



3848 VETERANS DRIVE / TRAVERSE CITY, MI 49684
(231) 941-1620 / FAX: (231) 941-1588
www.garfield-twp.com ~ updated frequently!

WINTER 2013

Garfield

Charter Township

SERVING THE CITIZENS OF NORTHERN MICHIGAN

TOWNSHIP HOURS

Monday —Thursday
7:30 a.m. to 6:00 p.m.
CLOSED FRIDAYS

**** PLEASE NOTE ****

Tax payment receipts will only be sent upon request or if a self-addressed stamped envelope is included with payment.

ELECTED OFFICIALS

- CHUCK KORN.....SUPERVISOR
- KAY SCHUMACHER.....CLERK
- JEANE BLOOD.....TREASURER
- BOB FEATHERSTONE.....TRUSTEE
- DENISE SCHMUCKAL.....TRUSTEE
- KIT WILSON.....TRUSTEE
- MOLLY AGOSTINELLI.....TRUSTEE

STAFF

- THERESE O'BRIEN...DEPUTY TREASURER
- LANIE MC MANUS.....DEPUTY CLERK
- SUSAN YOUNKER.....RECEPTIONIST
- JUDY BATTLE.....ADMIN. ASSISTANT
- AMY DEHAAN.....ASSESSOR
- KRISTEN STEGER.....ASST.ASSESSOR
- SUE MUHA.....APPRAISER
- HILARY ALPERS.....ASSESSING CLERK
AND TREASURER'S ASSISTANT
- CARL STUDZINSKI.....BUILDING OFFICIAL
- RICH DERKS.....BUILDING INSPECTOR
- ROB LARREA.....PLANNING DIRECTOR
- BRIAN VANDENBRAND....DEP. PLANNER
- JIM REARDON...ZONING ADMINISTRATOR
- THOM SCHMUCKAL.....ZONING CODE
ENFORCEMENT OFFICER
- BILL MOUSER.....BUILDINGS & GROUNDS

PARKS AND RECREATION UPDATE

Over the summer, construction was completed on a new segment of the Historic Barns Trail along Silver Lake Road between Barnes Road and Silver Drive. Neighborhoods such as Hearthside Acres, Meadowview Estates and Copper Ridge are already enjoying newfound access to the Historic Barns Park, the Village at Grand Traverse Commons, and the regional TART network beyond. This trail was made possible through our close relationships with the Joint Recreational Authority and the City of Traverse City. We recognize that an improved non-motorized network is highly important for both transportation and recreation, and we will continue work to expand connections to all corners of the Township.



Also at the Historic Barns Park, work was completed on the beautiful “new to us” Botanic Garden Society visitor center, which was a renovation of the historic granary building. As work continues on this park, keep an eye out for a great blend of the past and present.

Fencing has been installed for the new dog park at the Silver Lake Recreation Area. Many people have expressed desire for the park, and here it is! This dog park will be a work in progress, and we will be accepting tax-deductible donations to continue to improve the park, such as a doggy drinking water station. In the meantime, please feel free to bring a bowl for your pet. Water is available at the restroom building. Please be sure to get familiar with the park rules!

KITCHEN FIRE SAFETY

- FROM GT METRO FIRE

Cooking brings family and friends together, provides an outlet for creativity and can be relaxing. But did you know that cooking fires are the number one cause of home fires and home injuries? By following a few safety tips, you can prevent these fires.

- Cook with caution—be on alert! If you are sleepy or have consumed alcohol, don't use the stove or the stovetop.
- Stay put!—Don't leave the kitchen while you are frying, grilling or broiling food. If you must leave, even for a short time, turn the stove OFF.
- If you are simmering, baking, roasting, or boiling food, check it regularly. Remain in the home while food is cooking and use a timer to remind you that you have food cooking.
- Keep anything that can catch fire (oven mitts, wooden utensils, food packaging, towels or curtains) away from your stovetop.

If you have a cooking fire....

- Just get out! When you leave, close the door behind you to help contain the fire.
- Call 9-1-1 or the local emergency number after you leave.
- If you try to fight the fire, be sure others are getting out and that you have a clear path out.
- Keep a lid nearby when you're cooking to smother small grease fires. Smother the fire by sliding the lid over the pan and turn off the stovetop. Leave the pan covered until it is completely cooled.
- For an oven fire, turn off the heat and keep the door closed.

For more information on fire safety, visit www.gtmetrofire.org or call (231) 947-3000.

ACCESSORY BUILDINGS—FROM BUILDING & ZONING DEPTS.

