

**CHARTER TOWNSHIP OF GARFIELD**  
**TOWN BOARD MEETING**  
**March 14, 2017**

Chuck Korn called the Town Board Meeting to order on March 14, 2017 at 6:01 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan.

**Pledge of Allegiance**

**Roll call of Board Members**

Present: Denise Schmuckal, Jeane Blood Law, Molly Agostinelli, Dan Walters, Steve Duell, Lanie McManus and Chuck Korn

Staff Present: Rob Larrea

**1. Public Comment (6:02)**

Jay Buckmaster, CEO of YMCA, thanked the board members for their ongoing partnership and gave an update on the YMCA programs in Traverse City.

**2. Review and Approval of the Agenda - Conflict of Interest (6:04)**

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

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

**3. Consent Calendar (6:04)**

**a. Minutes**

February 28, 2017 Meeting (Recommend Approval)

**b. Bills**

General Fund	\$89,440.62
(Recommend Approval)	

**c. Consideration of Resolution 2017-7-T, Introduce Amendment #2 to Ordinance #63 Parks and Recreation Commission Ordinance and set for public hearing March 28<sup>th</sup>.**

Agostinelli asked to remove consent item 3c to New Business Item c.

*Duell moved and Blood Law seconded to approve the consent calendar as amended.*

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

4. **Correspondence (6:07)**

- a. Grand Traverse Conservation District February 2017 Activity Report
- b. Barlow Street Emails
- c. Oak Terrace letters

6. **Reports**

a. **Sheriff Department Report (6:07)**

Deputy Chris Barsheff gave board members the February stats and Garfield Township had 41% of all calls in the county. Total calls were down by 150 in the month of February. The sheriff's department is taking part in an initiative to reduce youth homelessness in the community. He also attended career day at the high school and gave two active shooter presentations. The department also met with the Boardman River Clean Sweep and donated a basketball hoop to the Carson Square project.

b. **Assessor Report (6:13)**

Assessor Amy DeHaan took questions from the board and said that many of them are being dismissed since the valuations were justified.

*Blood Law moved and Schmuckal seconded to receive and file the MTT update given in writing.*

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

c. **Northflight Report (6:17)**

No report

d. **County Commissioner's Report (6:17)**

No report

e. **Personnel Committee Report (6:17)**

Schmuckal said that the Deputy Planner position would be reposted and run until April 3<sup>rd</sup>. The job description has been adjusted to reflect the search for someone with specific GIS and Planning skills.

f. **Treasurer's Report (6:19)**

Blood Law updated that the most recent state revenue sharing was up by 5.88% over last year and she projects another overall increase for the 2017 year.

**g. Clerk's Report (6:19)**

McManus said her office is gearing up for the May 2<sup>nd</sup> election. Ballots have arrived and will be tested and then sent to absentee voters. BATA will reimburse the township for much of the election cost.

**h. Supervisor's Report (6:20)**

Korn reported that he met with the Traverse City Manager and the Grand Traverse Foundation regarding a sustainable maintenance program for the Boardman Loop. Thus far, there has been a very light turnout for the March Board of Review.

**7. Unfinished Business**

**a. Public Hearing on the Petitions, Plans, District and Estimated Costs for a Special Assessment District for Oak Terrace Roads (6:22)**

Supervisor Korn explained the proposed project to audience members and said that the township had received two good estimates and would like to grant the job to D.J. McQuestion & Sons. Costs are a bit higher than projected since staging the project at the top of the hill and traffic control will add time and expense. The project will be a crush and shape and sewer and water services will be completely connected. The water and sewer connections will be paid by the township and will not be included in the Special Assessment. He explained the benefits to owners and said that residents could have seven years to pay the special assessment at an approximate interest rate of 3.59% or pay the cost in full the first year and not be assessed any interest. The Grand Traverse County Road Commission agreed to share 25% of the cost and Garfield Township will share 25%. Residents will be assessed the other 50% of the cost which comes to \$133,343.44. The resolution before board members would be to create the SAD and order the creation of a roll. Then the roll will be presented, published and mailed out to affected residents.

