

a. September 14, 2016 Regular Meeting Minutes

DeGood moved and Robertson seconded to adopt the Regular Meeting Minutes of September 14, 2016 as amended noting that the names of the Progressive AE consultants should be Lazdins and Kline; and that Nelson is misspelled in item #1.

Yeas: DeGood, Robertson, Nelson, Cline, Uithol, Wilson, Racine

Nays: None

3. Correspondence (7:02)

None

4. Reports (7:02)

Township Board Report

Wilson had no report.

Planning Commissioners

Nelson said that he attended the ribbon cutting ceremony formally opening the new bridge on Cass Road. The first person to cross the new bridge was former Planning Commissioner Jack Robbins in his 1954 John Deere Tractor.

Chris DeGood said he attended the ribbon cutting for the Buffalo Ridge Trail.

Planning Department

5. Business to Come Before the Commission

a. PD 2016-59 Bill Marsh Tech Center Findings of Fact (7:04)

The application requests a special use permit to allow the construction of a 2,400 square foot used vehicle sales office on the property at 1780 Barlow Street. Automobile dealerships can be authorized by special use permit in the I-G (General Mixed-Use Industrial Business) District. The application also proposes a 3,800 square foot addition to an existing body and repair shop. This application was introduced on August 10, 2016 and a public hearing was held on September 14, 2016.

Wilson moved and Cline supported THAT the Findings of Fact in support of approval of application SUP-2016-03, Bill Marsh Tech Center, BE ADOPTED.

Yeas: Wilson, Cline, DeGood, Uithol, Robertson, Nelson, Racine

Nays: None

Wilson moved and Robertson seconded THAT the application for Special Use Permit #2016-03, Bill Marsh Tech Center, BE APPROVED subject to the following conditions:

- 1) The applicant shall attempt to relocate the mountain ash tree which is in the proposed parking lot. If the relocated tree is not in a healthy living condition after one (1) year, then the applicant will work with staff to establish two (2) appropriate replacement trees in its place.*
- 2) The applicant shall provide two (2) full sized plan sets, one (1) 11x17" plan set and one electronic copy of the full application (in PDF Format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*
- 3) The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within ninety (90) days of final approval by the township or approval shall be considered to have expired.*

Yeas: Wilson, Robertson, Cline, Uithol, DeGood, Nelson, Racine

Nays: None

b. PD 2016-56 Crown PUD Amendment – Findings of Fact (7:07)

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. On September 14th, the Planning Commission held a public hearing and then

directed staff to prepare Findings of Fact in favor of the application subject to limitations.

Commissioners discussed the Findings of Fact and decided to make item 3d not applicable and better define language in condition #1.

First motion:

Robertson moved and Wilson supported THAT the Findings of Fact for Major Amendment Application SUP-1990-10-L, to identify four "stay and play" units as a "generally acceptable use" at the Crown Townhouse Condominium within the Crown Planned Unit Development BE APPROVED.

Yeas: Robertson, Wilson, Nelson, Uithol, DeGood, Cline, Racine

Nays: None

Nelson moved and Robertson supported THAT Major Amendment Application 1990-10-L, to identify four "stay and play" units as a "generally acceptable use" at the Crown Townhouse Condominium within the Crown Planned Unit Development, be RECOMMENDED FOR APPROVAL to the Township Board subject to the following conditions:

- 1) The "stay and play" transient use shall be limited to golfers who are playing the Crown Golf Course between May 1 to October 31 of each calendar year. Outside of that defined time period, the units may not be rented for periods of less than thirty (30) consecutive calendar days.*
- 2) Final review and approval of the stay-and-play units shall be subject to Special Use Permit.*
- 3) The applicant shall provide two (2) full sized plan sets, one (1) 11x17" plan set and one electronic copy of the full application (in PDF Format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*
- 4) The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within ninety (90) days of final approval by the township or approval shall be considered to have expired.*

Yeas: Nelson, Robertson, Uithol, DeGood, Wilson, Cline, Racine

Nays: None

7. Public Comment (7:20)

Joanne Brzozowski commented on the Crown PUD matter and asked for building plans.

Dorothy Grow commented on the proposed stay and play at the Crown Golf Course.

Susan Aperson commented on the proposed stay and play use.

8. Items For Next Agenda (7:26)

a. Grand Traverse Mall Signage

Wilson said that the Lucky's Market lawsuit has been resolved.

Planning Commissioners asked about Dick's Sporting Goods and Lucky's Market and the trail in front of the Buffalo Ridge Development.

9. Adjournment

Nelson moved to adjourn the meeting at 7:29pm.



