

**CHARTER TOWNSHIP OF GARFIELD  
TOWN BOARD MEETING  
March 24, 2015**

Chuck Korn called the Town Board Meeting to order on March 24, 2015 at 6:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan.

## Pledge of Allegiance

## Roll call of Board Members

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

Also Present: Brian VanDenBrand

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

None

## **2. Review and Approval of the Agenda - Conflict of Interest (6:01)**

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

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

### 3. Consent Calendar (6:01)

**a. Minutes**

March 10, 2015

(Recommend Approval)

## b. Bills

## General Fund

\$338,215.34

(Recommend Approval)

**c. 2015 Assessment Roll Figures (Receive and File)**

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

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

*Nays: None*

#### 4. Correspondence (6:03)

None

## 5. Reports

**a. Sheriff's Report (6:03)**

Deputy Chris Barsheff reported that there were 1,492 calls for service in February of 2015. He noted that there had been no significant drops in the number of cases over the past year. Detectives solved a shoplifting case by doing research and then going to Grand Rapids to attend the suspect's probation hearing. DEA is no longer handling the prescription take back program, but the Grand Traverse Sheriff's Department is placing drop off locations for unused drugs in well-travelled locations and is having success. Deputies continue to educate the community by visiting Community Mental Health events and schools. Barsheff is looking into grants to fund positive changes in neighborhoods and is also preparing for upcoming summer events. Schmuckal asked about known drug houses in Garfield Township and Barsheff said he would gather some statistics.

**b. GT Metro Fire Department's Report – 2014 Annual Report**

The annual report was submitted in writing.

**c. County Commissioner's Report (6:12)**

Commissioner Alisa Kroupa said the Commissioners met with the Road Commission and there were not too many answers about the Cass Road bridge. \$482,800 is still needed for the Cass Road project and according to a contract, that payment is due by August 15<sup>th</sup>. An upcoming meeting with the Road Commission will be set up to further discuss the funding of the project. CPO's are still being discussed and the contract issue is in the hands of the Grand Traverse County administrator. The Board of Commissioners approved the "Budgeting for Outcomes" program and it will involve a new way of setting up accounting for the entire county. The County Park and Recreation Commission voted to remove Kids Cove playground because it was made of arsenic treated lumber and could not be brought up to code. Kroupa added that the board hopes to replace it with something else very soon. The County Board voted down a Brownfield development on Randolph Street which had been approved by the city commission, the Brownfield Commission, and the city planning commission. The Board of Commissioners will meet with Brownfield representatives regarding their differing philosophies. Another economic development tool may be welcomed. At their next meeting, the Board will be discussing the Hartman/Hammond bypass issue.

**d. Clerk's Report (6:25)**

McManus reported that the ballots have come in and she will send absentee ballots out soon.

**e. Supervisor's Report (6:25)**

Korn said that he attended an excellent Emergency Management Seminar and also attended the Natural Educational Reserve Advisory Committee which advises the conservation district on the park area. Korn also attended a meeting organized by the Chamber of Commerce at the Tyson Foods plant, which was

formerly Hillshire Farms. He is looking forward to a good relationship with them since they are interested in being a good corporate citizen. A grant may be written for a new portable traffic sign which alerts people about their speed as they drive. The CPO contracts are still being discussed at the county level. They may move to calculate everything that goes into employing a police officer. A formula simply needs to be in place that works for everyone involved.

## 6. Unfinished Business

### a. **Public Hearing – PD 2015-29 – Proposed rezoning of approximately 3.7 acres from C-2 General Business to MUIBD-G, General Mixed Use Industrial Business District, subject to a Conditional Rezoning Agreement pursuant to MCL 125.3405 of the Michigan Zoning Enabling Act, as amended. (6:38)**

The subject property is located at 3100 Keystone Road and measures approximately 3.7 acres. The application proposes to rezone the property from the C-2 General Commercial District to the General Mixed-Use Industrial Business District subject to a conditional rezoning agreement.

Staff feels comfortable that the conditional rezoning will allow for the use of the site as identified by the Master Plan while also being respectful of the use and enjoyment of surrounding properties. VanDenBranden commented on the application and said that the applicant voluntarily offered that if the rezoning was approved, the land may only be used for an existing auto service facility and/or to operate a high-tech fruit juice processing and research and design facility. If the juice processing facility was to cease production, the land would revert back to a commercial zoning district or could be used for a similar, low-impact use permitted within the MUIBD-G district. The application has also been approved by the County Planning Commission.

Korn opened the Public Hearing at 6:41pm.

Chad Anderson introduced himself and said that the company was awarded a grant to locate here in Michigan. He talked about the desugaring process and said they do not expect any noise or fumes. Board members asked questions about the process and the patent associated with the process. Anderson added that the juice would be sold locally and added natural sugar and vitamin C will be added back into the juice after it is de-sugared.

Korn closed the public hearing at 6:53.

*Schmuckal moved and Wilson supported THAT the Planning Commission's Adopted Findings of Fact for Application Z-2015-01 attached to PD Report 2015-29 and forming part of this motion, BE APPROVED.*

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

*Schmuckal moved and Blood Law seconded THAT application Z-2015-01 submitted by Frank Hayes for properties owned by Holcomb Masonry Co Inc., to*

*conditionally rezone lands at 3100 N. Keystone Road to the General MUIBD, and constituting Amendment No. 313 to Garfield Township Zoning Ordinance No. 10, BE APPROVED.*

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

**b. Public Hearing – 2015 Michigan Natural Resources Trust Fund Grant  
Resolution – Consideration of Resolution 2015-05-T, a resolution in support  
of a grant application to fund improvements to the Boardman Valley Nature  
Preserve. (6:56)**

VanDenBrand asked the Board to approve a resolution in support of the Boardman Valley Nature Preserve project which includes the construction of a universally accessible canoe and kayak launch, vehicle parking area, vault toilets with changing rooms and reconstruction of the pickleball courts. As part of the application, the township is asked to commit to a 50% match in funds up to \$100,000 to come from the 2016 Parks Budget.

*Blood Law moved and Wilson seconded THAT Resolution 2015-05-T, in support of a grant application to fund improvements to the Boardman Valley Nature Preserve, BE APPROVED.*

Korn opened the Public Hearing at 7:00 as part of discussion. Alisa Kroupa expressed support for the resolution and said it will tie in with the dam removal project. Korn closed the Public Hearing at 7:02.

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

**7. New Business: (7:02)**

None

**8. Public Comment: (7:02)**

None

**9. Other Business (7:02)**

Schmuckal attended a seminar given by Prosecutor Bob Cooney regarding FOIA and the Open Meetings Act and said it was excellent. She encouraged others to attend one in the future.

Wilson said that the new zoning ordinance draft is on the website.

McManus said that a couple of variable height desktops were purchased as a pilot program and thus far, the staff is really liking the new desks.

Korn said that after the Board approves the new zoning ordinance and the Joint

Planning Commission approves their new ordinance, the Board can turn its attention to economic development projects.

**10. Adjournment**

*Schmuckal moved to adjourn the meeting at 7:07pm.*




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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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