Korn opened the Public Hearing at 6:38pm.

*One gentleman* asked if other subdivisions with one entry and exit were being assessed in the same fashion if their roads needed to be fixed.

*Debbie Jewell*, a condominium owner on Terrace Bluff Drive said that the condo complex has private roads and it is not fair that she has to pay for the public roads since she already pays to maintain her private road.

*Bill Harmon* of Terrace Bluff Drive asked about a traffic study and said that there are many buses and other types of traffic on the road aside from cars.

*Jack Miller* of Oak Terrace said that based on road frontage, Terrace Bluff should be included in the SAD.

*Stacy Isles*, Attorney for the Terrace Estates Condominium Association said that there is a written signed objection from over 20% of landholders. She asks that the document be evaluated to ensure that the township is in compliance with SAD laws.

*Mike Orth* of S. Garfield Road commented that this seemed like another instance of passing the buck to those who do not own frontage on the road.

*Janet Diehl* of Terrace Bluff Drive asks that the township assess fairly based on the amount of road frontage.

Korn closed the Public Hearing at 6:59pm.

Board members discussed proposed special assessment and the issue of road frontage. They agree that many people may have concerns in light of not knowing their assessment at this point and not knowing the method of assessment. Supervisor Korn said he will review the SAD law, but assured the board that they were within the boundaries of the law.

*Duell moved and Schmuckal seconded to approve Resolution 2017-06-T(b) a Resolution to Create Oak Terrace Drive Roads Special Assessment District and Order Preparation of Special Assessment Roll.*

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

Korn said that the next Public Hearing would be held on March 28<sup>th</sup> and scenarios for an assessment would be presented.

**b. Public Hearing on Amendment #5 to Ordinance #68 – Zoning Ordinance Amendments (7:13)**

Larrea explained that this amendment to the ordinance had been recommended by the Planning Commission and sent on to the board for final approval. The proposed amendments are to Section 630J, Planned Development Signs, Section 630G, Signs Permitted in C-P Planned Shopping Center Commercial Districts, Section 426F and 427E, PURD amendments, the creation of Section 108, Concurrent Applications Prohibited and the elimination of Section 630K, Comprehensive Sign Plan. Korn opened the Public Hearing at 7:17pm and seeing no one wishing to comment, closed the Public Hearing.

*Agostinelli moved and Walters seconded THAT Resolution 2017-03-T, to adopt the fifth amendment to Charter Township of Garfield Ordinance No. 68 (Zoning Ordinance), BE APPROVED.*

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

8. **New Business**

a. **Resolution 2017-9-T Proclaiming April 2017 as Social Host Awareness Month (7:18)**

*Schmuckal moved and Walters seconded to adopt Resolution 2017-9-T Proclaiming April 2017 as Social Host Awareness Month.*

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

b. **Draft Board Appointment Policy (7:19)**

Board members reviewed the policy and agreed that it should bring some structure to the process of filling any board or commission vacancies. Board members discussed the document, clarified some important points, and made suggestions for changes. Comments were made regarding the timeline and board member review of candidates. Board members should email any other proposed changes to Blood Law.

c. **Consideration of Resolution 2017-7-T, Introduce Amendment #2 to Ordinance #63 Parks and Recreation Commission Ordinance and set for Public Hearing March 28<sup>th</sup>. (7:32)**

Board members reviewed the proposed amendment to the Parks and Recreation Commission Ordinance. Consideration of pay, number of members and posting of meeting minutes were discussed. No action was taken and it will be brought back to the Board at the next scheduled meeting.

9. **Public Comment: (7:44)**

None

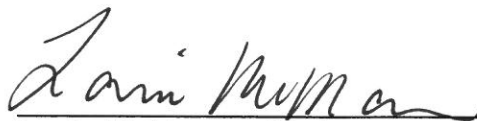
10. **Other Business (7:44)**

11. **Adjournment**

Korn adjourned the meeting at 7:46pm.



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



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Lanie McManus, Clerk  
Charter Township of Garfield  
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