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



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

Special Use Permit #1990-10-L – Crown Planned Unit Development

Major Amendment Request

Subject Property: The Crown Planned Unit Development; 2420 West Crown Dr.
Permanent Parcel Numbers: 05-019-002-10 (Parent Parcel)
05-092-(005 through 008)-00 (Crown Townhouses Condo)
Existing Special Use Permit Nos.: 80-20; 91-20; 96-1; 96-2; 2009-09; 2010-18
Request: Major Amendment to current PUD and SUP approvals
Owner/Applicant: Green Hills, Inc
Agent: Tom Piehl, Architect

Findings of Fact – Adopted by Planning Commission September 28, 2016

General Findings:

1. An application has been made for a Major Amendment to a Special Use Permit for the Crown PUD originally approved as the Green Hills PUD, SUP #80-20, and subsequently amended by the Garfield Township Board on:
 - a. February 27, 1992 as SUP #91-10; and
 - b. June 13, 1996 as SUP #96-1; and
 - c. December 12, 1996 as SUP #96-2; and
 - d. March 23, 2010 as SUP #2009-09; and
 - e. November 23, 2010 as SUP #2010-18.
2. The proposed amendment requests approval to construct four "stay and play" units within the Crown PUD. The application is considered a major amendment to the PUD, which requires a Planning Commission recommendation and eventual approval or denial by the Township Board.
3. On May 11, 2016, the application was introduced as an amendment to remove the existing clubhouse building at East Crown Drive and replace it with a new structure. The proposed facility would contain a new community gathering space and outdoor pool/spa, a project development office, and four "stay and play" units.
4. On June 8, 2016, a public hearing was held on the request but action on the request was not taken.
5. On July 13, 2016, the applicant presented proposed changes to the application in response to previous feedback. The primary change was to shift the stay-and-play units to West Crown Drive, in proximity to the primary golf course clubhouse and Mulligan's restaurant. However, it was unclear in the application but came up during the meeting that the applicant still intended to rebuild the East Crown Drive facility as a part of the major amendment application. Due to this confusion and remaining concerns over allowing that use, the application was again postponed.

6. On August 10, 2016, the applicant presented a revised request to omit all consideration of 2400 East Crown Drive from the current amendment request. The full scope of the revised request is now to build four transient stay-and-play units at 2420 West Crown Drive, within the Crown Townhouse Condominium and close to the pro shop and Mulligan's Restaurant. The Planning Commission then scheduled a public hearing on the revised application for September 14, 2016.
7. Following a public hearing on September 14, 2014, the Planning Commission adopted a motion to direct Staff to prepare Findings of Fact to allow the stay-and-play use for the period of time between May 1 and October 31st of each calendar year, and to allow monthly rentals for the period outside of that time period.

Section 426.E Approval Criteria

In its review of an application the Township shall, at a minimum, consider the criteria as defined in § 426.E.(1) Scope of Authority - Uses through § 426.E.(4) Criteria.

(1) Scope of Authority - Uses

A planned unit development may include any principal and other use(s) permitted by right, permitted under special condition or permitted by special use permit in the zoning district where the land is located. The Township Board may also authorize principal and other uses not permitted in the zoning district where the land is located, provided appropriate findings of fact are made demonstrating that:

- (a) The proposed uses, within the context of the overall development plan, are harmonious and compatible with the planned uses of the site and the surrounding area, as provided for within the master plan;
 - Finding. The Planning Commission finds that this standard HAS BEEN MET because the existing project includes a mix of residential and commercial uses. The Planning Commission finds that stay-and-play facilities are a customary accessory use to a golf course. Outside of the traditional golf season, the Planning Commission finds it appropriate to allow the dwelling units to be rented for periods of not less than thirty (30) consecutive days, which is consistent with regular Township Zoning Ordinance restrictions for residential properties.
 - The Planning Commission also finds that throughout the course of development review, the applicant has attempted to compromise with surrounding land owners and has shifted the location of the proposed use from East Crown Drive to West Crown Drive, in close proximity to the existing commercially-oriented area of the site.
- (b) The proposed density is in accordance with the policies and objectives set out in the master plan; and
 - Finding. The Planning Commission finds that this standard HAS BEEN MET because the proposed use does not change approved project density.
- (c) In areas where the surrounding lands have been substantially developed in accordance with a particular land use character, pattern and density, the planned unit development shall be consistent and compatible with that existing land use character, pattern and density.
 - Finding. The Planning Commission finds that this standard HAS BEEN MET for the reasons listed in Finding (1)(a), above.