Topping the list of most common questions received are ones like “Do I need a permit for a shed, carport, tent, etc.?” We call these ‘accessory buildings’ and can include items such as storage sheds, detached garages, gazebos, carports, tents, or other similar structures. One main requirement prior to putting up an accessory building is that a principal or main structure must first be in place. The table to the right may be helpful in determining which and when a permit is necessary.

Keep in mind that additional zoning regulations can limit the size and location of accessory buildings. Before you start construction on something like this, check with us. To obtain a building or land use permit, contact our offices.

USE OF ACCESSORY BUILDING	LAND USE PERMIT REQUIRED	BUILDING PERMIT REQUIRED
Residential Accessory Building (shed, carport, detached garage, etc.)	YES—if the building is 100 square feet or larger	YES—if the building is 200 square feet or larger
Agricultural Accessory Building (pole barn, tractor shelter, coop, etc.)	YES—if the building is 100 square feet or larger	NO—However, an agricultural exemption statement is required
Commercial / Industrial Accessory Building	YES—if the building is 100 square feet or larger	YES—if the building is 120 square feet or larger

FROM THE CLERK

Attention Registered Voters of Precinct 1—Next year, 2014, the voting location for Precinct 1 will move to the GT Metro Fire Station #12, located at 2025 East Silver Lake Rd. This is the new fire station that was built in 2011, right next to the Silver Lake Park. All registered voters of Precinct 1 will be mailed new Voter Registration cards that indicate this change in early 2014. Precinct 5 will continue to vote at the First Christian Church on South Airport Rd.

Absentee Ballot Voters—If you make an address or name change to your driver’s license, you MUST request to be placed on the Permanent Absent Ballot Application list in order to continue to receive absent voter applications. Your Michigan Driver’s License, State ID Card and Voter’s Registration are all connected. If you make a change to one, the others are automatically corrected to correspond. This happens no matter where the change is made at—a Secretary of State office or any county, city or township clerk’s office throughout the state of Michigan.

STREET LIGHTS

Your help is appreciated in notifying us of street lights that are not working properly. The Township is serviced by all 3 electric utility companies. Exact locations are needed when reporting an out of order light. We need the ID# of the pole or street address, intersections, distance from a business, with as much detail as possible.

SENIOR FOOT CARE

On the third Tuesday of each month, Pat Moody is performing foot care for all senior citizens who wish to take advantage of this wonderful service, now provided by Comfort Keepers. To schedule an appointment, please call Susan at the Township offices. (231) 941-1620

FROM THE ASSESSOR’S OFFICE

Have you noticed how quickly houses are selling lately? From June 1st to Sept. 30th, there have been 119 home sales in Garfield Township. This is almost half of total homes sales from the previous one year period! This represents a 35% increase in the number of property sales. It appears that our residential market has stabilized and is beginning to rise.

In 2008, our Township (along with the rest of the state of Michigan) began to see decreasing property values. Our area was more fortunate than others in the state, our values did not decrease as much as some. The lowest point was in 2010 when the average decrease in home values was 10%. Since then, values have recovered slightly each year; 2011—up 1.8%; 2012—up 3.5%; 2013—up 3.3%. This trend seems to be continuing for 2014 and it is expected that homeowners will see another average property value increase of between 3% and 4%. This is great news for property owners because they are FINALLY regaining lost equity in their homes.

This trend of increased property sales appears to be true for commercial properties as well. Many business property owners were hit drastically with lower property values in the preceding years. It looks like Garfield Township is once again beginning to see some growth in all areas.



2014 BOARD MEETINGS

January—14th
 February—11th & 25th
 March—11th & 25th
 April—8th & 22nd
 May—13th & 27th
 June—10th & 24th

All meetings begin promptly at 6:00 p.m. upstairs in the Township Hall. Meeting agendas, minutes and video can be viewed on the Township website.



Now make your Tax Payments by credit card OR debit card!

Pay online at the Township website:
www.garfield-twp.com

All credit card payments are subject to a 2.5% payment processing fee. All VISA debit cards are subject to a \$3.95 payment processing fee per transaction.

Payment services provided by Fifth Third Processing Solutions

HOLIDAY HOURS

Township offices will be closed for the observance of the following holidays:

Christmas Eve—Dec. 24, 2013
 Christmas Day—Dec. 25, 2013
 New Year’s Day—Jan. 1, 2014
 MLKing Jr. Day—Jan. 20, 2014
 President’s Day—Feb. 17, 2014

PARK RESERVATIONS

It’s not too early to book your park reservations for 2014. Applications can be downloaded from our website or picked up from the information rack at the Township Hall.