(2) Scope of Authority – Dimensional Standards

A planned unit development may alter and establish lot size limits, required facilities, buffers, open space areas, density limits, setback requirements, height limits, building size limits, off-street parking regulations, landscaping rules, miscellaneous regulations, and intensity limits where such regulations or changes are consistent with the intent of this section and the Planning Commission finds that this standards set forth herein.

- Finding. The Planning Commission finds that this standard is NOT APPLICABLE because the application does not request relief from any dimensional standards.

(3) Objectives

The following objectives shall be considered in reviewing any application for a planned unit development:

- (a) To permit flexibility in the regulation of land development;
 - Finding. The Planning Commission finds that this standard HAS BEEN MET because the proposed use and overall mixed-use project could not be allowed if this were not a Planned Unit Development.
- (b) To encourage innovation in land use and variety in design, layout, and type of structures constructed;
 - Finding. The Planning Commission finds that this standard HAS BEEN MET because the proposed stay-and-play use is growing in popularity as an accessory and supportive use of a golf course, but would not be permitted if this were not a Planned Unit Development with established commercial uses within the project site.
- (c) To achieve economy and efficiency in the use of land, natural resources, energy, and the providing of public services and utilities;
 - Finding. The Planning Commission finds that this standard HAS BEEN MET because the proposed use is within an area of the site which is already approved for commercial uses.
- (d) To encourage useful open space; to provide improved housing, employment, and shopping opportunities particularly suited to the needs of the Grand Traverse Region;
 - Finding. The Planning Commission finds that this standard is NOT APPLICABLE because the proposed location of the stay-and-play is within an area already approved for development.
- (e) To encourage the innovative use, re-use, and improvement of existing sites and buildings; and
 - Finding. The Planning Commission finds that this standard HAS BEEN MET because the proposed use is supportive of the existing golf course use and is located within a presently approved and existing building site and commercial area.
- (f) To permit development in accordance with the policies and objectives of the Charter Township of Garfield Master Plan.

- Finding. The Planning Commission finds that this standard HAS BEEN MET because the project site is identified as a mixed-use planned development on the Township Master Plan, including residential, neighborhood commercial, golf course, and ancillary golf course uses.

(4) Criteria

In order to foster the attractiveness of a planned unit development and its surrounding neighborhoods, preserve property values, provide an efficient road and utility network, ensure the movement of traffic, implement comprehensive planning, and better serve the public health, safety, and general welfare, the following criteria apply to planned unit developments. These criteria shall neither be regarded as inflexible requirements, nor are they intended to discourage creativity or innovation.

- (a) The uses will be compatible with the natural environment, and with adjacent and surrounding land uses and properties, and will not have an adverse economic, social or environmental impact on adjacent and surrounding land uses and properties;
 - Finding. The Planning Commission finds that this standard HAS BEEN MET because this is an existing mixed-use Planned Development. The stay-and-play units are considered a commercial use which support the existing golf course, and are proposed in the most prominent commercial area of the site, near the clubhouse and restaurant. Outside of a defined golf season of May 1 to October 31 of each calendar year, the units may be rented for no less than 30-consecutive days, which is consistent with other residential areas of Garfield Township.
- (b) The uses will be compatible with the capacity of existing public services and facilities, or of planned and feasible future public services and facilities, and such use is consistent with the public health, safety and welfare of the Township residents;
 - Finding. The Planning Commission finds that this standard HAS BEEN MET. Issuance of land use and building permits for the stay-and-play will be subject to appropriate agency review and approval.
- (c) The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal;
 - Finding. The Planning Commission finds that this standard HAS BEEN MET as the proposed stay-and-play is a commercial amenity that would not be possible outside of the existing development approval.
- (d) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal;
 - Finding. The Planning Commission finds that this standard is NOT APPLICABLE because the proposed location of the stay-and-play is within an area already approved for development.
- (e) Existing important natural, historical and architectural features within the development shall be preserved;
 - Finding. The Planning Commission finds that this standard is NOT APPLICABLE because this is an existing project site and the proposed stay-and-play would be located within an existing condominium footprint and located in close proximity to other commercial uses.

- (f) Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings;
- Finding. The Planning Commission finds that this standard HAS BEEN MET because the developer has proposed to return to the Township through a Special Use Permit request to establish appropriate design and scale.
- (g) With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, minimizing potential motorized/non-motorized conflict points, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as is practicable, do not detract from the design of proposed structures and neighboring properties.
- Finding. The Planning Commission finds that this standard is NOT APPLICABLE because this is an existing project site and the proposed stay-and-play would be located within an existing condominium footprint and located in close proximity to other commercial uses.
- (h) Landscaping is provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and, where applicable, to create a pleasant pedestrian scale outdoor environment;
- Finding. The Planning Commission finds that this standard HAS BEEN MET, because, as noted in finding (f), above, any future development would be subject to additional Special Use Permit approval. As a condition of any Special Use Permit, the Township may require landscaping to meet the intent of this requirement.
- (i) The development consolidates and maximizes useable open space;
- Finding. The Planning Commission finds that this standard is NOT APPLICABLE because this is an existing project site and the proposed use would be located within an existing condominium footprint.
- (j) The benefits of the development are not achievable under any single zoning classification; and
- Finding. The Planning Commission finds that this standard HAS BEEN MET because the mixed-use residential and commercial characteristics of this development are not achievable under any single zoning classification.
- (k) The development is compatible with the intent and purpose of the adopted master plan.
- Finding. The Planning Commission finds that this standard HAS BEEN MET because the project site is identified as a mixed-use planned development in the Township Master Plan.



Memorandum

8. a.

Grand Traverse County
Planning and Development
231.922.6890 Fax 231.922.4636
email: jderenzy@grandtraverse.org

To: Garfield Township Board of Trustees
From: Jean Derenzy, Director Brownfield Redevelopment/Community Development
Date: For November 15th Garfield Board of Trustees Meeting
Subject: Brownfield Plan Request for Concurrence – Boardman River Restoration Project

SUMMARY OF ITEM TO BE PRESENTED:

The Grand Traverse County Brownfield Redevelopment Authority (BRA) met on October 26, 2016 and reviewed and approved the Boardman River Restoration Brownfield Plan. The Boardman River restoration is a public project that has long-term impact/benefits, including but not limited to, restoring over 3.4 miles and reconnecting 160 miles of high-quality river habitat and stimulating increased recreation and tourism. This Brownfield Plan is for the BRA to participate in this public river restoration project with the assistance of grant funding in the amount of \$500,000.

Funding for this public project is through numerous grants with matching dollars being identified through the City for \$250,000 and the County for \$250,000, for a total of \$500,000. The Brownfield grant would replace the general fund dollars allowing the City and County to use their funding for other municipal efforts.

The Brownfield Plan focuses on the Boardman and Sabin Dams and the due care activities required in removing the dams and restoring river habitat. As the project is within Garfield Township, concurrence of the Brownfield Plan is required, with final approval being sought by the County Board of Commissioners at a public hearing on November 16.

The site qualifies as a brownfield eligible due to the facility status (meaning there are environmental conditions above the residential criteria). Utilization of Brownfield dollars will,

- ✓ help the City and County release general fund dollars;
- ✓ allow the Brownfield fund to focus on due care activities for the Boardman River Restoration;
- ✓ continue the positive work the BRA has completed on the Boardman River.

RECOMMENDATION:

The Brownfield Authority recommends to the Garfield Board of Trustees that concurrence be approved for the Boardman River Restoration Project and adopt the attached resolution of concurrence.

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

RESOLUTION 2016-28-T

Findings for Concurrence for Brownfield Plan
Boardman River Restoration Project

WHEREAS, The Brownfield Redevelopment Authority met in regular session on October 26, 2016 and reviewed the Brownfield Plan for the Boardman River Restoration Project; and,

WHEREAS, Properties within the Brownfield Plan are in the Charter Township of Garfield; and,

WHEREAS, Pursuant to Act 381, concurrence must be received by the governmental unit in which brownfield plan lies, being the Charter Township of Garfield; and,

WHEREAS, The Plan will utilize \$500,000 as a grant out of the Brownfield Revolving Loan Fund for eligible activities; and

WHEREAS, There is no Tax Increment Financing related to this Plan,

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The Brownfield Plan constitutes a public purpose and will facilitate;
 - a. The removal of the Boardman River dams, which will be the largest dam removal in Michigan's history and the largest wetlands restoration in the Great Lakes Basin;
 - b. The enhancement and restoration of habitat for native and naturalized fish species and organisms preferring cold water;
 - c. The impact of the local economy by stimulating increased recreation and tourism;
 - d. The promotion of business growth and new opportunities from increased interest in water-related activities, including fishing, kayaking and canoeing.
2. The Brownfield Plan is consistent with the requirements of Section 14(1) of Act 381 (MCL 125.2664), in particular;
 - a. The Brownfield Plan provides all of the information required in Section 13 of Act 381 (MCL.2663);

- b. The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of the Brownfield Financing Act.

Motion by:

Seconded by:

Ayes:

Nays:

Absent and Excused:

RESOLUTION 2016-28-T DECLARED ADOPTED.

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 2016-28-T which was adopted by the Township Board of the Charter Township of Garfield on the 15th day of November, 2016.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield