

CHARTER TOWNSHIP OF GARFIELD TOWN BOARD MEETING

Tuesday, January 10, 2017 at 6:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

AGENDA

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 – December 13, 2016 (Recommend Approval)

b. Bills -

General Fund
(Recommend Approval)

\$ 865,535.66

- c. Building Department 2016 Statement of Operations and Annual Report (Receive and File)
- d. MTT Report (Receive and File)
- e. 2016 Zoning Department Activities (Receive and File)
- f. PD 2017-01 – Ashland Park Major Amendment Request – Introduce and schedule for a public hearing for February 14, 2017 (Recommend Approval)

4. **Items removed from the Consent Calendar**

5. **Correspondence**

- a. Email from Jeanne Esch – Barlow Street
- b. Email from Ty Smith – Barlow Street
- c. Email from Gary Howe – Barlow Street
- d. Email from Chris Hinze – Barlow Street
- e. Email from Evan Dalley – Barlow Street

6. **Reports**

- a. Construction Report
- b. Sheriff's Report
- c. G.T. Metro Fire Dept. Report
- d. County Commissioner's Report
- e. Personnel Committee Report
- f. Clerk's Report
- g. Supervisor's Report

7. **Unfinished Business**

8. **New Business**

- a. Presentation by Harry Burkholder – LIAA/UpNorth Media Update
- b. Consideration of Resolution 2017-1-T, a resolution approving the financial institutions with which the Township Treasurer will do business with in 2017
- c. Consideration of Purchase of Real Estate – Fern Spence – 1430 Wayne Street

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 MEETING
December 13, 2016**

Chuck Korn called the Town Board Meeting to order on December 13, 2016 at 6:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan.

Pledge of Allegiance

Roll Call of Board Members

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

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 adding a revised Resolution 2016- 33-T.

Yeas: Schmuckal, Blood Law, Agostinelli. Walters, Duell, McManus, Korn

Nays: None

3. Consent Calendar (6:02)

a. Minutes

November 29, 2016 Study Session (Recommend Approval)

November 29, 2016 Regular Meeting (Recommend Approval)

b. Bills

General Fund	\$54,939.33
(Recommend Approval)	

Gourdie-Fraser

Developer's Escrow Fund	1,046.25
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Utility Receiving Fund	<u>30,075.00</u>
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Total	<u>\$31,121.25</u>
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c. Town Board meeting Dates for 2017 (Recommend Approval)

d. MTT Update (Receive and File)

**e. Application for Progress Payment for Sanitary Sewer Pump Station No. 3
Upgrades to Franklin Holwerda in the amount of \$108,997.20
(Recommend Approval)**

f. Resolution 2016-33-T, a resolution to Amend the 2016 Budget (Recommend Approval)

g. 2017 Appointments (Recommend Approval)

Schmuckal asked to remove items F and G to agenda item #4 a and b. Duell asked to remove Consent Item c to item #4 c.

Schmuckal moved and Duell seconded to adopt the consent calendar as amended.

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

4. Items removed from the Consent Calendar (6:06)

a. Resolution 2016-33-T, a Resolution to amend the 2016 Budget

Schmuckal asked why the amended budget amount had increased and McManus stated that the revision was to accommodate invoices from the Township Attorney.

Schmuckal moved and Agostinelli seconded to approve Resolution 2016-33-T, a Resolution to amend the 2016 Budget.

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

b. 2017 Appointments

Board members amended the 2017 Appointments to include Schmuckal on the Parks and Rec Commission and place Dan Walters as an alternate on the Metro Fire Board. Board members discussed advertising for vacant board positions in the future.

Schmuckal moved to approve 2017 Appointments as amended and Duell seconded.

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

c. Town Board Meeting Dates for 2017

Agostinelli moved and Walters supported to adopt the 2017 Town Board Meeting dates as presented.

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

5. Correspondence (6:18)

None

6. Reports**a. Construction Report (6:18)**

Report submitted in writing

b. Sheriff's Report (6:18)

Deputy Chris Barsheff said that the stats program is still not operational. He attended a Boardman Lake Trail safety meeting as well as the Toys for Tots event kickoff. He helped to train officers on stops and attended local bank security meetings and loss prevention meetings. The weather brought on car crashes and he updated board members on the many cases the department is working on.

c. County Commissioner's Report (7:08)

County Commissioner Kroupa said that the board is still working on the budget and that they voted to restructure the Commission on Aging to a four person advisory committee. The Economic Development Corporation board is being restructured as well. She thanked Garfield Board members for her time serving them in the capacity of County Commissioner.

d. Personnel Committee Report (6:26)

No report

e. Clerk's Report (6:26)

McManus said her report is in the packets and was thankful that there was no recount for the Presidential election.

f. Assessor's Report (6:27)

Assessor DeHaan reported that her department reviewed 3,300 buildings this year and added tax dollars to the roll. She is very happy with the new pictometry software and program.

g. Supervisor's Report (6:33)

Korn reported that the wastewater treatment plant contract has been a hot topic and he attended a mediation session and there is now a tentative modified agreement giving Garfield Township 5% more of the plant capacity with an option to lease 2% more.

7. Unfinished Business**a. Public Hearing – Proposed 2017 Charter Township of Garfield Budget (6:36)**

Korn opened the Public Hearing at 6:38pm and seeing no one wishing to speak, closed the Public Hearing.

Schmuckal moved and Agostinelli seconded to adopt Resolution 2016-34-T, a Resolution to adopt the 2017 General Appropriation Act Resolution.

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

b. Public Hearing – Consideration of Resolution 2016-32-T, an Application for Industrial Facilities Tax Exemption Certificate – RJG Technologies, Inc. at 3111 Park Drive (6:39)

Dale Westerman of RJG Technologies said that a second story was added and this application is for the cost of the addition, new employees and furnishing the space. Almost all of the ten new employees were hired that were promised and it is an investment of \$700,000 and the application requests a two year exemption. Mike Groleau also spoke and said the original building also used an IFT. Korn opened the Public Hearing at 6:50pm and seeing no one wishing to speak, closed the public hearing.

Walters moved and Schmuckal seconded to approve Resolution 2016-32-T, an Application for Industrial Facilities Tax Exemption Certificate – RJG Technologies, Inc. at 3111 Park Drive.

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

8. New Business

a. Economic Development Corporation Bond Issue. The County EDC is completing the bond issue but the Garfield Township Board needs to acknowledge this is occurring as the project is in Garfield Township. The project is the Montessori Children's House (6:50)

Jean Derenzy, on behalf of the EDC, asked for Township support of the EDC financing the Montessori Children's House new addition as well as consolidation of previous loans. The township is under no financial obligation, but because the project is located in Garfield Township, approval is sought.

Schmuckal moved and Blood Law supported to approve the Economic Development Corporation Bond issue in the matter of the Montessori Children's House.

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

b. Consideration of Resolution 2016-34-T, a resolution to adopt the 2017 General Appropriation Act Resolution

See old business item 7A above.

c. Consideration of Resolution 2016-35-T, a resolution to adopt the 2017 Fire Fund Budget (6:55)

Schmuckal moved and Walters supported to adopt Resolution 2016-35-T, resolution to adopt the 2017 Fire Fund Budget.

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

d. Consideration of Resolution 2016-36-T, a resolution to adopt the 2017 Park System Fund (6:56)

Agostinelli moved and McManus seconded to adopt Resolution 2016-36-T, a resolution to adopt the 2017 Park System Fund.

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

e. Consideration of Resolution 2016-37-T, a resolution setting the 2017 Treasurer's salary (6:57)

Schmuckal moved and Agostinelli seconded to adopt Resolution 2016-37-T, a resolution setting the 2017 Treasurer's salary.

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

f. Consideration of Resolution 2016-38-T, a resolution setting the 2017 Clerk's salary (6:58)

Schmuckal moved and Walters seconded to approve Resolution 2016-38-T, a resolution setting the 2017 Clerk's salary.

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

g. Consideration of Resolution 2016-38-T, a resolution setting the 2017 Supervisor's salary (6:59)

Schmuckal moved and Duell seconded to approve Resolution 2016-38-T, a resolution setting the 2017 Supervisor's salary.

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

9. Public Comment: (6:59)

Northflight Operations Manager Daryl Case introduced himself and said he looks forward to working with the board and being more accountable.

10. Other Business (7:12)

Board members asked for a policy on board appointments.

Duell said that MSU would like to have an equine base up here at NMC.

11. Adjournment (7:18)

Schmuckal moved to adjourn the meeting at 7:18 pm.

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
12/08/2016	GEN	35576	0148	AMERICAN WASTE	8642317	266.98
12/08/2016	GEN	35577	0148	AMERICAN WASTE	3394790	24.00
12/08/2016	GEN	35578	0130	ANNE WENDLING	CONTRACTED SVCS	430.00
12/08/2016	GEN	35579	0921	BATTERIES PLUS OF TRAVERSE CITY	BULBS	4.78
12/08/2016	GEN	35580	0064	CITY OF TRAVERSE CITY	170975-94720	661.90
12/08/2016	GEN	35581	0048	CONSUMERS ENERGY	100018131597	31.13
12/08/2016	GEN	35582	0048	CONSUMERS ENERGY	100000311801	6,180.09
12/08/2016	GEN	35583	0102	DTE ENERGY	459156800011	594.27
12/08/2016	GEN	35584	0102	DTE ENERGY	459156800052	51.63
12/08/2016	GEN	35585	0001	GARFIELD CHARTER TOWNSHIP	HSA	155.00
12/08/2016	GEN	35586	0100	GRAND TRAVERSE COUNTY DPW	5105021	143.64
12/08/2016	GEN	35587	0100	GRAND TRAVERSE COUNTY DPW	5590511	11.50
12/08/2016	GEN	35588	0916	GRID4 COMMUNICATIONS, INC.	PHONES	1,040.92
12/08/2016	GEN	35589	0898	ROTARY CLUB OF TRAVERSE CITY	DUES	233.00
12/08/2016	GEN	35590	0472	RUBY CLEANING SERVICE	CONTRACTED SVCS	225.00
12/08/2016	GEN	35591	0472	RUBY CLEANING SERVICE	CONTRACTED SVCS	1,181.25
12/08/2016	GEN	35592	0045	STAPLES	SUPPLIES	70.44
12/08/2016	GEN	35593	0067	TRAVERSE CITY RECORD EAGLE	ADVERTISING	245.50
12/08/2016	GEN	35594	0202	UNITED WAY	UNITED WAY	85.00
12/08/2016	GEN	35595	0006	VRIAC	DEFERRED COMP	1,959.00
12/14/2016	GEN	35596	0148	AMERICAN WASTE	3394790	55.00
12/14/2016	GEN	35575	0568	NORTHERN OFFICE EQUIP	SVC CONTRACT	75.00
12/14/2016	GEN	35597	0004	ACCIDENT FUND OF MICHIGAN	WCV 0155248 29 01 9009314	7,032.00
12/14/2016	GEN	35598	0064	CITY OF TRAVERSE CITY	170975-98310	6.52
12/14/2016	GEN	35599	MISC	FORTITUDE WEALTH PLANNERS LLC	PREVIOUS YR BOR REFUND SUMMER 2015	49.54
12/14/2016	GEN	35600	MISC	FORTITUDE WEALTH PLANNERS LLC	PREVIOUS YR BOR REFUND WINTER 2015	13.02
12/14/2016	GEN	35601	0082	GRAND TRAVERSE COUNTY	FALL YARD WASTE	894.00
12/14/2016	GEN	35602	0158	IDS.COM	WINTER TAXES	1,044.27
12/14/2016	GEN	35603	0050	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES	33.16
12/14/2016	GEN	35604	0017	MAMC	CLERKS INSTITUTE & MASTERS ACADEMY	1,050.00
12/14/2016	GEN	35605	MISC	NEW PAR DBA VERIZON WIRELESS	PREVIOUS YR BOR REFUND SUMMER 2015	297.29
12/14/2016	GEN	35606	MISC	NEW PAR DBA VERIZON WIRELESS	PREVIOUS YR BOR REFUND WINTER 2015	78.27
12/14/2016	GEN	35607	0036	SMITH HAUGHY RICE & ROEGGE	LEGAL SVCS	3,135.72
12/14/2016	GEN	35608	0054	SONDEE, RACINE, DOREN	LEGAL SVCS	240.00
12/14/2016	GEN	35609	0509	TEAMSTERS LOCAL 214	UNION DUES	208.00
12/14/2016	GEN	35610	0142	VERIZON	PHONES	225.19
12/21/2016	GEN	35611	0130	ANNE WENDLING	SERVICES	216.00
12/21/2016	GEN	35612	0313	GRAND TRAVERSE CONSERVATION DI	MANAGEMENT SERVICES APRIL - JUNE	22,354.50
12/21/2016	GEN	35613	0061	GRAND TRAVERSE COUNTY REG DEED	05-900-355-36 JEOPARDY TAX ASSESSMENT	30.00
12/28/2016	GEN	35614	0053	AFLAC	AFLAC	453.14
12/28/2016	GEN	35615	0914	BAIRD, COTTER & BISHOP, P.C.	ACCOUNTING SVCS	460.00
12/28/2016	GEN	35616	0935	CHLOE MACOMBER	MILEAGE	13.18
12/28/2016	GEN	35617	0375	FIFTH THIRD BANK	5473785478000162	514.44
12/28/2016	GEN	35618	0375	FIFTH THIRD BANK	5473785477000478	141.27
12/28/2016	GEN	35619	0001	GARFIELD CHARTER TOWNSHIP	HSA	155.00
12/28/2016	GEN	35620	0001	GARFIELD CHARTER TOWNSHIP	DIST #9 TO FIRE/METRO	188,949.29
12/28/2016	GEN	35621	0082	GRAND TRAVERSE COUNTY	ELECTION ADVERT & BALLOTS	526.80
12/28/2016	GEN	35622	0087	GRAND TRAVERSE COUNTY ROAD	OAK TERRACE DRIVE DESIGN	15,767.59
12/28/2016	GEN	35623	0877	GRAND TRAVERSE MTA ASSOCIATION	2017 DUES	220.53
12/28/2016	GEN	35624	0050	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES	223.66
12/28/2016	GEN	35625	0911	KLM LANDSCAPE	LAWN SERVICE	50.00
12/28/2016	GEN	35626	0911	KIM LANDSCAPE	LAWN SERVICE	225.00
12/28/2016	GEN	35627	0434	LAND INFORMATION ACCESS ASSOC	TV	150.00
12/28/2016	GEN	35628	0024	MUNICIPAL UNDERWRITERS OF MI	POB BOND	322.00
12/28/2016	GEN	35629	0568	NORTHERN OFFICE EQUIP	SVC CONTRACT	212.61
12/28/2016	GEN	35630	0386	NORTHWOODS PRINTERS	INK	174.95
12/28/2016	GEN	35631	0021	PITNEY BOWES INC.	POSTAGE SUPPLIES	39.09

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
12/28/2016	GEN	35632	MISC	PREIN & NEWHOF	#2160565 BVNP SITE IMPROVEMENTS	5,302.00
12/28/2016	GEN	35633	0926	PLIC - SBD GRAND ISLAND	INSURANCE	1,207.64
12/28/2016	GEN	35634	0145	PRIORITY HEALTH	INSURANCE	14,135.21
12/28/2016	GEN	35635	0101	STATE OF MICHIGAN	ELEVATOR INSPECTION	185.00
12/28/2016	GEN	35636	0915	SUPERFLEET	GAS	188.25
12/28/2016	GEN	35637	0040	TEMPERATURE CONTROL	CONDENSATE DRAIN FOR A.H.U.	1,021.37
12/28/2016	GEN	35638	0391	THE GUARDIAN	INSURANCE	889.78
12/28/2016	GEN	35639	0202	UNITED WAY	UNITED WAY	85.00
12/28/2016	GEN	35640	0006	VRIAC	DEFERRED COMP	1,959.00
12/28/2016	GEN	35641	0924	WADE TRIM	CTG200101C BUFFALO RIDGE TRAIL	1,929.00
01/04/2017	GEN	35642	0201	AMY DEHAAN	10.26-12.20 MILEAGE - DEHAAN	108.54
01/04/2017	GEN	35643	0065	CHERRYLAND ELECTRIC COOP.	ELECTRIC	2,134.65
01/04/2017	GEN	35644	0065	CHERRYLAND ELECTRIC COOP.	ELECTRIC	550.52
01/04/2017	GEN	35645	0064	CITY OF TRAVERSE CITY	170975-94720	661.90
01/04/2017	GEN	35646	0102	DTE ENERGY	459156800052	53.65
01/04/2017	GEN	35647	0102	DTE ENERGY	459156800011	1,746.22
01/04/2017	GEN	35648	0035	ESRI	GIS	1,300.00
01/04/2017	GEN	35649	0001	GARFIELD CHARTER TOWNSHIP	METRO DISBURSEMENT #10	563,729.92
01/04/2017	GEN	35650	0001	GARFIELD CHARTER TOWNSHIP	HSA	155.00
01/04/2017	GEN	35651	0190	GILL-ROY'S HARDWARE	SUPPLIES	21.76
01/04/2017	GEN	35652	0050	INTEGRITY BUSINESS SOLUTIONS	SUPPLIES	15.90
01/04/2017	GEN	35653	0934	NETWORKS NORTHWEST	2017 TTCO DUES	3,000.00
01/04/2017	GEN	35654	0395	SPECTRUM BUSINESS	INTERNET	75.00
01/04/2017	GEN	35655	0045	STAPLES	SUPPLIES	80.25
01/04/2017	GEN	35656	0209	STATE OF MICHIGAN (P)	SITW	3,725.04
01/04/2017	GEN	35657	0202	UNITED WAY	UNITED WAY	85.00
01/04/2017	GEN	35658	0006	VRIAC	DEFERRED COMP	1,959.00

GEN TOTALS:

Total of 84 Checks:
 Less 0 Void Checks:

Total of 84 Disbursements:

865,535.66
 0.00
 865,535.66

Charter Township of Garfield

Building Department

3848 Veterans Drive

Traverse City, MI 49684

Telephone (231) 941-1620 FAX (231) 941-5783

2016 STATEMENT OF OPERATIONS

Construction activity in 2016 was robust to say the least. By any statistical measure, it was one of our busiest years since the Building Department was established in 1972. In fact, it was our best year in 12 years, and our 6th best year ever. Construction remained steady throughout 2016, and concluded with a total construction value of approximately \$48 million. 2016 actually showed a slight increase in single family homes. As always, commercial activity was once again the catalyst in construction value.

During 2016, the Building Department reviewed, processed, and issued 229 permits, while performing over 1,100 inspections.

If you would like more information regarding yearly comparisons, historical data, or a more detailed permit by category report please come in and see me. I also have our continuing customer survey results if anyone is interested.

Mandated Property Maintenance inspections continue as always. However, due to the numerous new projects and their required inspections, priority must be always given to new activity because of time sensitivities of the permit holder. Therefore, considering the large amount (and expanding) of apartments and hotels we have in our community, 2017 will begin a group effort between Zoning, Building, and Dorothy in order to catch up.

Despite the fact that construction investment in Garfield Township should remain strong in 2017, we cannot predict where the economy is headed, or predict any revenue projections. However, based on knowledge of future projects, and the applications that are presently sitting in my office, construction activity in 2017 should be quite strong. Regardless, we will continue to emphasize exceptional customer service, communication, and public relations in order to maintain cooperative relationships.

If you have any questions, concerns, or comments regarding this report, please feel free to stop in and see me at anytime.

Respectfully,



Carl Studzinski
Building Official

attachment

Charter Township of Garfield

Building Department

3848 Veterans Drive
 Traverse City, MI 49684
 Telephone (231) 941-1620 FAX (231) 941-1588

ANNUAL REPORT- 2016

Building Permits Issued.....229
 Value of Construction.....\$47,455,228

Building Permit Fees Collected.....\$256,468.00
 Property Maintenance Inspection Fees Collected.....\$435.00
 Miscellaneous Invoices: See Note.....\$1067.10
 Total Permit Revenue.....\$257,970.10

Item	# Of Permits	Construction Value
Single Family Homes	66	\$16,219,140
New Commercial Buildings	17	\$18,037,500
Commercial Alterations	49	\$10,897,580
Residential Alterations	25	\$ 694,704
Misc. Permits (See Note)	72	\$ 1, 606,304

Note:

Miscellaneous permits include residential garages, demos, decks, mobile homes, pole barns, extensions, carports, swimming pools, commercial utility, and change of use permits.

Miscellaneous invoices include addendums /additions to existing permits, temporary occupancy fees, preliminary and additional plan review fees, re-inspection fees and copy fees.

MTT 1
Prepared for Gary 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	4155 Sprucewood Dr	2016	\$ 3,068,500	\$ 3,068,500	\$ 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)	\$ (359,400)	-41%
	008-027-10	Baruch SLS Inc	4825 N Long Lake Rd	2015	\$ 141,900	\$ 141,900	\$ -	\$ -	\$ (141,900)	\$ (141,900)	12/9/15 Rec'd order to place case in abeyance until Supreme Court decides on the Saginaw Co case.
	008-028-00	Baruch SLS Inc	4885 N Long Lake Rd	2015	\$ 419,400	\$ 419,400	\$ -	\$ -	\$ (419,400)	\$ (419,400)	
	900-363-98	Cherry Hill Haven	4885 N Long Lake Rd	2015	\$ 5,500	\$ 5,500	\$ -	\$ -	\$ (5,500)	\$ (5,500)	
	008-027-00	Baruch SLS Inc	4841 N Long Lake Rd	2016	\$ 926,200	\$ 926,200	\$ -	\$ -	\$ (926,200)	\$ (926,200)	
	008-027-10	Baruch SLS Inc	4825 N Long Lake Rd	2016	\$ 334,300	\$ 334,300	\$ -	\$ -	\$ (334,300)	\$ (334,300)	
	008-028-00	Baruch SLS Inc	4885 N Long Lake Rd	2016	\$ 136,000	\$ 136,000	\$ -	\$ -	\$ (136,000)	\$ (136,000)	
	900-363-98	Cherry Hill Haven	4885 N Long Lake Rd	2016	\$ 414,000	\$ 414,000	\$ -	\$ -	\$ (414,000)	\$ (414,000)	
				2016	\$ 6,600	\$ 6,600	\$ -	\$ -	\$ (6,600)	\$ (6,600)	9/26/16 Added 2016
3 15-002433	013-001-00	CMS Corp dba Lucky Jacks	1705 S Garfield Ave	2015	\$ 890,900	\$ 890,900	\$ -	\$ -	\$ (890,900)	\$ (890,900)	
				2015	\$ 1,253,200	\$ 1,214,655	\$ 750,000	\$ 750,000	\$ (503,200)	\$ (464,655)	3/23/16 Judgment received
				2016	SETTLED:		\$ 850,000	\$ 850,000	\$ (403,200)	\$ (364,655)	
4 16-003616	015-025-22	WODA Boardman Lake Ltd Div	2960 Feiger 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)	1/3/17 Rec'd email - case will likely be withdrawn.
				2016	\$ 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	Northfield Restaurant Corp	Prehearing General Call: June 1-15, 2016	2016	SETTLED:		\$ 278,700	\$ 206,698	\$ -	\$ -	
			3050 N US 31 South	2014		\$ 203,443	\$ 191,800	\$ 191,800	\$ -	\$ (11,643)	6/17/16 Judgment rec'd
				2013	SETTLED:	\$ 200,240	\$ 188,780	\$ 188,780	\$ -	\$ (11,460)	
				2012	SETTLED:	\$ 195,547	\$ 184,356	\$ 184,356	\$ -	\$ (11,191)	
				2011	SETTLED:	\$ 190,406	\$ 179,510	\$ 179,510	\$ -	\$ (10,896)	
				2010	SETTLED:	\$ 187,224	\$ 176,510	\$ 176,510	\$ -	\$ (10,714)	
				2009	SETTLED:	\$ 187,788	\$ 177,050	\$ 177,050	\$ -	\$ (10,738)	
				2008	SETTLED:	\$ 179,874	\$ 169,590	\$ 169,590	\$ -	\$ (10,284)	
				2007	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)	1/3/17 Rec'd email - they will do new valuation and get back with me
		Olive Garden	Judge: Marcus Abood	2016	Valuation Disclosure Due: 3/20/17				\$ -50%	\$ -42%	
8 16-003585	021-009-00	Darden #0021670	2800 N US 31 South	2016	\$ 762,400	\$ 762,400	\$ 450,000	\$ 450,000	\$ (312,400)	\$ (312,400)	1/3/17 see above
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)	11/16/16 rec'd Order granting Treasury's Motion to Intervene in case
			Judge: Steven Lasher	2016	\$ 89,500	\$ 64,709	\$ 37,540	\$ 37,540	\$ (51,960)	\$ (27,169)	8/29/16 Emailed atty to get copy of valuation disclosure from merger with Brookside affiliate
				2016	\$ 21,683,300	\$ 21,548,266	\$ 12,500,000	\$ 12,500,000	\$ (9,183,300)	\$ (9,048,266)	12/23/16 Rec'd notice of withdrawal. Waiting for order. 12/8/2016 Analysis showed 2016 values are low. Asked for withdrawal of appeal.
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)	10/11/16 Rec'd Consent Judgment
		MC Sports, et al	Judge: David Marmon	2016	Valuation Disclosure Due: 7/15/17				\$ -26%	\$ -25%	
		JC Penney Corp	3300 W South Airport Rd	2016	Pre-hearing General Call Sept 18-29, 2017		\$ 1,379,800	\$ 1,379,800	\$ -	\$ -	
11 16-002332	021-015-30	Red Lobster Restaurants LLC	2691 N US 31 South	2015	\$ 1,289,200	\$ 1,282,034	\$ 995,000	\$ 995,000	\$ (294,200)	\$ (287,034)	
		Red Lobster	Judge: Peter Kopke	2016	Prehearing General Call April 17-28, 2017		\$ 1,100,000	\$ 1,100,000	\$ (189,200)	\$ (182,034)	
12 15-004009	021-028-00	ARC RL Portfolio V LLC	2691 N US 31 South	2015	\$ 567,700	\$ 567,700	\$ 350,000	\$ 350,000	\$ (217,700)	\$ (217,700)	1/3/17 Rec'd email - they will do new valuation and get with me ASAP
		19 Props LLC	Judge: David Marmon	2016	Pre-hearing General Call Sept 1-15, 2017		\$ 350,000	\$ 350,000	\$ -38%	\$ -38%	
13 16-003409	021-034-00	Fifth Third Bank	2577 N US 31 South	2016	\$ 583,800	\$ 569,403	\$ 350,000	\$ 350,000	\$ (233,800)	\$ (219,403)	1/3/17 see above
		Best Buy	Judge: David Marmon	2016	SETTLED:	\$ 1,546,976	\$ 1,000,000	\$ 1,000,000	\$ (724,600)	\$ (546,976)	See highlighted note at bottom of next page
14 16-002886	021-043-00	Emerald Creek Partners LLC	3535 W South Airport Rd	2016	\$ 1,724,600	\$ 1,546,976	\$ 1,000,000	\$ 1,000,000	\$ (724,600)	\$ (546,976)	11/15/16 Rec'd Judgment
15 16-003352	022-009-30	Emerald Creek Partners LLC	2516 Crossing Cir	2016	\$ 1,320,600	\$ 661,653	\$ 300,000	\$ 300,000	\$ (1,020,600)	\$ (361,653)	1/3/17 Rec'd email - looking to get some type of review of valuation, may be withdrawn again
			Judge: Marcus Abood	2016	\$ 2,519,200	\$ 2,445,715	\$ 1,500,000	\$ 1,500,000	\$ (945,200)	\$ (945,715)	1/3/17 Rec'd email-they have countered at \$2,475,000 total for both pds, due to deferred maint.
				2008	\$ 165,100	\$ 121,266	\$ 100,000	\$ 100,000	\$ (65,100)	\$ (21,266)	12/8/16 Analysis showed 2016 values are too low. Asked for withdrawal of appeal.
				2009	\$ 2,684,300	\$ 2,566,981	\$ 1,600,000	\$ 1,600,000	\$ (1,084,300)	\$ (966,981)	
				2009	Pre-hearing General Call Sept 1-15, 2017		\$ 1,600,000	\$ 1,600,000	\$ -40%	\$ -38%	
				2009	Assessor's Values	Taxable	Assessed	Taxable	Value Differences	Taxable	
				2007	\$ 175,830	\$ 175,830	\$ 165,780	\$ 165,780	\$ (10,050)	\$ (10,050)	
				2008	\$ 179,874	\$ 179,874	\$ 169,590	\$ 169,590	\$ (10,284)	\$ (10,284)	
				2009	\$ 187,788	\$ 187,788	\$ 177,050	\$ 177,050	\$ (10,738)	\$ (10,738)	



Charter Township of Garfield

Grand Traverse County

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

3. e.

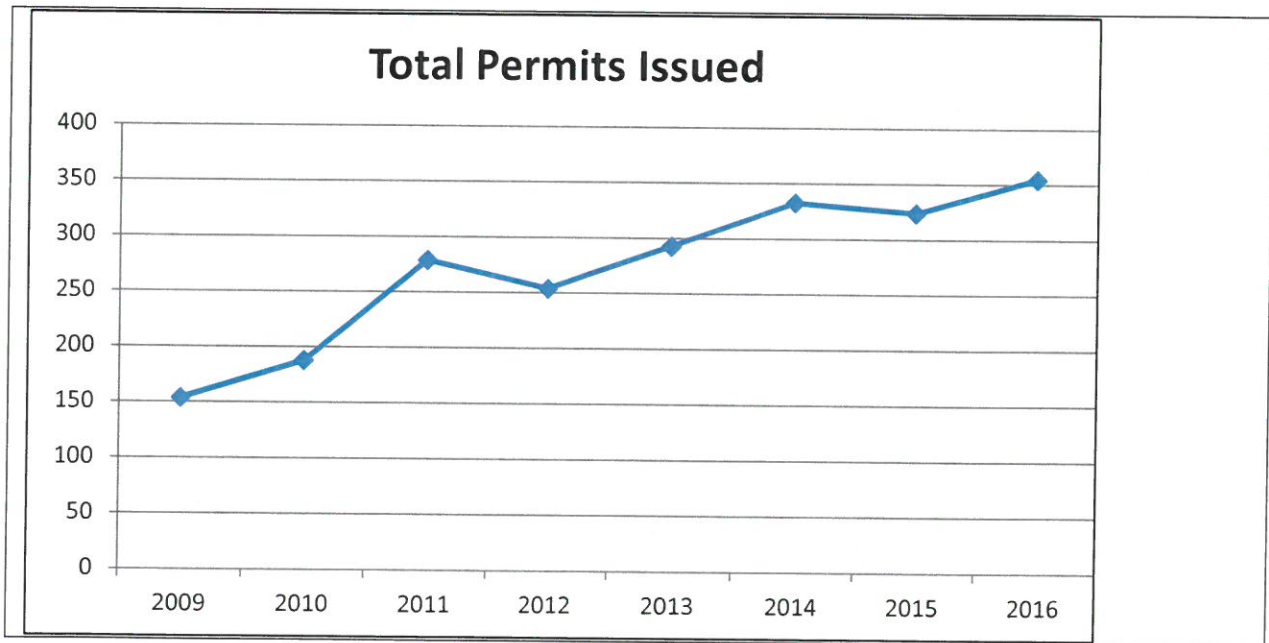
To: Garfield Township Board

From: Michael Green, AICP, Zoning Administrator
 Thom Schmuckal, Ordinance Enforcement Officer

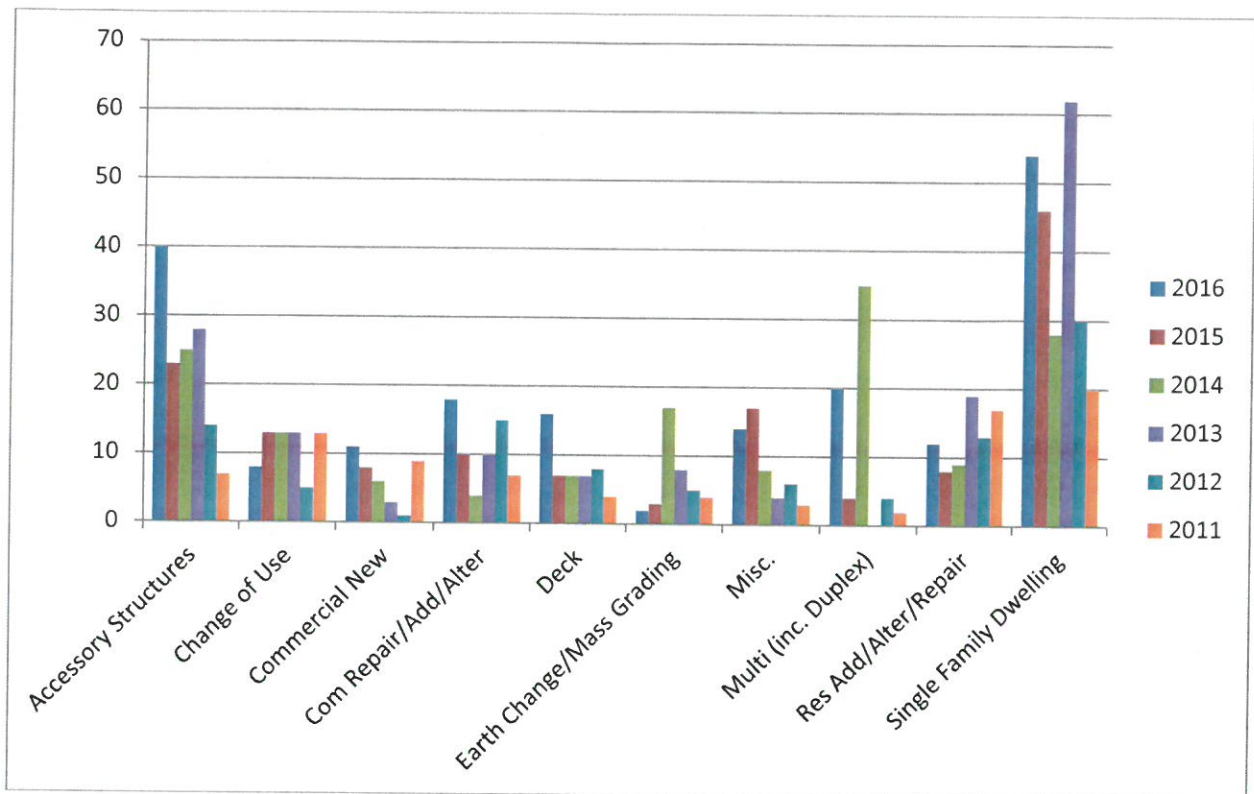
2016 Zoning Department Activities

Please find below the Zoning Department's 2016 activities. These activities include permits and enforcement, as well as, administrative site plan review, storm water review, and Zoning Board of Appeals.

Permits



Total Permits Issued						
	2016	2015	2014	2013	2012	2011
Land Use	195	139	153	163	106	91
Outdoor Sale	27	22	27	13	15	18
Sign	133	163	153	117	133	170
Total	355	324	333	293	254	279



	2016	2015	2014	2013	2012	2011
Accessory Structures	40	23	25	28	14	7
Change of Use	8	13	13	13	5	13
Commercial New	11	8	6	3	1	9
Com Repair/Add/Alter	18	10	4	10	15	7
Deck	16	7	7	7	8	4
Earth Change/Mass Grading	2	3	17	8	5	4
Misc.	14	17	8	4	6	3
Multi (inc. Duplex)	20	4	35	0	4	2
Res Add/Alter/Repair	12	8	9	19	13	17
Single Family Dwelling	54	46	29	71	35	25

Overall, permit activity in 2016 is higher than last year and substantially higher than 2011. Accessory structures, commercial permits, single-family dwellings, multi-family housing, decks, and other residential additions were up from last year. Significant projects this year included the Ridges at 45 Apartments, Chelsea Park Condominiums, Serra Automotive Group, Buffalo Ridge (the IMAX Theater, Lucky's Market) and various commercial/industrial redevelopment projects throughout the township.

Ordinance Enforcement

On a daily basis, Thom looks for violations and responds to reported violations. He takes pictures and submits all potential violations to Mike, who sends a letter and answers phone calls related to the violations. Total violations were 137, which is quite a bit down from 200 in 2015 and 235 in 2014. These are violations where a letter was sent and does not include violations that Thom handled while in the field, including pulling illegally placed signs and verbally informing businesses of their violations. When a violation of an Ordinance is found a letter of information is sent to inform the individual of the violation. After a follow up inspection, if the violation is not resolved, a letter of violation is sent to the individual. Throughout 2016, a total of 284 inspections were performed resulting in the issuance of 114 Information letters and 67 Violation letters. If the individual still fails to comply with the Ordinance, a ticket is issued. In 2016, five (5) tickets were issued, in which two (2) were appealed by the owner/occupant to District Court.

Throughout 2016, 113 violations were resolved and 14 remain unresolved. This office will take the necessary action within the coming months to resolve the remaining violations.

Reviews


This year there were thirty-two (32) administrative site plans reviewed which are for new commercial construction and for commercial/industrial additions. The site plan reviews are to verify compliance with parking, setbacks, landscaping, lighting, and other portions of the Zoning Ordinance. There were twelve (12) storm water reviews conducted for the Zoning Department related to commercial projects. The Zoning and Storm Water Ordinances require that all storm water must be maintained on the site and cannot run off onto adjacent sites. For this review, the Township collects money in an escrow account from the developer and the Township sends the review to an engineer to verify compliance with the Ordinances. The fees charged to the Township for the review are paid out of the escrow account related to the project.

The Zoning Office also provided nine (9) Zoning Compliance Letters to businesses that requested information on the zoning district, permitting information, and approval process in writing related to their properties, down from fifteen (15) in 2015.

Zoning Board of Appeals

The Zoning Board of Appeals had six (6) cases in 2016, compared to four (4) cases in 2015, two (2) in 2014 and three (3) in 2013.

If you have any questions or would like more information, please feel free to call.

 Charter Township of Garfield Planning Department Report No. 2017-01			
Prepared:	December 27, 2016	Pages:	Page 1 of 2
Meeting:	January 10, 2016 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Major Amendment Request – Ashland Park PUD		
File No.	PUD-2001-01-D	Parcel No.	05-026-018-00
Applicant/ Owner:	Peach Tree River Investments, LLC		
Agent:	Wade Trim		

SUBJECT PROPERTY:

The subject property is the Ashland Park Planned Unit Development. The PUD extends south and west from the intersection of Birmley Road and Garfield Road.

PURPOSE OF APPLICATION:

The application requests an amendment to Phase 2 and Phase 3 of the Ashland Park PUD, with the most significant change between the approved plan and the amended plan being to replace the approved quadplex units with single-family lots along the western property line. This proposal results in an overall reduction of 87 dwelling units.

A request to amend a Planned Unit Development is considered according to Section 423.G of the Zoning Ordinance. This particular amendment exceeds the authority granted to the Planning Director as an Administrative amendment. Initially, it was determined to qualify as a minor amendment. However, upon the Planning Commission's review of the Report and Decision Order it was determined that processing the application as a Major Amendment would be most prudent.

Major amendment requests require Planning Commission recommendation and Township Board approval. At its meeting on December 14, 2016, the Planning Commission held a public hearing and then recommended that the Township Board approve this request.

STAFF COMMENT:

The Ashland Park PUD was approved over 15 years ago, but demand for residential units within the development has never really materialized. Only Phase I of Ashland Park was ever started. At this time, only 7 residential buildings have been built out of the hundreds of approved residential building sites.

Following several discussions, the Planning Commission held a special meeting at the project site to get familiar with the wooded hillside (Phase 3) of the project, the approved setbacks, the road layout and any associated impacts the proposal may have. Following the site visit, Planning Commissioners were favorable of allowing the previously approved setbacks of 25(front)-10(side)-25(rear) to be retained.

A roadway to the southernmost property line will connect to the Traditions phase from the cul-de-sac, satisfying interconnectivity concerns. The new design of the tree-lined roadway will encourage slower speeds through the neighborhood while providing access to the other components of the project.

Connectivity to Birmley Estates was another discussion point. This concern was addressed at the January 25, 2001 public hearing, in which it was stated that the roads, being private, "will not connect to the adjacent Birmley Hills Estates Subdivision." The applicant has proposed to provide a walking path to the property line for pedestrian connectivity purposes, which should satisfy the connectivity requirements to the west.

The development now includes a thorough pathway network, including sidewalks along both sides of the roads connecting to a pathway that links the open space throughout the project. This proposal was found by the Planning Commission to meet the intent of the Township's pedestrian pathway requirements.

Finally, minor changes to the orientation of other existing buildings within Phases 2 and 3 are also proposed, including the self-storage area, the office buildings, and duplexes. All other aspects of the previous approval remain intact.

PREVIOUS PUBLIC COMMENT:

No members of the public have made verbal or written comment regarding the application.

PLANNING COMMISSION RECOMMENDATION:

Following an opportunity for public comment, the Planning Commission adopted the following motions:

THAT the Finding of Fact for Application PUD-2001-01-D, submitted by Peach Tree River Investments for an amendment to the Ashland Park Planned Unit Development, BE ADOPTED.

THAT Application PUD-2001-01-D, submitted by Peach Tree River Investments for an amendment to the Ashland Park Planned Unit Development, BE RECOMMENDED FOR APPROVAL TO THE TOWNSHIP BOARD.

ACTION REQUESTED:

As noted above, the Township Board must also hold a public hearing on the application. Therefore, the following motion is offered for consideration:

THAT Application PUD-2001-01-D, submitted by Peach Tree River Investments for an amendment to the Ashland Park Planned Unit Development, BE ACCEPTED and scheduled for a public hearing on February 14, 2017.

CIVIL CONSTRUCTION DOCUMENTS FOR PROPOSED ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT GARFIELD TOWNSHIP GRAND TRAVERSE COUNTY, MICHIGAN



GRAND TRAVERSE COUNTY

KEY MAP
NOT TO SCALE



SITE LOCATION

LOCATION MAP
NOT TO SCALE

- UTILITIES**
- SANITARY SEWER AND WATER - GRAND TRAVERSE COUNTY, DFW**
 2650 LEFANER ROAD
 GRAND TRAVERSE CITY, MI 49735
 PHONE: (231) 995-6039
 EMAIL: JAVOZZORONG@GRANDTRAVERSE.ORG
- ELECTRIC - CONSUMERS ENERGY**
 8271 HASTINGS STREET
 GRAND TRAVERSE CITY, MI 49735
 PHONE: (231) 928-8228
- GAS - DTE ENERGY**
 1000 WESTERN AVENUE
 ANN ARBOR, MI 48106
 PHONE: (734) 769-7707
- TELEPHONE - AT&T**
 1000 WESTERN AVENUE
 ANN ARBOR, MI 48106
 PHONE: (734) 769-7707
- CABLE TV - GARFIELD COMMUNICATIONS**
 1000 WESTERN AVENUE
 ANN ARBOR, MI 48106
 PHONE: (734) 769-7707
- SEWER - SOUTHERN WATER**
 1000 WESTERN AVENUE
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- WATER - SOUTHERN WATER**
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 1000 WESTERN AVENUE
 ANN ARBOR, MI 48106
 PHONE: (734) 769-7707

ENGINEER:
 WADE TRIM, INC.
 1000 EAST TRAVERSE HIGHWAY, SUITE 2160
 GRAND TRAVERSE CITY, MI 49735
 BRAN C. SOLOKA, PE
 (231) 947-7400

EXPLORER:
 BEAUFIELD RIVER INVESTMENTS, LLC
 1000 EAST TRAVERSE HIGHWAY
 GRAND TRAVERSE CITY, MI 49735
 (231) 942-0888

CONTRACTOR:
 BEAUFIELD RIVER INVESTMENTS, LLC
 1000 EAST TRAVERSE HIGHWAY
 GRAND TRAVERSE CITY, MI 49735
 (231) 942-0888

GENERAL SHEETS	SHEET INDEX	SHEET NO.
COVER SHEET		1
NOTES & LEGEND SHEET		2
EXISTING INFORMATION SHEET		3
CONSENT/COMMITMENT PLAN		4
OVERALL SITE PLAN		5
SHOUSE PLAN		6
SOIL EROSION & SEDIMENTATION CONTROL PLAN		7
LANDSCAPING PLAN		8
OPEN SPACE REQUIREMENTS		9
EXISTING APPROVED PHD OF ALL PHASES		10
		11
		12
		P-3

PROJECT NO.
ASP3389-02C

SHEET
1

WADE TRIM
 1000 EAST TRAVERSE HIGHWAY, SUITE 2160
 GRAND TRAVERSE CITY, MI 49735
 BRAN C. SOLOKA, PE
 (231) 947-7400

DEC 05 2015

PLANNING

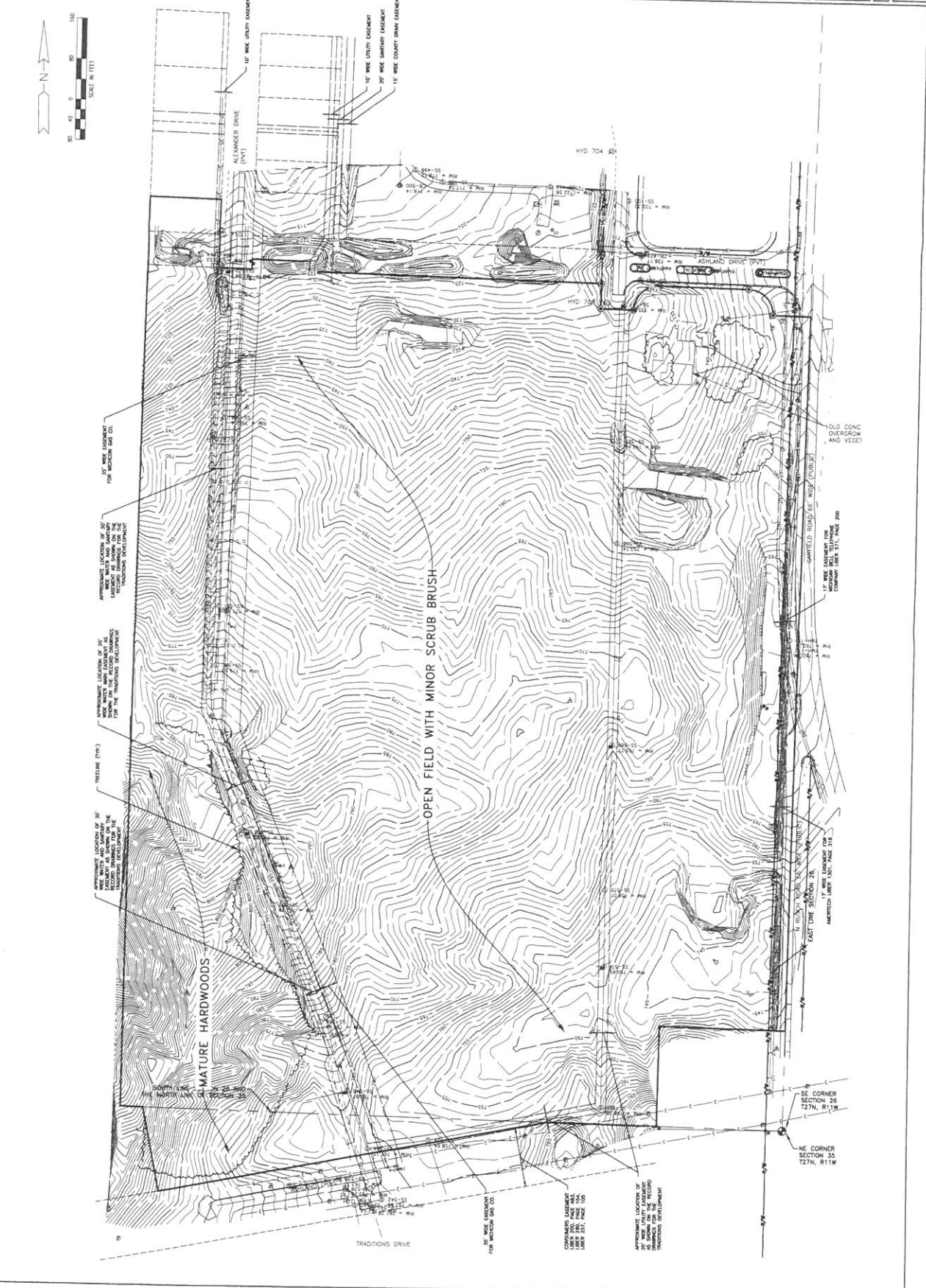
ISSUED FOR:
PUD AMENDMENT 12/05/16 DCC

REV#	DATE	DESCRIPTION
1	12/05/18	PUD AMENDMENT SUBMITTAL
2	08/10/18	PUD AMENDMENT SUBMITTAL
3	08/10/18	ORIGINAL AND AMENDMENT SUBMITTAL

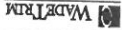
WADSWORTH
 1000 Lakeside Drive, Suite 200
 Waltham, MA 02453
 TEL: 781.881.1000
 FAX: 781.881.1001
 WWW.WADSWORTH.COM

PEACHTREE RIVER INVESTMENTS, LLC
 1503 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49696
 ASHLAND PARK PHASE 2 & 3 PUD AMENDMENT
 EXISTING TOPO & DEMOLITION PLAN

ASHLAND PARK
 PUD
 SHEET NO. 4
 PROJECT NO. ASE-3389-02C
 DATE: 08/10/18

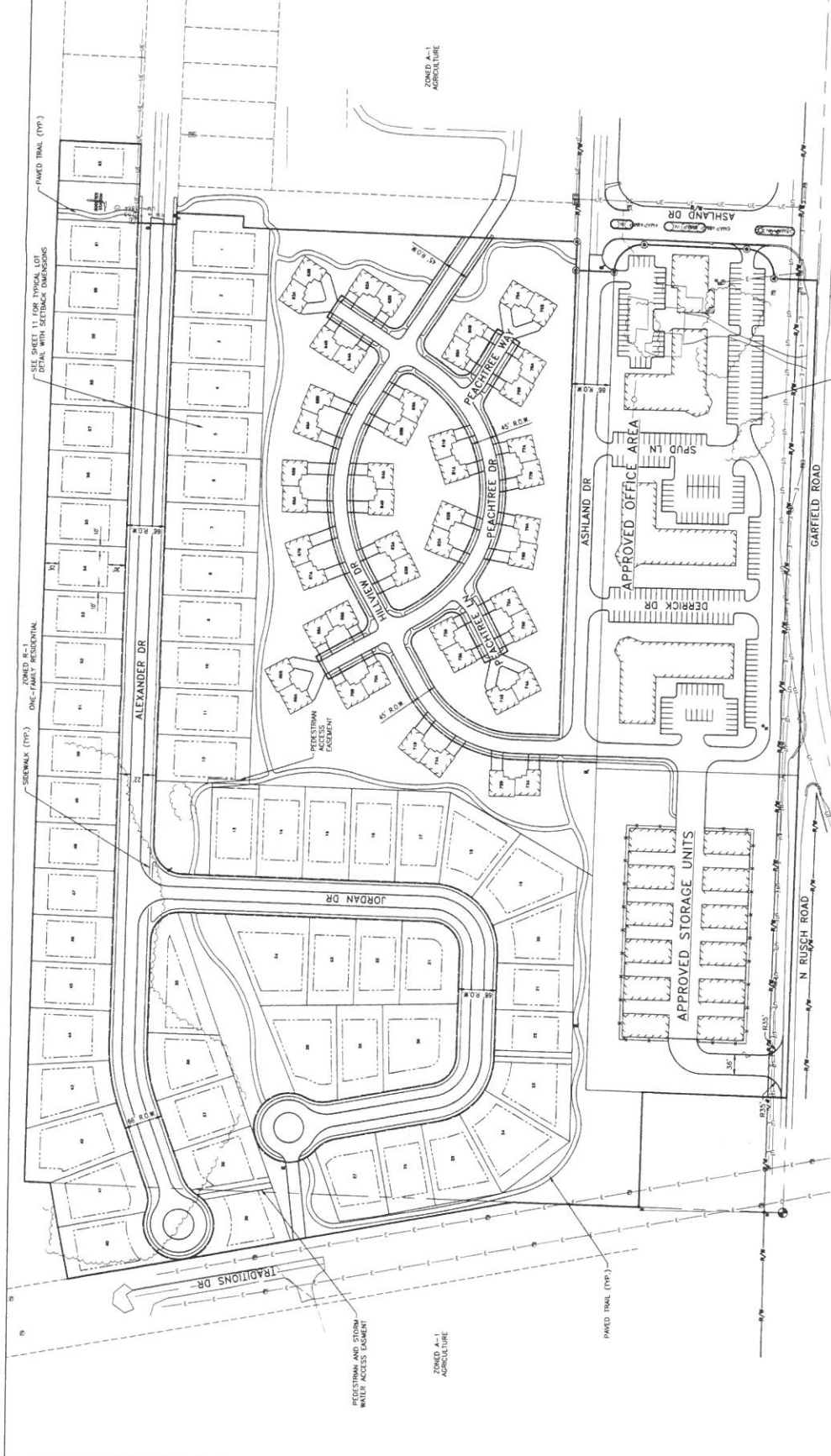


PEACHTREE RIVER INVESTMENTS, LLC
 1503 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49696
 ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT
 OVERALL SITE PLAN



REV#	DATE	DESCRIPTION
1	08/17/16	P.U.D. AMENDMENT SUBMITTAL
2	08/17/16	P.U.D. AMENDMENT SUBMITTAL
3	09/21/16	P.U.D. AMENDMENT SUBMITTAL
4	09/21/16	P.U.D. AMENDMENT SUBMITTAL
5	12/05/16	P.U.D. AMENDMENT SUBMITTAL
6	09/28/16	P.U.D. AMENDMENT SUBMITTAL
7	09/28/16	P.U.D. AMENDMENT SUBMITTAL
8	09/28/16	P.U.D. AMENDMENT SUBMITTAL
9	09/28/16	P.U.D. AMENDMENT SUBMITTAL
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59	09/28/16	P.U.D. AMENDMENT SUBMITTAL
60	09/28/16	P.U.D. AMENDMENT SUBMITTAL
61	09/28/16	P.U.D. AMENDMENT SUBMITTAL
62	09/28/16	P.U.D. AMENDMENT SUBMITTAL

PROJECT NO. ASP-3380-02C
 SHEET 5



ZONED A-1 AGRICULTURE

LOT	TOTAL AREA	BUILDABLE AREA
49	11,200 SF	5,100 SF
50	11,200 SF	5,100 SF
51	11,200 SF	5,100 SF
52	11,200 SF	5,100 SF
53	11,200 SF	5,100 SF
54	11,200 SF	5,100 SF
55	11,200 SF	5,100 SF
56	11,200 SF	5,100 SF
57	11,200 SF	5,100 SF
58	11,200 SF	5,100 SF
59	11,200 SF	5,100 SF
60	11,200 SF	5,100 SF
61	11,200 SF	5,100 SF
62	9,811 SF	4,762 SF

ZONED A-1 AGRICULTURE

LOT	TOTAL AREA	BUILDABLE AREA
33	11,961 SF	5,663 SF
34	17,448 SF	8,037 SF
35	16,800 SF	5,100 SF
36	12,800 SF	5,898 SF
37	12,800 SF	6,098 SF
38	12,800 SF	5,997 SF
39	12,800 SF	5,471 SF
40	13,908 SF	7,275 SF
41	14,805 SF	7,077 SF
42	13,785 SF	9,018 SF
43	12,800 SF	6,085 SF
44	12,800 SF	5,101 SF
45	11,200 SF	5,100 SF
46	11,200 SF	5,100 SF
47	11,200 SF	5,100 SF
48	11,200 SF	5,100 SF

ZONED A-1 AGRICULTURE

LOT	TOTAL AREA	BUILDABLE AREA
17	13,465 SF	6,735 SF
18	14,583 SF	7,291 SF
19	16,174 SF	8,087 SF
20	16,077 SF	8,037 SF
21	10,077 SF	6,124 SF
22	10,077 SF	4,537 SF
23	14,583 SF	7,291 SF
24	16,228 SF	8,114 SF
25	14,462 SF	6,236 SF
26	11,688 SF	5,839 SF
27	13,985 SF	6,992 SF
28	12,841 SF	6,421 SF
29	12,841 SF	6,421 SF
30	17,554 SF	7,214 SF
31	13,785 SF	5,223 SF
32	11,673 SF	5,453 SF

ZONED A-1 AGRICULTURE

LOT	TOTAL AREA	BUILDABLE AREA
1	13,031 SF	6,300 SF
2	12,800 SF	6,300 SF
3	12,800 SF	6,300 SF
4	12,800 SF	6,300 SF
5	12,800 SF	6,300 SF
6	12,800 SF	6,300 SF
7	12,800 SF	6,300 SF
8	12,800 SF	6,300 SF
9	12,800 SF	6,300 SF
10	12,800 SF	6,300 SF
11	12,800 SF	6,300 SF
12	12,800 SF	6,300 SF
13	12,819 SF	6,313 SF
14	12,800 SF	6,300 SF
15	12,800 SF	6,300 SF
16	12,800 SF	6,300 SF

DATE: 09/28/16 11:02:57 AM
 PROJECT: ASP-3380-02C
 SHEET: 5 OF 10
 DRAWN: J. BROWN
 CHECKED: M. BROWN
 APPROVED: M. BROWN

REV	DATE	DESCRIPTION
1	02/14/12	ORIGINAL PUD AMENDMENT SUBMITTAL
2	02/14/12	PUD AMENDMENT SUBMITTAL
3	02/14/12	PUD AMENDMENT SUBMITTAL
4	02/14/12	PUD AMENDMENT SUBMITTAL
5	12/25/12	PUD AMENDMENT SUBMITTAL
6	02/14/12	PUD AMENDMENT SUBMITTAL
7	02/14/12	PUD AMENDMENT SUBMITTAL
8	02/14/12	PUD AMENDMENT SUBMITTAL
9	02/14/12	PUD AMENDMENT SUBMITTAL
10	02/14/12	PUD AMENDMENT SUBMITTAL

WADSWORTH
 1000 W. WADSWORTH ST. SUITE 100
 WADSWORTH, MI 48093
 TEL: 248.344.5000
 FAX: 248.344.5001
 WWW.WADSWORTH.COM

PEACHTREE RIVER INVESTMENTS, LLC
 1503 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49696
 ASHLAND PARK PHASE 2 & 3 PUD AMENDMENT
 SIGNAGE PLAN

PROJECT: ASHLAND PARK PHASE 2 & 3 PUD AMENDMENT
 SHEET: ASFP3389-02C
 DATE: 7

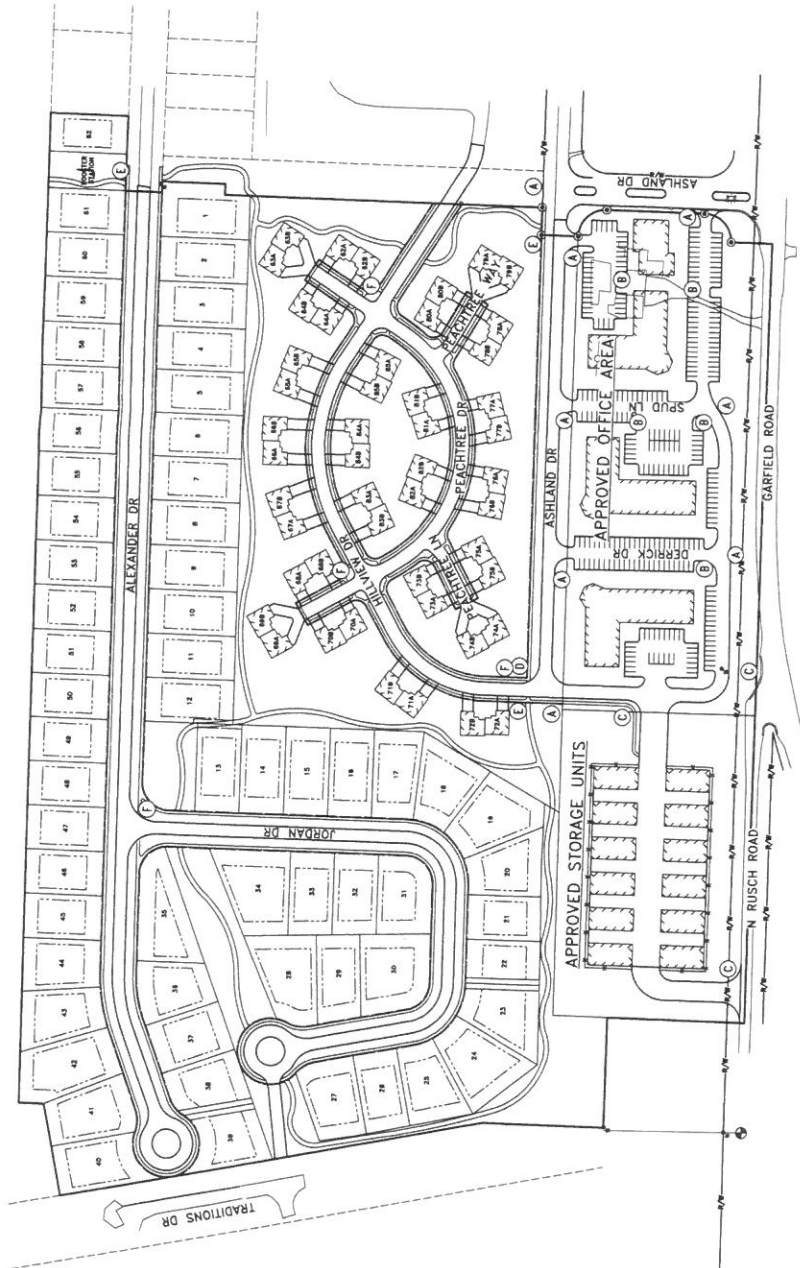
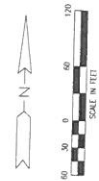
- SIGN LEGEND**
- (A) PRESTANDING DIRECTIONAL SIGNS
 - (B) PRESTANDING DIRECTIONAL PRESTANUM SIGNS
 - (C) PRESTANDING DIRECTIONAL PRESTANUM SIGNS
 - (D) PROPOSED BRICK & STONE ENTRANCE SIGN FOR HILLSIDE TERRACE DOMINIANS AND QUADRELA LAND AREA
 - (E) REAL ESTATE SIGNS
 - (F) STREET SIGNS

NOTES

1. ALL NEW SIGNS SHALL BE REVIEWED AND APPROVED BY ENGINEER.
2. ALL PRESTANDING SIGNS, AS ILLUSTRATED, MAY BE DOUBLE-SIDED.
3. ALL PLANS FOR CONSTRUCTION AND DESIGN OF SIGNS SHALL BE SUBMITTED TO THE TOWNSHIP ZONING ADMINISTRATOR FOR REVIEW AND A PERMIT.
4. CLEAR HAS LEGIBLE STREET IDENTIFICATION SIGNS WILL BE PROVIDED AT EACH INTERSECTION AS WELL AS STOP SIGNS AS NEEDED FOR TRAFFIC SAFETY.
5. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE TOWNSHIP SIGN ORDINANCE.

COMMERCIAL / RETAIL WALL SIGNAGE

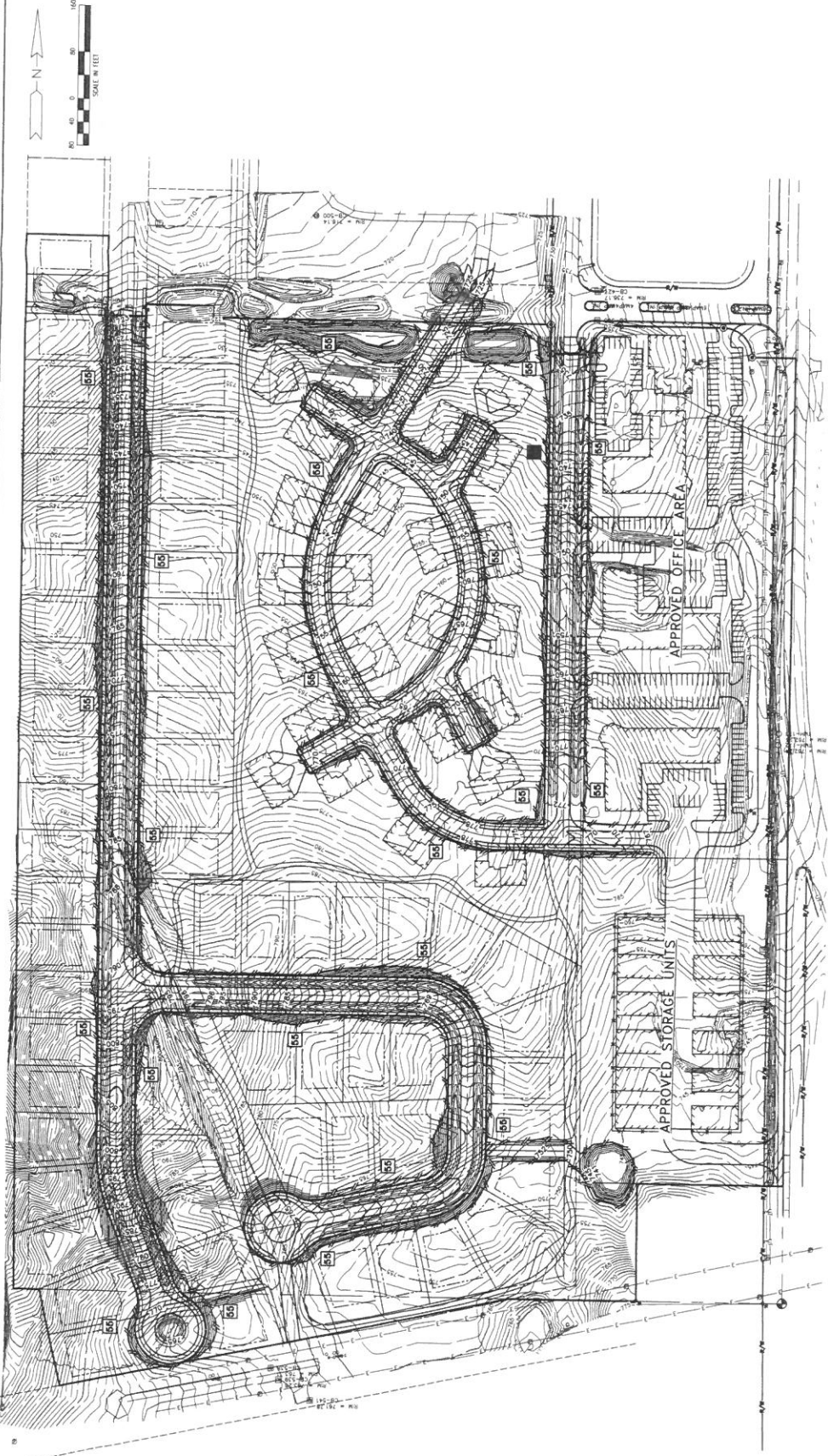
1. WHERE A SINGLE STRUCTURE CONTAINS ONE OR MORE BUSINESSES (OR UNITS), EACH INDIVIDUAL BUSINESS IS ALLOWED WALL SIGNAGE FOR A MAXIMUM OF 25 SQUARE FEET OF WALL SPACE FOR EACH BUSINESS. ADDITIONAL BUSINESS IS ALLOWED TO PROVIDE THAT THE BUSINESS OCCUPIES WITHIN THE STRUCTURE. EACH BUSINESS SHALL BE IDENTIFIED BY THE BUSINESS NAME. THE SIGNAGE SHALL BE THE RESPONSIBILITY OF THE PUBLIC ON BOTH SIDES. WALL SIGNAGE MAY BE REPEATED ON THE SECONDARY SIDE OF THE STRUCTURE AS APPROVED BY THE ASHLAND PARK ARCHITECTURAL REVIEW COMMITTEE.
2. THE INTENT OF COMMERCIAL/RETAIL WALL SIGNAGE REGULATION WITHIN STRUCTURES IS TO MAINTAIN UNIFORMITY OF SIGNAGE ON ALL COMMERCIAL STRUCTURES.
3. ALL SIGNAGE OF COMMERCIAL/RETAIL WALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY THE ASHLAND PARK ARCHITECTURAL REVIEW COMMITTEE.



REV#	DATE	DESCRIPTION
1	08/26/15	PROVISIONAL PUD AMENDMENT SUBMITTAL
2	09/17/15	PUD AMENDMENT SUBMITTAL
3	09/17/15	PUD AMENDMENT SUBMITTAL
4	09/28/15	PUD AMENDMENT SUBMITTAL
5	12/22/15	PUD AMENDMENT SUBMITTAL

WADSWORTH
 225 WEST WASHINGTON STREET
 ANN ARBOR, MI 48106
 TEL: 734.769.8800
 FAX: 734.769.8801
 www.wadsworth.com

PEACHTREE RIVER INVESTMENTS, LLC
 1503 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49696
 ASHLAND PARK PHASE 2 & 3 PUD AMENDMENT
 SOIL EROSION & SEDIMENTATION CONTROL PLAN
 ASHLAND PARK P.U.D.
 PROJECT CODE: DATE: 08/26/15
 SHEET NO: 8
 PUD NO: ASP3-389-02C
 SHEET



LEGEND

- LIMITS OF DISTURBANCE
- ▨ TEMPORARY CONSTRUCTION ENTRANCE (SEE DETAIL SHEET C-4.1)
- EXISTING OVERLAND FLOW
- ⊗ EROSION CONTROL SYMBOL
- ▭ PROPOSED CONCRETE
- ▭ EXISTING CONCRETE
- ▭ PROPOSED PAVEMENT/UTILITY WORK AREA
- ▭ EXISTING PAVEMENT
- ⊙ INLET PROTECTION
- ⊙ PROPOSED STORM STRUCTURE
- ⊙ EXISTING STORM STRUCTURE



SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. CONTRACTOR SHALL OBTAIN A SOIL EROSION & SEDIMENTATION CONTROL PERMIT FROM WALWARTO COUNTY PRIOR TO ANY CONSTRUCTION.
2. ALL CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE WALWARTO COUNTY WATER RESOURCES COMMISSIONER'S EROSION CONTROL MANUAL, SEE SHEET C-3.1 FOR SITE DETAILS.
3. EROSION MEASURES SHALL BE TAKEN IN THE ORDER OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
4. TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE PLANS AND SPECIFICATIONS. ALL MEASURES SHALL BE MAINTAINED UNTIL THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE NO LONGER NEEDED.
5. PERMANENT SOIL EROSION CONTROL MEASURES SHALL BE COMPLETELY INSTALLED BY THE END OF THE CONSTRUCTION PERIOD.
6. CONSTRUCTION OPERATIONS SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE EROSION CONTROL MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING ANY DISTURBANCE TO THE SOIL SURFACE. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE NO LONGER NEEDED.
7. CLEANUP SHALL BE DONE IN A MANNER WHICH PREVENTS EROSION AND SEDIMENTATION CONTROL COMPLIANCE. REFERENCES SHALL BE CONSULTED FOR THE CONSTRUCTION WITHIN 24 HOURS.
8. SILT FENCE IS TO BE PLACED AROUND THE DETENTION BASIN UNTIL THE PERMANENT VEGETATION IS AND AROUND THE PERMANENT SOIL EROSION CONTROL MEASURES.
9. ALL TEMPORARY MEASURES DURING CONSTRUCTION SHALL BE MAINTAINED WITH TENSION AND A UNIFORM APPLICATION OF SPECIFICATIONS. SEE LANDSCAPE PLAN, SHEET L-1.2.
10. PERMANENT SOIL EROSION CONTROL MEASURES FOR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN THE FIRST YEAR OF CONSTRUCTION.
11. AN IMPROVED SOIL PERMIT IS REQUIRED ON THIS SITE FOR DISTURBED AREAS MORE THAN FIVE ACRES. THE CONTRACTOR SHALL APPLY FOR THE IMPROVED SOIL PERMIT PRIOR TO THE START OF CONSTRUCTION AND SHALL PROVIDE ALL NECESSARY CERTIFIED STORM WATER MANAGEMENT PLAN TO THE WALWARTO COUNTY ENGINEER.

SITE SOILS DESCRIPTION

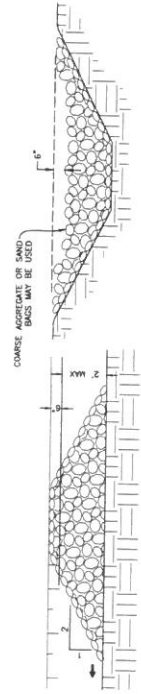
FINE TO MEDIUM SAND WITH SOME CLAY FRAGMENTS.

DISTURBED AREA

TOTAL DISTURBED AREA = 12.77 ACRES
 TOTAL DISTURBED AREA - 8.00 ACRES
 TOTAL DISTURBED AREA - 4.77 ACRES
 PROPOSED = 2.14 ACRES

MAINTENANCE

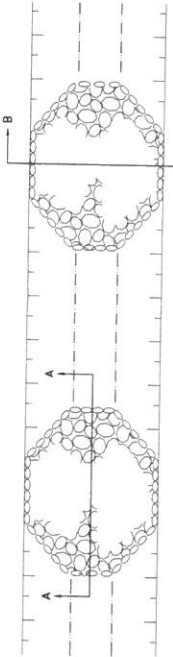
1. ALL MEASURES INSTALLED SHALL BE MAINTAINED IN FULLY FUNCTIONING CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETE WORK OF THE FINAL STABILIZATION OF THE DISTURBED AREA.
2. ALL MEASURES SHALL BE MAINTAINED REGULARLY TO BE THAT A GOOD STAND IS MAINTAINED AND TO PREVENT EROSION AND SEDIMENTATION.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. CLEANUP SHALL BE DONE IMMEDIATELY AFTER THE DAMAGE IS NOTICED.
4. STREET SCHEDING AND SIGNAGE SHALL TAKE PLACE AS NOTED WITH A MINIMUM SCHEDULE OF SCHEDING ONCE PER WEEK AND STAMPING AT THE END OF EACH WORK DAY.
5. SODD CONTROL SHALL BE DONE AS NOTED.



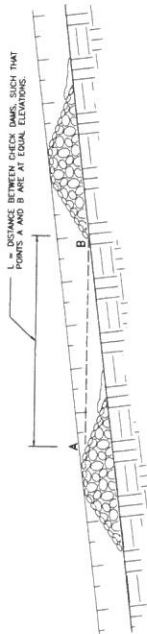
SECTION A-A
NO SCALE

SECTION B-B
NO SCALE

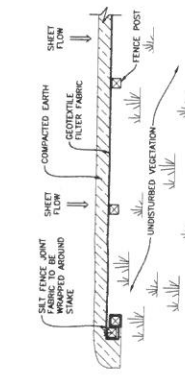
NOTE: CHECK DAMS GREATER THAN TWO FEET IN HEIGHT SHALL BE CONSTRUCTED WITH FLOW CHARACTERISTICS OF THE DITCH.



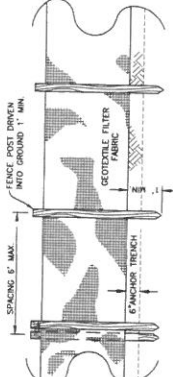
PLAN VIEW
NO SCALE



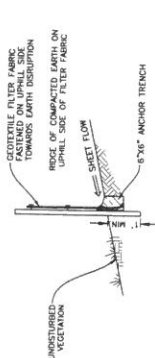
CHECK DAM CROSS SECTION
NO SCALE



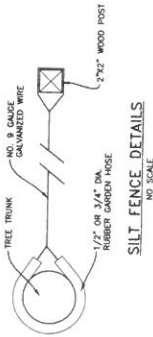
PLAN VIEW



FRONT ELEVATION



SECTION VIEW



SILT FENCE DETAILS
NO SCALE

REV#	DATE	DESCRIPTION
1	09/07/18	ISSUE FOR PERMIT
2	09/07/18	ISSUE FOR PERMIT
3	09/07/18	ISSUE FOR PERMIT
4	09/07/18	ISSUE FOR PERMIT
5	12/03/18	ISSUE FOR PERMIT
6	09/07/18	ISSUE FOR PERMIT
7	09/07/18	ISSUE FOR PERMIT
8	09/07/18	ISSUE FOR PERMIT

WADSWORTH
 1000 WADSWORTH AVENUE
 ANN ARBOR, MI 48106
 TEL: 734.769.0000
 FAX: 734.769.0001
 WWW.WADSWORTH.COM

PRACHTREE RIVER INVESTMENTS, LLC
 1503 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49696
 ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT

ASHLAND PARK P.U.D.
 PROJECT NO. ASP3389-D2C
 SHEET NO. 9

CONSTRUCTION REQUIREMENT	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
ROUGH GRADE / EROSION CONTROL												
TEMPORARY EROSION CONTROL MEASURES												
PERMANENT EROSION CONTROL MEASURES												
TRANSITION/PAVING CONSTRUCTION												
FINAL CONSTRUCTION/VEGETATION												
PERMANENT CONTROL STRUCTURES												
LANDSCAPING/VEGETATION STABILIZATION												
FINAL CONTROL (AS NOTED)												



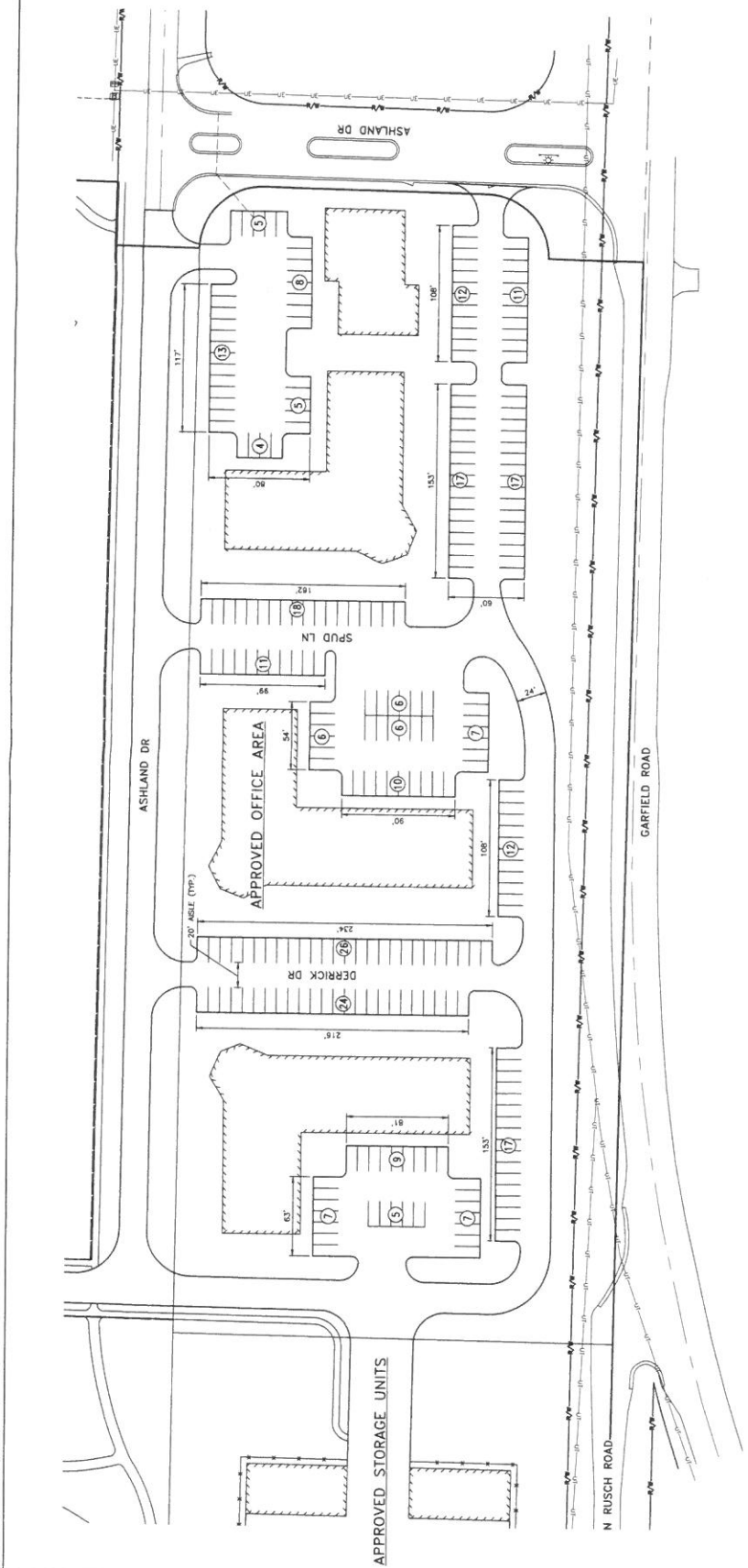
Know what's below.
 Call before you dig.

REV#	DATE	DESCRIPTION
1	08/24/12	ISSUED FOR PERMITS
2	09/12/12	REVISIONS TO PERMITS
3	09/14/12	REVISIONS TO PERMITS
4	09/27/12	REVISIONS TO PERMITS
5	12/25/12	REVISIONS TO PERMITS

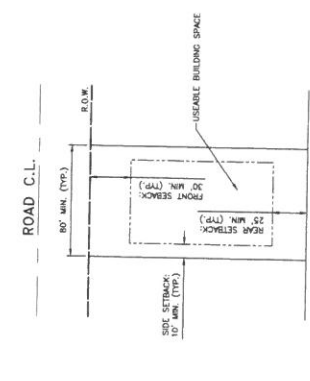
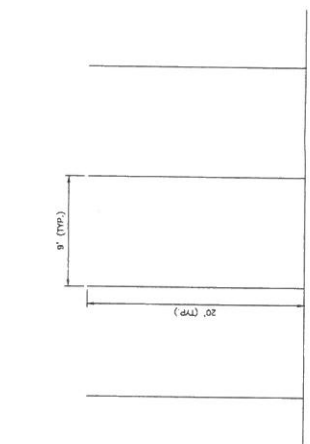
WADSWORTH
 211 PARKWAY DRIVE
 SUITE 100
 WEST BURLINGTON, VT 05403
 TEL: 802.875.1234
 FAX: 802.875.1235
 WWW.WADSWORTH.COM

PEACHTREE RIVER INVESTMENTS, LLC
 1603 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49696
 ASHLAND PARK PHASE 2 & 3 P.U.D. AMENDMENT
 TYPICAL LOT & PARKING DETAILS

ASHLAND PARK P.U.D.
 PROJECT NO. AS12-3389-02C
 SHEET NO. 11



NOTE:
 TOTAL PARKING SPACES = 233

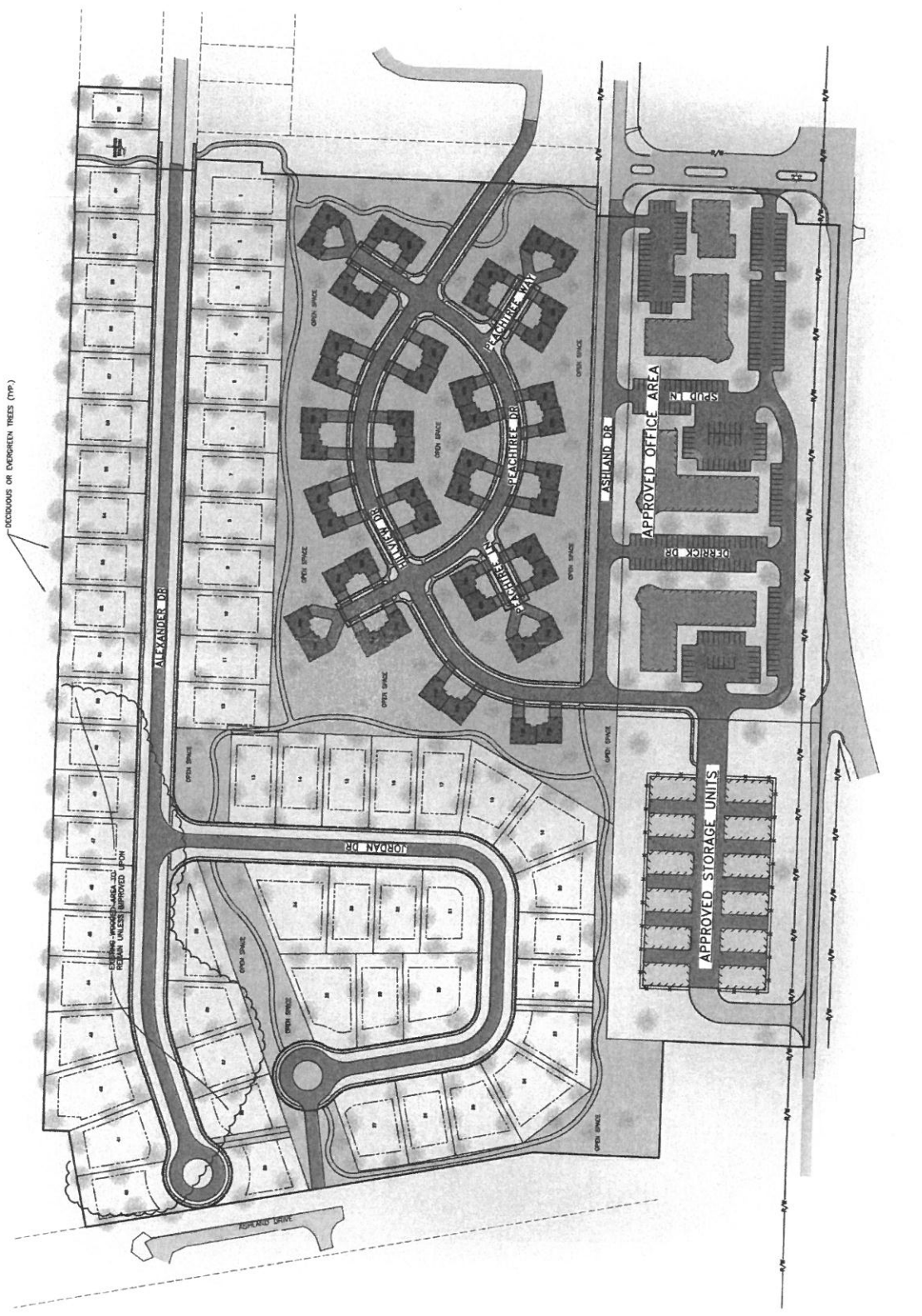


REV#	DATE	DESCRIPTION
1	02/07/18	ASHLAND PARK PUD AMENDMENT SUBMITTAL
2	02/10/18	PUD AMENDMENT SUBMITTAL
3	02/17/18	PUD AMENDMENT SUBMITTAL
4	02/25/18	PUD AMENDMENT SUBMITTAL
5	12/29/18	PUD AMENDMENT SUBMITTAL

WADETRIM
 10000 WADETRIM DRIVE
 WADETRIM, MI 48090
 (248) 253-1100
 FAX (248) 253-1101
 www.wadetrimgroup.com

PEACHTREE RIVER INVESTMENTS, LLC
 1503 NORTH GARFIELD ROAD
 TRAVERSE CITY, MI 49698
 ASHLAND PARK PHASE 2 & 3 PUD AMENDMENT
 OPEN SPACE AREAS

ASHLAND PARK PUD
 ASH-3389-02C
 SHEET
 12



AREA CALCULATIONS:
 TOTAL ACRES: 50.83
 ACRES OF OPEN SPACE: 10.28
 PERCENTAGE OF OPEN SPACE: 20.2%

SCISSORS OR EVERGREEN TREES (TYP.)

EXISTING TREES TO REMAIN UNLESS APPROVED UPON

From: Chuck Korn
Sent: Thursday, January 05, 2017 11:57 AM
To: Judith Battle
Subject: Fwd: Barlow Street

Sent from my iPhone

Begin forwarded message:

From: Jeanne Esch <ajetchip1@me.com>
Date: December 21, 2016 at 5:25:29 PM EST
To: <ckorn@garfield-twp.com>
Subject: Barlow Street

Today I am writing you about Barlow Street.

Immediate attention is needed for Barlow Street. A pedestrian death and a pedestrian injury speak to that fact, though looking at Barlow should have been enough to make it apparent that the street needed improving.

It's time to take more than temporary action. More than a white line is needed. Please look at all these streets that do not have sidewalks. Streets that pedestrians cannot travel safely. Our city is larger than downtown and Old Town and West Front.

Please take action to improve Barlow and other streets to keep all of our residents and visitors safe. Our city is larger than downtown and Old Town and West Front. It's time to address these other areas of our community that need attention.

You are in a position to help do this. Thank you in advance for looking into other solutions.

Thank you for your time and service.

Jeanne Esch
[141 Rivers Edge Drive](#)
[Traverse City](#)

Judith Battle

5. b.

From: Chuck Korn
Sent: Thursday, January 05, 2017 11:57 AM
To: Judith Battle
Subject: Fwd: A better Barlow. The time is now.

Sent from my iPhone

Begin forwarded message:

From: Ty Schmidt <ty@elgruponorte.org>
Date: December 21, 2016 at 7:58:01 AM EST
To: <jcook@gtrc.org>, <cbrown@gtrc.org>, <amarek@gtrc.org>, <mmckellar@gtrc.org>, <wmouser@gtrc.org>, <jnelson@gtrc.org>, <rlarrea@garfield-twp.com>, <ckorn@garfield-twp.com>, Russ Soyring <rsoyring@traversecitymi.gov>, <mcolburn@traversecitymi.gov>, "City Commiossioners" <citycommissioners@traversecitymi.gov>
Subject: A better Barlow. The time is now.

Should we just care about some people? Which people should we choose not to care about? Are some designated as disposable? What horrible questions to ask. This is in effect what we are doing when we are complacent and allow streets like Barlow to exist in our town

. A street that is not designed to protect ALL users.
A street that is dangerous by design.

A wider road with a shoulder and a line of white paint is not going to cut it. We need best practice traffic calming measures. We need proper sidewalks. We need protected bike lanes. We need well lit crosswalks. We need to do what is right. And we need to do it now. Let's find the will to make it happen before more tragedies occur.

If there's anything I can do to help, please let me know.

Thanks for your time and Merry Christmas,

Ty

--



Ty Schmidt
Norte! :: Executive Director
PO Box 781, Traverse City, MI, 49685

From: Chuck Korn
Sent: Thursday, January 05, 2017 11:59 AM
To: Judith Battle
Subject: Fwd: Barlow St. Needs a Complete Approach ...
Attachments: 13016690094_bbfa50a152_k.jpg

Hello everyone,

Gary Howe sent me this email below, and I am in complete agreement. Barlow Street, unlike our beautiful downtown Front Street, is a dangerous, underfunded and ignored corridor where it is dangerous to walk or ride a bike. As he so eloquently said, the "recent death and countless injuries are on all of us." He wisely pointed out that we need sidewalks, crosswalks with pedestrian signs, and bike lanes. I hope you will find the political will to accomplish this.

All best,
Anne Stanton

I encourage everyone on this email to drive down Barlow St., from Carver to South Airport, and count the number of people waking dangerously on the side of the street. Particularly, at this time of year, people are forced ever closer to passing automobiles because of the snow. Each time I find myself on this street, I start counting the cringe worthy moments when someone is put into a dangerous situation because of the lack of infrastructure and design to address the urban context.

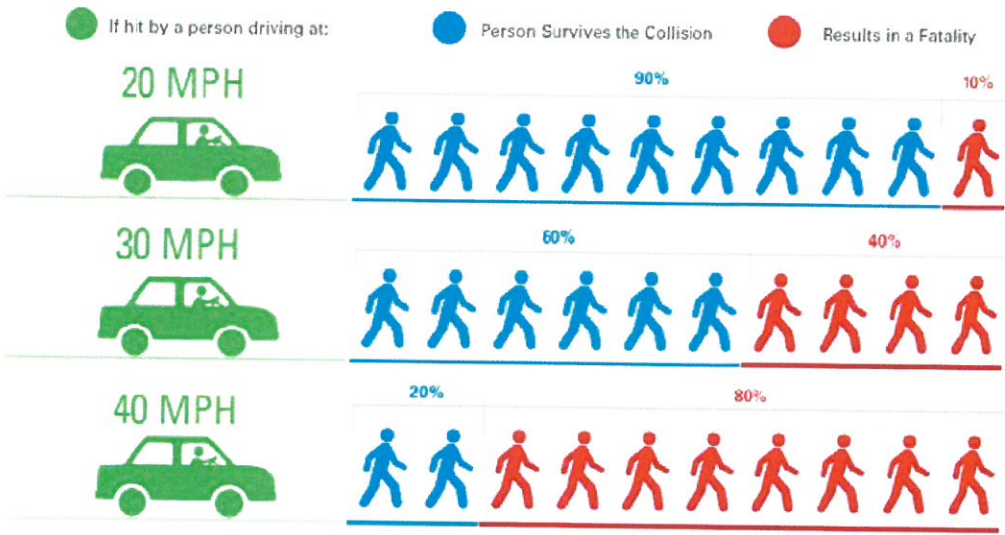
It is dangerous by design to have a high speed street without sidewalks, bike lanes, and nary a crosswalk within sight. This is on all of us. The recent death and countless injuries are on all of us for not addressing the needs of all along Balrow St.

I urge all of us at the City, County Road Commission, and Township to find the political will to transform Barlow St. into a safe, comfortable, and inviting corridor. I'm afraid the rural solution of widen the roadway with wider shoulders is highly inadequate and will likely worsen the problem. Wider streets equal faster speeds, faster speeds equal a decrease in safety and even more unequal treatment for those on foot, wheelchair, or bike.

The City and the Road Commission have passed Complete Street resolutions. We have done so because streets designed for everyone create a better, more equal, and more prosperous community. Let's find the will do what is right on Barlow St.

Sincerely,

Gary Howe
Mayor Pro Tem, City of Traverse City



Source: Vision Zero Two-Year Action Strategy

From: Chuck Korn
Sent: Thursday, January 05, 2017 11:59 AM
To: Judith Battle
Subject: Fwd: Barlow St. - We can do better.

Sent from my iPhone

Begin forwarded message:

From: Chris Hinze <cjhinze@gmail.com>
Date: December 19, 2016 at 9:18:32 PM EST
To: <jcook@gtrc.org>, <cbrown@gtrc.org>, <amarek@gtrc.org>, <mmckellar@gtrc.org>, <wmouser@gtrc.org>, <jnelson@gtrc.org>, <rlarrea@garfield-twp.com>, <ckorn@garfield-twp.com>, <rsoyring@traversecitymi.gov>, <mcolburn@traversecitymi.gov>, <citycommissioners@traversecitymi.gov>
Subject: Barlow St. - We can do better.

Greetings everyone,

We've failed.

David Knoll is dead and another woman injured because of us. These collisions happened because our local leaders failed to design and maintain a street that is safe for the people who use it. These collisions happened because so-called "advocates" like myself did not do enough to encourage you to do so. We've all failed.

But now we have a choice. We can choose to make David Knoll the LAST person that is killed by a poorly designed Barlow St. We can choose to figure out a way for the City, County and whoever else wants to be part of something great, to design, build and maintain a street that serves ALL people who use it. And we can't stop with just Barlow St. Lafranier south to Hammond also needs your attention before similar deaths and injuries happen there.

I'm ready to pay with my tax dollars to make this happen. I'm ready to advocate for why this is needed. Are you ready?

Thank you all for your service to the region. Merry Christmas to all.

--

Chris Hinze, PT, DPT
624 S. Union St.

[@ChrisHinzePT](#)

From: Chuck Korn
Sent: Thursday, January 05, 2017 12:00 PM
To: Judith Battle
Subject: Fwd: Barlow Street

Sent from my iPhone

Begin forwarded message:

From: Evan Dalley <evanjdalley@gmail.com>
Date: December 19, 2016 at 9:22:53 AM EST
To: <jcook@gtrc.org>, <cbrown@gtrc.org>, <amarek@gtrc.org>, <mmckellar@gtrc.org>, <wmouser@gtrc.org>, <jnelson@gtrc.org>, <rlarrea@garfield-twp.com>, <ckorn@garfield-twp.com>, <rsoyring@traversecitymi.gov>, <mcolburn@traversecitymi.gov>, "CityCommissioners@traversecitymi.gov" <citycommissioners@traversecitymi.gov>
Subject: Barlow Street

Good morning:

I'd like to see Traverse City, Garfield Township, and Grand Traverse County come together to work out a comprehensive, uniform plan for Barlow Street from South Airport to Hannah Avenue. This plan should include lighting, some kind of bike infrastructure, and sidewalks on both sides of the street. Widening the road, however, is an option that should be taken off the table. If we're serious about making this stretch of road safe and inviting for all users, as we should be, then widening the roadway is exactly the kind of thing we should not be considering, as that would only encourage higher driving speeds.

Thank you,

Evan Dalley
529 Bates St

Grand Traverse Sheriff Department Calls for Service Statistics

Month Year
October 2016

Day of Week	Mon	Tues	Weds	Thurs	Fri	Sat	Sun	TOTAL					
		543	473	520	446	431	482	467	3,362				
Hour of Day	0	1	2	3	4	5	6	7	8	9	10	11	
	77	37	53	36	34	40	64	108	161	181	158	186	
	12	13	14	15	16	17	18	19	20	21	22	23	
	194	169	176	213	197	220	210	148	186	203	194	117	
Location	Citations			Traffic Crashes			Arrests			Criminal	Non-Criminal	Traffic Crashes	Total
	Fatal	PIA	PDA	OWI	MIP	Criminal	*Other						
01 Acme	15	0	1	7	2	0	5	111	29	37	8	185	
02 Blair	42	0	2	31	2	5	20	263	80	102	33	478	
03 East Bay	22	0	5	29	3	0	12	212	49	118	34	413	
04 Fife Lake	7	1	0	5	0	0	2	54	11	5	6	76	
05 Garfield	79	0	4	86	8	8	70	559	297	369	90	1,315	
06 Grant	3	1	0	4	1	0	1	25	8	6	5	44	
07 Green Lake	12	0	2	13	0	1	11	88	37	49	15	189	
08 Long Lake	6	0	2	10	1	0	8	47	22	71	12	152	
09 Mayfield	3	0	0	11	1	0	4	34	12	9	11	66	
10 Peninsula	6	0	0	5	0	0	2	50	10	45	5	110	
11 Paradise	9	0	0	15	0	0	2	60	18	25	15	118	
12 Union	0	0	0	1	0	0	0	7	0	2	1	10	
13 Whitewater	2	0	0	6	0	0	0	37	11	19	6	73	
29 Fife Lake Vlg	3	0	0	1	0	0	0	11	11	8	1	31	
30 Kingsley Vlg	8	0	0	1	0	2	2	62	20	19	1	102	
66 Traverse City	8	0	0	0	1	0	60	0	0	0	0	0	
84 Out of County	0	0	0	0	0	0	26	0	0	0	0	0	
Totals	225	2	16	225	19	16	225	1,620	615	884	243	3,362	

*Other Calls for Service Include: 911 Hangups; BOL; Follow-up to Complaints; Motorist Assists; Public Relations; Serving Legal papers; Traffic Stops; Warrant Attempts
 Ticket stats are based on what District Court has entered as of 11/10/16.
 Arrest Stats are as of 12/12/16.

Grand Traverse Sheriff Department Calls for Service Statistics

Month Year
November 2016

Day of Week	Mon	Tues	Weds	Thurs	Fri	Sat	Sun	TOTAL
	416	549	544	488	454	402	372	3,225
Hour of Day	0	1	2	3	4	5	6	7
	103	46	36	37	22	46	44	105
	12	13	14	15	16	17	18	19
	146	187	177	247	219	215	195	160
Location	Citations							
	Fatal				Arrests			
	Traffic Crashes		PDA	OWI	MIP	Criminal		*Other
01 Acme	16	0	2	21	2	1	8	114
02 Blair	50	0	5	21	3	0	26	259
03 East Bay	16	0	0	30	1	0	18	205
04 Fife Lake	2	0	0	2	0	0	2	37
05 Garfield	61	1	10	81	10	0	81	556
06 Grant	1	0	0	7	0	0	2	16
07 Green Lake	9	0	0	17	0	0	7	100
08 Long Lake	4	0	1	17	0	0	1	54
09 Mayfield	5	0	0	10	0	0	2	60
10 Peninsula	5	0	1	6	0	0	1	36
11 Paradise	13	0	0	15	1	0	1	50
12 Union	0	0	0	1	1	0	0	10
13 Whitewater	2	0	0	16	0	0	2	46
29 Fife Lake Vlg	0	0	0	0	0	0	0	7
30 Kingsley Vlg	7	0	0	0	0	0	4	44
66 Traverse City	3	0	0	0	6	0	61	0
84 Out of County	0	0	0	0	0	0	18	0
Totals	194	1	19	244	24	1	234	1,594
								582
								785
								264
								3,225

*Other Calls for Service Include: 911 Hangups; BOL; Follow-up to Complaints; Motorist Assists; Public Relations; Serving Legal papers; Traffic Stops; Warrant Attempts
 Ticket stats are based on what District Court has entered as of 12/12/16.
 Arrest Stats are as of 12/12/16.

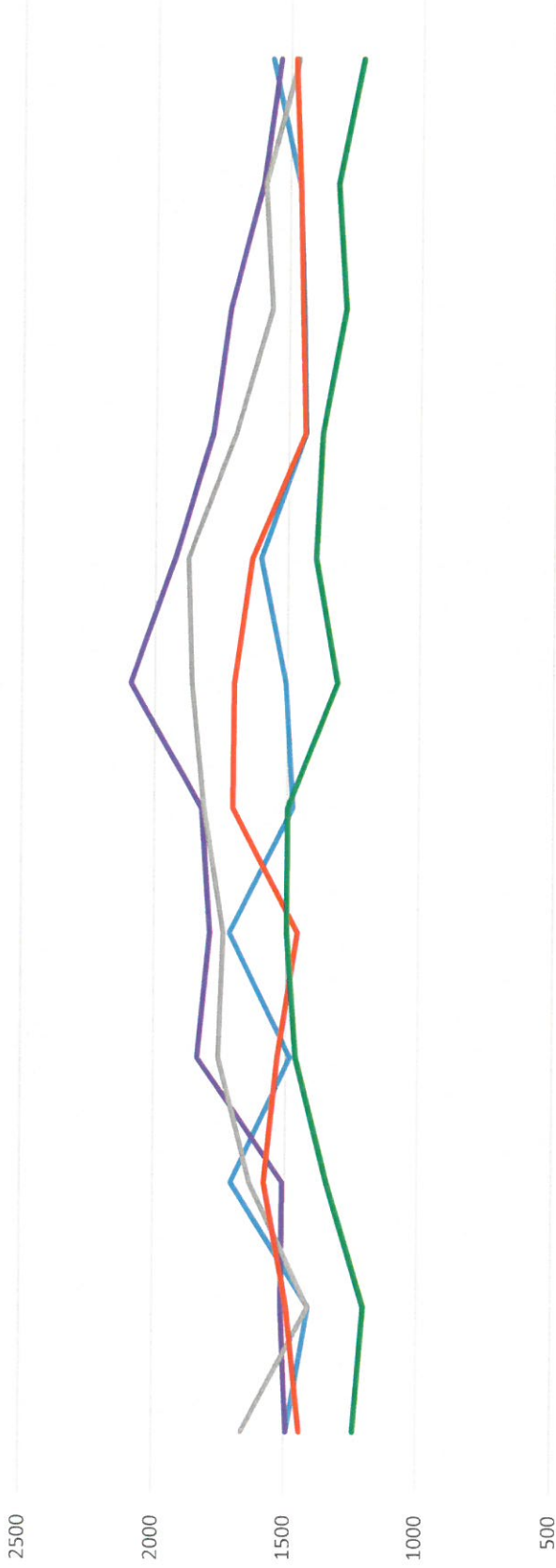
Grand Traverse Sheriff Department Calls for Service Statistics

Month Year
December 2016

Day of Week	Mon	Tues	Weds	Thurs	Fri	Sat	Sun	TOTAL
	421	430	499	562	514	385	287	3,098
Hour of Day	0	1	2	3	4	5	6	7
	81	40	50	39	33	48	59	114
	12	13	14	15	16	17	18	19
	140	155	137	193	245	185	206	149
Location	Citations		Traffic Crashes		Arrests		*Other	
		Fatal	PIA	PDA	OWI	MIP	Criminal	
01 Acme	12	0	1	13	0	0	7	123
02 Blair	28	1	2	38	2	1	17	189
03 East Bay	27	0	1	46	4	0	11	214
04 Fife Lake	2	0	1	10	0	0	0	36
05 Garfield	83	1	7	101	8	0	53	515
06 Grant	1	0	1	2	0	0	3	16
07 Green Lake	9	1	3	20	0	0	2	82
08 Long Lake	7	0	1	20	0	0	1	61
09 Mayfield	11	0	1	16	1	0	0	47
10 Peninsula	10	0	0	14	0	0	2	50
11 Paradise	6	0	2	18	0	0	4	51
12 Union	2	0	1	6	0	0	1	7
13 Whitewater	4	0	1	15	0	0	8	51
29 Fife Lake Vlg	1	0	0	1	0	0	0	5
30 Kingsley Vlg	7	0	0	2	0	0	1	31
66 Traverse City	9	0	0	0	2	0	69	0
84 Out of County	0	0	0	0	0	0	12	0
Totals	219	3	22	322	17	1	191	1,478
								533
								740
								347
								3,098

*Other Calls for Service Include: 911 Hangups; BOL; Follow-up to Complaints; Motorist Assists; Public Relations; Serving Legal papers; Traffic Stops; Warrant Attempts
 Ticket stats are based on what District Court has entered as of 1/03/17.
 Arrest Stats are as of 1/04/17.

GTSO Garfield Township Calls for Service



	January	February	March	April	May	June	July	August	September	October	November	December
2012	1490	1407	1706	1482	1715	1475	1504	1600	1432	1442	1461	1567
2013	1492	1514	1511	1835	1790	1823	2092	1927	1787	1724	1601	1537
2014	1664	1411	1636	1756	1739	1814	1861	1877	1700	1564	1593	1467
2015	1441	1492	1580	1531	1457	1706	1702	1635	1436	1449	1460	1479
2016	1237	1198	1342	1461	1498	1497	1308	1392	1370	1283	1315	1221

Legend: 2012 (blue), 2013 (purple), 2014 (grey), 2015 (orange), 2016 (green)



GRAND TRAVERSE METRO FIRE DEPARTMENT

From the Desk of Assistant Chief Steve Apostal

6. c.

FIRE OFFICE 897 Parsons Road ~ Traverse City, MI 49686

Phone: (231) 947-3000 Fax: (231) 947-8728 ~ Website: www.gtmetrofire.org Email: Info@gtmetrofire.org

GTMESA 2016 December Report

Training Items

Fire —Hazardous materials technician refresher including dress outs in Level A suits and air monitoring

EMS— Crime scene responses, IV administration and drip rate calculations

Incidents of Interest for the last 30 days

Weekend snow and wind, Nov 19 and 20 besides a few downed trees and power outages causing false alarms, the response area did not see a large uptick in call volume during the weekend.

Turkey fryer fire, Pebblestone Drive, Garfield Nov 24—a resident heated up a turkey fryer inside of his garage. Due to a faulty thermometer the oil was heated until it caught fire. Crews were able to remove the large pot of flaming oil and no damage to the house occurred.

Public assist with dog, Arborview, Garfield Nov 27. FD units responded per the request of the GTSO for a small dog that had its paw caught in the seat belt assembly. Crews responded and were able to free the paw to the relief of the owner.

Illegal burning, Garfield Nov 27. Crews returning from a call noticed a fire and large amount of smoke coming from a residence on Hillcrest. Upon investigating it was found that the homeowner was burning the remnants of a former deck. Crews aided the homeowner in extinguishing the fire and explained the ordinance.

CPR with ROSC, Calla Lilly Garfield Nov 28. Metro crews from both Station 11 and 12 responded to on scene and initiated quality CPR and used the automatic defibrillator prior to North Flight's arrival. IV and cardiac drugs were used and the 47 year old patient had a pulse on arrival at the ER. Outcome unknown.



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CPR with ROSC, Frank Street Garfield, Dec 2. Metro crews arrived on scene with GTSO and NF on a 61 male who suffered a witnessed cardiac arrest. The patient regained a pulse. Outcome unknown and patient had extensive medical history.

Extrication from auto, Silver Lake Rd Garfield, Dec 5. An 86 female turned out of Creekside drive in front of the path of a loaded cement truck. The crash forced both vehicles into the ditch along Silver Lake. The female was seriously injured and required extrication from the car. The cement truck driver was uninjured. The cement truck leaked gear lube into a nearby creek and booms and pads were placed to trap fluids. Northern A1 and the EPA were contacted to help clean up the spill. Cherryland Electric placed safety covers on overhead wires and Elmers assisted with a crane to lift cement truck out of ditch. This incident lasted nearly 6 hours. The female succumbed to her injuries several days later.

Deceased male, Hobbs Hwy East Bay Dec 6. A heating contractor had arrived at a home on Hobbs Hwy for a scheduled service just after 8 am and found the homeowner lying just inside the entry door. The door was locked and the resident would not wake. East Bay 9A forced entry into residence and confirmed that the patient was deceased. The patient's wife had been sleeping. The GTSO investigated the scene and Truck 1 performed air monitoring to assure there were no issues with carbon monoxide or other hidden hazards.

Cooking fire, Boardman Lake Drive Garfield, Dec 7. Crews responded to the report of a sounding smoke detector at 4:30 am. Upon arrival crews made entry into apartment and found a pan on the stove with a small fire. The fire was extinguished and the tenant was found sleeping in bed. The patient had taken his prescribed Ambien sleep aid and had no recollection of cooking before bed and may have been sleep walking which is a common issue with sleep aids. North Flight checked patient over apartment was aired out and crews cleared.

MSP traffic stop, N US 31 South Garfield, Dec 7. A trooper stopped a vehicle for driving 15 MPH southbound in the northbound lanes. Capt Holliday stopped to assist and believed the patient to be having a diabetic coma due to low blood sugar. Another police vehicle blocked the front of the car, since it was in drive and the driver would not respond. The side window was broken out and North Flight treated the patient with glucose and ultimately released the patient to her husband.



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Vehicle vs. Pedestrian, Barlow N of Airport, Garfield Dec 12. Female was lying in roadway and struck by passing motorist. GTSO was investigating whether she may have been hit by another vehicle prior to one that stopped. She was transported with injuries not considered life threatening.

Winter Storm Dec 8 – Dec 11 Quick Breakdown

Thursday – 90 minute time period.

Vehicle rollover, no injuries M72 near Meijer Acme

Vehicle vs utility pole causing significant damage, no injuries Cass Garfield

Lost cross country skier VASA single track Supply Rd, Acme. A skier who had been out since 2 pm, became disoriented and finally called 911 after 5 pm. Skier found in a short time frame with the use of the “Mule” from Station 1.

Domestic with possible overdose, Scout Camp, East Bay. 701 and 702 responded to assist 9a with patient care.

Car fire, near the Music House Museum Acme

Smell of smoke, Seaview, East Bay. Odor investigation revealed natural gas fireplace with a flue that was left in the closed position.

Friday – 19 runs for the day. 3 motor vehicle crashes.

Saturday – A slower day overall. Motor vehicle crash just south of the border on Keystone. GT Metro assisted Blair FD with a head on crash with 3 priority patients one being critical all in need of extrication.

Sunday – Motor vehicle crash on US31 near 4 Mile, vehicle traveling west loss control sliding in front of an eastbound vehicle in T-bone crash seriously injuring the driver.



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Mutual Aid Given

TC on Front St (automatic aid box alarm)
canceled by TC after dispatch

Blair – 12/10 Crash on Keystone mentioned in
above listed events

Peninsula FD – 12/11 Water tanker w/2
personnel and 702 for house fire

Mutual Aid Received

Blair – 12/11 for medical transport on Concord
due to ongoing runs and serious crash on
Munson

Total Calls

Fire	145
EMS	222
Year Total	4358

Station 1	83
Station 8	52
Station 9	3
Station 11	144
Station 12	85

Clerk's Report

For December 31, 2016

Submitted 01/04/17

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 December in the General Fund, you will find that we had a total of \$182,164.37 Revenues and \$147,065.40 Expenditures. For the year we have a total of \$3,442,179.85 Revenues and \$2,851,339.98 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

PERIOD ENDI 31/2016

GL NUMBER	DESCRIPTION	2016		YTD BALANCE 12/31/2016	ACTIVITY FOR MONTH 12/31/2016	AVAILABLE BALANCE
		ORIGINAL BUDGET	2016 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	1,481,872.03	162,870.99	201,827.97
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	0.00	(5,108.48)
101-000-423.000	TRAILER PARK FEES	6,000.00	6,000.00	6,710.00	620.00	(710.00)
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	254,285.27	1,473.00	(79,285.27)
101-000-476.001	PLANNING FEES	2,500.00	2,500.00	6,050.00	0.00	(3,550.00)
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	825.00	0.00	(325.00)
101-000-476.004	PARK USE FEES	2,000.00	2,000.00	2,740.00	20.00	(740.00)
101-000-476.005	ZONING FEES	15,000.00	15,000.00	26,905.00	400.00	(11,905.00)
101-000-574.000	STATE SHARED REVENUE	1,200,000.00	1,200,000.00	1,240,446.00	0.00	(40,446.00)
101-000-574.001	STATE SHARED REV. - LIQUOR LA	18,000.00	18,000.00	19,841.25	0.00	(1,841.25)
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	8,187.59	17.07	(1,187.59)
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	341.68	0.00	158.32
101-000-664.000	EARNED INTEREST	23,000.00	23,000.00	41,450.40	605.04	(18,450.40)
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	273,471.43	0.00	(23,471.43)
101-000-668.003	RENTS & ROYALTIES CABLE EQUIP	14,000.00	14,000.00	17,241.90	4,295.40	(3,241.90)
101-000-670.000	UNREALIZED LOSS ON INVESTMENT	0.00	0.00	(23,091.15)	0.00	23,091.15
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	27,117.18	11,862.87	(27,117.18)
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	3,442,179.85	182,164.37	55,520.15
TOTAL REVENUES		3,497,700.00	3,497,700.00	3,442,179.85	182,164.37	55,520.15
Fund 101 - GENERAL OPERATING FUND:						
TOTAL REVENUES		3,497,700.00	3,497,700.00	3,442,179.85	182,164.37	55,520.15

PERIOD END: 31/2016

GL NUMBER	DESCRIPTION	2016		YTD BALANCE 12/31/2016	ACTIVITY FOR MONTH 12/31/16	AVAILABLE BALANCE	% BDTG 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	8,275.00	1,075.00	3,725.00	68.96
101-101-701.101	WAGES - FILE CLERK	22,575.52	22,575.52	25,031.99	2,908.92	(2,456.47)	110.88
101-101-701.102	WAGES - TRUSTEE	12,000.00	12,000.00	11,950.00	1,800.00	50.00	99.58
101-101-701.103	WAGES - TRUSTEE	12,000.00	12,000.00	5,675.00	975.00	6,325.00	47.29
101-101-701.104	WAGES - TRUSTEE	12,000.00	12,000.00	9,750.00	1,550.00	2,250.00	81.25
101-101-701.105	WAGES - OFFICE MANAGER	35,050.32	35,050.32	35,404.04	4,300.80	(353.72)	101.01
101-101-701.106	WAGES - RECEPTIONIST	15,793.26	15,793.26	23,659.97	2,585.40	(7,866.71)	149.81
101-101-726.000	SUPPLIES	5,000.00	5,000.00	4,013.60	533.48	986.40	80.27
101-101-726.001		15,000.00	15,000.00	13,730.27	39.09	1,269.73	91.54
101-101-726.002		7,500.00	7,500.00	6,152.19	767.38	1,347.81	82.03
101-101-801.002	SUPPLIES - COPIER MAINTENANCE	15,000.00	15,000.00	1,154.09	240.00	13,845.91	7.69
101-101-801.004	LEGAL SERVICES - TOWNBOARD	10,000.00	10,000.00	125.00	0.00	9,875.00	1.25
101-101-802.000	LEGAL -Tax Tribunal	16,500.00	16,500.00	15,457.50	0.00	1,042.50	93.68
101-101-805.000	AUDIT AND ACCOUNTING	5,000.00	5,000.00	2,415.96	351.50	2,584.04	48.32
101-101-860.000	CONTRACTED AND OTHER SERVICES	500.00	500.00	0.00	0.00	500.00	0.00
101-101-900.000	PRINTING & PUBLISHING	3,500.00	3,500.00	2,066.70	438.75	1,433.30	59.05
101-101-901.000	ADVERTISING	4,000.00	4,000.00	2,791.28	74.00	1,208.72	69.78
101-101-960.000	EDUCATION & TRAINING	4,000.00	4,000.00	608.50	0.00	3,391.50	15.21
101-101-965.010	DUES & PUBLICATIONS -TOWNBOAR	1,500.00	1,500.00	2,224.02	220.53	(724.02)	148.27
101-101-965.102	DUES - MICHIGAN TOWNSHIP ASSO	6,500.00	6,500.00	5,819.50	0.00	680.50	89.53
Total Dept 101-TOWNBOARD		215,419.10	215,419.10	176,304.61	17,859.85	39,114.49	81.84
Dept 171-TOWNSHIP SUPERVISOR							
101-171-701.201	WAGES - SUPERVISOR	71,177.54	71,177.54	73,888.09	8,212.80	(2,710.55)	103.81
101-171-701.202	WAGES - APPRAISER III	49,562.72	49,562.72	51,428.06	5,719.21	(1,865.34)	103.76
101-171-701.203	WAGES - ASSESSMENT CLERK	12,131.63	12,131.63	10,270.68	1,101.99	1,860.95	84.66
101-171-701.204	WAGES - APPRAISER II	49,562.72	49,562.72	51,453.86	5,719.20	(1,891.14)	103.82
101-171-701.205	WAGES - ASSESSOR	87,115.34	87,115.34	90,432.76	10,051.77	(3,317.42)	103.81
101-171-726.000	SUPPLIES	2,000.00	2,000.00	887.81	174.95	1,112.19	44.39
101-171-805.000	CONTRACTED AND OTHER SERVICES	20,000.00	20,000.00	8,598.86	0.00	11,401.14	42.99
101-171-860.200	MILEAGE - SUPERVISOR	1,000.00	1,000.00	275.40	0.00	724.60	27.54
101-171-860.201	MILEAGE - ASSESSOR	1,000.00	1,000.00	581.90	108.54	418.10	58.19
101-171-900.000	PRINTING & PUBLISHING	5,700.00	5,700.00	1,100.49	0.00	4,599.51	19.31
101-171-960.000	EDUCATION & TRAINING	6,000.00	6,000.00	6,948.24	0.00	(948.24)	115.80
101-171-960.200	EDUCATION - SUPERVISOR	1,000.00	1,000.00	15.20	15.20	984.80	1.52
101-171-965.000	DUES & PUBLICATIONS	1,800.00	1,800.00	2,227.40	233.00	(427.40)	123.74
Total Dept 171-TOWNSHIP SUPERVISOR		308,049.95	308,049.95	298,108.75	31,336.66	9,941.20	96.77
Dept 191-ELECTIONS							
101-191-701.000	WAGES	40,000.00	40,000.00	34,082.34	0.00	5,917.66	85.21
101-191-726.000	SUPPLIES	12,000.00	12,000.00	10,647.83	426.00	1,352.17	88.73
101-191-726.001	POSTAGE	8,500.00	8,500.00	6,000.03	0.00	2,499.97	70.59
101-191-860.000	MILEAGE	400.00	400.00	56.75	0.00	343.25	14.19
101-191-901.000	ADVERTISING	400.00	400.00	473.40	100.80	(73.40)	118.35
101-191-935.010	MACHINE MAINTENANCE	3,000.00	3,000.00	2,453.00	0.00	547.00	81.77
101-191-935.015	COMPUTER SUPPORT SYSTEMS	5,000.00	5,000.00	1,680.00	0.00	3,320.00	33.60
Total Dept 191-ELECTIONS		69,300.00	69,300.00	55,393.35	526.80	13,906.65	79.93
Dept 215-TOWNSHIP CLERK							

GL NUMBER	DESCRIPTION	2016		YTD BALANCE 12/31/2016	ACTIVITY FOR MONTH 12/31/16	AVAILABLE BALANCE	% BDTG USED
		ORIGINAL BUDGET	AMENDED BUDGET				
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
101-215-701.300	WAGES - CLERK	71,177.54	71,177.54	73,888.09	8,212.80	(2,710.55)	103.81
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	41,938.56	4,661.55	(1,538.56)	103.81
101-215-701.303	WAGES - ACCOUNTANT	10,000.00	10,000.00	2,920.00	460.00	7,080.00	29.20
101-215-726.000	SUPPLIES	1,000.00	1,000.00	1,092.95	(7.58)	(92.95)	109.30
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	322.00	322.00	178.00	64.40
101-215-960.000	EDUCATION & TRAINING	6,000.00	6,000.00	4,684.15	1,098.26	1,315.85	78.07
101-215-965.000	DUES & PUBLICATIONS	700.00	700.00	472.20	0.00	227.80	67.46
Total Dept 215-TOWNSHIP CLERK		138,577.54	138,577.54	125,633.85	14,747.03	12,943.69	90.66
Dept 247-BOARD OF REVIEW							
101-247-701.400	WAGES - B OF R	1,500.00	1,500.00	700.00	100.00	800.00	46.67
101-247-701.401	WAGES - B OF R	1,500.00	1,500.00	700.00	100.00	800.00	46.67
101-247-701.402	WAGES - B OF R	1,500.00	1,500.00	700.00	100.00	800.00	46.67
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	2,100.00	300.00	4,100.00	33.87
Dept 253-TOWNSHIP TREASURER							
101-253-701.500	WAGES - TREASURER	71,177.54	71,177.54	73,888.09	8,212.80	(2,710.55)	103.81
101-253-701.501	WAGES - ASSISTANT	9,185.75	9,185.75	4,201.35	551.01	4,984.40	45.74
101-253-701.502	WAGES - DEPUTY TREASURER	40,400.00	40,400.00	41,938.56	4,661.55	(1,538.56)	103.81
101-253-726.000	SUPPLIES	2,500.00	2,500.00	2,290.88	667.73	209.12	91.64
101-253-726.001	POSTAGE	7,000.00	7,000.00	5,006.16	(393.25)	1,993.84	71.52
101-253-801.000	LEGAL SERVICES	3,000.00	3,000.00	1,099.01	46.00	1,900.99	36.63
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	704.92	63.40	(4.92)	100.70
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	939.72	355.91	1,060.28	46.99
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	3,107.08	365.44	1,392.92	69.05
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	133,305.00	14,530.59	8,258.29	94.17
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	25,764.50	1,175.00	(3,764.50)	117.11
101-258-935.016	COMPUTER NETWORK	4,000.00	4,000.00	1,144.00	224.00	2,856.00	28.60
Total Dept 258-COMPUTER SUPPORT		32,000.00	32,000.00	28,799.38	1,399.00	3,200.62	90.00
Dept 265-TOWNSHIP HALL							
101-265-701.011	Maintenance Wages	12,000.00	12,000.00	8,185.76	731.86	3,814.24	68.21
101-265-726.003	SUPPLIES-MAINTANCE	3,500.00	3,500.00	2,610.77	199.92	889.23	74.59
101-265-850.000	TELEPHONE	17,000.00	17,000.00	14,362.49	1,266.11	2,637.51	84.49
101-265-920.601	HEATING / GAS	12,000.00	12,000.00	9,350.71	2,445.77	2,649.29	77.92
101-265-920.602	WATER / SEWER	5,000.00	5,000.00	5,140.73	143.64	(140.73)	102.81

PERIOD ENDI /31/2016

GL NUMBER	DESCRIPTION	2016		YTD BALANCE 12/31/2016	ACTIVITY FOR MONTH 12/31/16	AVAILABLE BALANCE	% BDDT USED
		ORIGINAL BUDGET	AMENDED BUDGET				
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
101-265-920.603	LIGHTS BUILDING	13,500.00	13,500.00	12,885.43	949.44	614.57	95.45
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	6,401.99	50.00	3,598.01	64.02
101-265-935.603	CLEANING SERVICE	15,000.00	15,000.00	13,658.75	1,181.25	1,341.25	91.06
101-265-935.604	RUBBISH REMOVAL	1,000.00	1,000.00	948.00	79.00	52.00	94.80
101-265-935.605	BUILDING REPAIR	100,000.00	100,000.00	22,709.97	0.00	77,290.03	22.71
101-265-935.606	ELECTRONIC PROTECTION SYSTEM	1,500.00	1,500.00	1,419.00	0.00	81.00	94.60
101-265-935.608	MAINTENANCE-OTHER	15,000.00	15,000.00	8,645.23	1,206.37	6,354.77	57.63
Total Dept 265-TOWNSHIP HALL		215,500.00	215,500.00	108,338.83	8,253.36	107,161.17	50.27
Dept 301-POLICE SERVICES							
101-301-830.000	POLICE CONTRACT	1,025,365.00	1,025,365.00	941,004.00	0.00	84,361.00	91.77
Total Dept 301-POLICE SERVICES		1,025,365.00	1,025,365.00	941,004.00	0.00	84,361.00	91.77
Dept 371-TOWNSHIP BUILDING INSPECTOR							
101-371-701.703	WAGES - BUILDING	65,941.04	65,941.04	68,452.02	7,608.57	(2,510.98)	103.81
101-371-701.704	WAGES - BUILDING	22,000.00	22,000.00	16,712.50	1,487.50	5,287.50	75.97
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	72.05	8.29	927.95	7.21
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	86,141.17	9,104.36	5,499.87	94.00
Dept 400-PLANNING COMMISSION							
101-400-701.800	WAGES - PLANNING	2,000.00	2,000.00	2,100.00	200.00	(100.00)	105.00
101-400-701.801	WAGES - PLANNING	2,000.00	2,000.00	1,900.00	100.00	100.00	95.00
101-400-701.802	WAGES - PLANNING	2,000.00	2,000.00	1,700.00	100.00	300.00	85.00
101-400-701.804	WAGES - PLANNING	2,000.00	2,000.00	2,100.00	200.00	(100.00)	105.00
101-400-701.805	WAGES - PLANNING	2,000.00	2,000.00	1,900.00	200.00	100.00	95.00
101-400-701.806	WAGES - PLANNING	2,000.00	2,000.00	1,900.00	200.00	100.00	95.00
101-400-701.808	WAGES - PLANNING	2,000.00	2,000.00	1,500.00	200.00	500.00	75.00
101-400-801.000	LEGAL SERVICES	10,000.00	37,000.00	40,363.57	3,135.72	(3,363.57)	109.09
101-400-805.000	CONTRACTED AND OTHER SERVICES	5,000.00	5,000.00	4,707.00	222.50	293.00	94.14
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	920.75	171.50	1,079.25	46.04
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	0.00	160.00	68.00
Total Dept 400-PLANNING COMMISSION		34,500.00	61,500.00	60,761.62	4,729.72	738.38	98.80
Dept 401-TOWNSHIP PLANNER							
101-401-701.900	WAGES - PLANNER	67,658.33	67,658.33	70,232.20	7,806.72	(2,573.87)	103.80
101-401-701.901	WAGES - DEPUTY PLANNER	51,631.84	51,631.84	53,612.82	5,959.22	(1,980.98)	103.84
101-401-726.000	SUPPLIES	1,000.00	1,000.00	290.77	19.99	709.23	29.08
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	75.60	0.00	74.40	50.40
101-401-900.000	PRINTING & PUBLISHING	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
101-401-960.000	EDUCATION & TRAINING	4,500.00	4,500.00	3,419.72	0.00	1,080.28	75.99
101-401-965.000	DUES & PUBLICATIONS	1,000.00	1,000.00	1,171.50	0.00	(171.50)	117.15

PERIOD END: 12/31/2016

ACTIVITY FOR MONTH 12/31/16

AVAILABLE BALANCE 712.44
 % BDC USED 100.56

2016 ORIGINAL BUDGET 128,090.17
 2016 AMENDED BUDGET 128,090.17
 YTD BALANCE 12/31/2016 128,802.61

GL NUMBER	DESCRIPTION	ORIGINAL BUDGET	2016 AMENDED BUDGET	YTD BALANCE 12/31/2016	ACTIVITY FOR MONTH 12/31/16	AVAILABLE BALANCE	% BDC USED
Fund 101 - GENERAL OPERATING FUND Expenditures							
Total Dept 401-TOWNSHIP PLANNER		128,090.17	128,090.17	128,802.61	13,785.93	(712.44)	100.56
Dept 410-ZONING BOARD OF APPEALS							
101-410-701.001	WAGES - ZONING	1,200.00	1,200.00	400.00	100.00	800.00	33.33
101-410-701.002	WAGES - ZONING	1,200.00	1,200.00	500.00	100.00	700.00	41.67
101-410-701.003	WAGES - ZONING	1,200.00	1,200.00	600.00	100.00	600.00	50.00
101-410-701.004	WAGES - ZONING	1,200.00	1,200.00	600.00	100.00	600.00	50.00
101-410-701.005	WAGES - ZONING	1,200.00	1,200.00	400.00	0.00	800.00	33.33
101-410-801.000	LEGAL SERVICES	10,000.00	10,000.00	9,318.80	0.00	681.20	93.19
101-410-805.000	CONTRACTED AND OTHER SERVICES	1,000.00	1,000.00	438.50	72.00	561.50	43.85
101-410-901.000	ADVERTISING	1,000.00	1,000.00	1,762.00	0.00	(762.00)	176.20
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	14,253.66	472.00	4,746.34	75.02
Dept 412-ZONING ADMINISTRATOR							
101-412-701.601	WAGES	55,550.00	55,550.00	45,571.11	5,596.14	9,978.89	82.04
101-412-701.602	WAGES ZONING	15,000.00	15,000.00	11,999.27	932.51	3,000.73	80.00
101-412-726.000	SUPPLIES	1,000.00	1,000.00	858.78	19.79	141.22	85.88
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	58,506.16	6,548.44	15,843.84	78.69
Dept 448-STREET LIGHTS - TOWNSHIP							
101-448-920.005	STREET LIGHTS TOWNSHIP	92,000.00	92,000.00	68,139.99	6,794.32	23,860.01	74.07
Total Dept 448-STREET LIGHTS - TOWNSHIP		92,000.00	92,000.00	68,139.99	6,794.32	23,860.01	74.07
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	5,635.62	894.00	14,364.38	28.18
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	0.00	609.61	99.36
101-747-880.017	COM. PROM. - TV BOARD	2,500.00	2,500.00	1,440.00	150.00	1,060.00	57.60
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	119,466.01	1,044.00	44,033.99	73.07
Dept 806-TOWNSHIP VEHICLES							
101-806-862.000	GAS & CAR WASHES	4,000.00	4,000.00	1,859.94	188.25	2,140.06	46.50
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	2,968.85	188.25	5,031.15	37.11

PERIOD ENDI /31/2016

GL NUMBER	DESCRIPTION	2016		YTD BALANCE 12/31/2016	ACTIVITY FOR MONTH 12/31/16	AVAILABLE BALANCE	% BDTG USED
		ORIGINAL BUDGET	AMENDED BUDGET				
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
Dept 851-EMPLOYEE BENEFITS & INSURANCES							
101-851-701.000	WAGES	16,000.00	16,000.00	5,788.44	482.37	10,211.56	36.18
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	71,078.85	8,005.52	8,921.15	88.85
101-851-873.020	VACATION & PERSONAL PAYOUT	10,000.00	10,000.00	1,600.95	307.31	8,399.05	16.01
101-851-873.030	INSURANCE - EMPLOYEE HEALTH	250,000.00	250,000.00	235,991.86	0.00	14,008.14	94.40
101-851-873.040	INSURANCE - EMPLOYEE LIFE	11,000.00	11,000.00	6,315.43	(382.11)	4,684.57	57.41
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	8,674.19	7,032.00	(1,174.19)	115.66
Total Dept 851-EMPLOYEE BENEFITS & INSURANCES		477,500.00	477,500.00	411,810.16	15,445.09	65,689.84	86.24
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	725.00	0.00	9,275.00	7.25
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	31,501.98	0.00	158,498.02	16.58
TOTAL EXPENDITURES		3,430,556.09	3,457,556.09	2,851,339.98	147,065.40	606,216.11	82.47
Fund 101 - GENERAL OPERATING FUND:							
TOTAL EXPENDITURES		3,430,556.09	3,457,556.09	2,851,339.98	147,065.40	606,216.11	82.47

CHARTER TOWNSHIP OF GARFIELD**RESOLUTION 2017-01-T****APPROVAL OF FINANCIAL INSTITUTIONS WITH WHICH
THE TOWNSHIP TREASURER WILL DO BUSINESS IN 2017**

BE IT RESOLVED, that the Board of Trustees of the Charter Township of Garfield approves of the Township Treasurer doing business with the following financial institutions in the year 2017.

Chemical Bank

Franklin Bank SSB

Chase

Huntington Bank

4 Front Credit Union

First National Bank of America

Fifth Third Bank

Northwestern Consumers Credit Union

East Traverse Catholic Federal Credit Union

Lake Michigan Credit Union

Traverse City State Bank

M-Bank

First Community Bank

First Citizens Bank

TBA Credit Union

Credit Union One

Honor State Bank

PNC Bank

First Merit Bank

Citizens Bank

Team 1 Credit Union

Moved:

Supported:

Yeas:

Nays:

Absent/Excused:

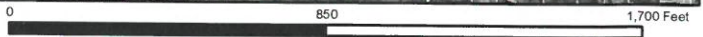
The Chairman declared Resolution 2017-01-T duly adopted this 10th day of January, 2017.

Lanie McManus, Township Clerk

CERTIFICATION



I, Kay Schumacher, Clerk of the Charter Township of Garfield do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Board of Trustees for the Charter Township of Garfield on the 10th day of January, 2017.

Lanie McManus, Township Clerk



Parcel Map

Legend

-  parcEdit51
-  Parcel_11_23_16

This map is based on digital databases 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
 Phone: 231.941.1620
 Fax: 231.941.1688

www.garfield-twp.com



NOT A LEGAL SURVEY

Dear Garfield Township Board Members,

I am respectfully asking that Garfield Township draft a purchase agreement with a contingency for 1430 Wayne Street. The sale price would be significantly reduced in order to maintain its regular and frequent use as a neighborhood connector and safe route to school between Wayne Hill, Willow Hill Elementary School, Munson Medical Center, and Hickory Meadows. Currently it's privately owned but frequently used by both Garfield Twp and Traverse City Residents for access into Hickory Meadows and to Wayne Street. The property has an arbitrary pedestrian restriction that was added 2010. The city has offered to lift the restriction if Garfield Township agrees to purchase the lot. The restriction is not being enforced, but its presence prevents any entity from considering the lot even though it's used as an urban greenway/corridor and neighborhood connector. This lot significantly benefits Garfield Twp Residents providing more non-motorized connections through town, and it gives an additional access point into Hickory Meadows thereby increasing XC skiers, bikers, hikers and runners accessibility into Hickory Meadows.

The pedestrian way restriction can be lifted by the city as long as Garfield Township presents a purchase agreement for the property. This lot has previously been the subject of litigation when the developer of Incochee wished to use it as a vehicular pass (ie, road) between Incochee and Wayne Street. That matter was concluded 2007 and has nothing to do with the current request to remove the pedestrian way restriction. Nobody is proposing to use 1430 Wayne Street as a road. I am respectfully asking for Garfield Township to approve a purchase agreement for 1430 Wayne Street contingent upon removal of the pedestrian way restriction by The City of Traverse City.

Thank you!
Fern Spence
231-409-4960

Brian VanDenBrand

From: Fern Spence [fernspence@gmail.com]
Sent: Thursday, February 18, 2016 11:14 AM
To: Brian VanDenBrand
Subject: Fwd: 1430 Wayne

Hi Brian,

Including you on this thread. Can you come to this meeting next Thursday Feb 25 11am TART office?
Hope you can come!

Fern

----- Forwarded message -----

From: **Doug Spence** <dspence22@yahoo.com>

Date: Wednesday, February 17, 2016

Subject: 1430 Wayne

To: Julie Clark <julie@traversetrails.org>, Bob Otwell <otwell.tc@gmail.com>, Fern Spence <fernspence@gmail.com>

Hello all, Julie I was struck by your opening paragraph of your recent email:

Hello TARTans,

Yesterday was a pretty trail-tastic day. Along with several TART Trails' Board members, I spent the day at the **Michigan Trail Summit** learning from folks around the state how they tackle trail obstacles and opportunities big and small. One of my take-aways - there's a lot of opportunity for growth and connections of trails in our region and we're looking forward to hearing from and working with you to make those connections

I guess this would be you hearing from me again about 1430 Wayne St. We have recently put out another big ask for funding so as to keep from the need to sell this city lot that has historically been one of the biggest neighborhood connectors in this part of town. You know it well and it connects how are Garfield Township neighborhood with Hickory Meadows as well as connecting through to the north side of our neighborhood providing running trailing and biking opportunities for all of Slabtown and Westside residence. There is continuous activity on that connector. If TART is willing to lend us a hand with the city to strategize on how to lift and easement that was on necessarily placed on it then we have a waiting purchaser in Garfield Township. We could use some help with fundraising and political maneuvering.

Your email was so inviting I thought I would send this.

Bob you have offered and we would love to meet with you and hopefully Tim Werner who has been a supporter of this project.

Julie if you can make it in at least lend an opinion I would love to come by the park offices on a Thursday late morning. Enjoy the snow!

Doug

Sent from my iPhone

Brian VanDenBrand

From: Fern Spence [fernspence@gmail.com]
Date: Thursday, August 18, 2016 11:10 PM
To: Brian VanDenBrand
Cc: Tim Werner; Bob&laura Otwell; Doug Spence Jr; Julie&Bill Clark; Brian Haas
Subject: A Purchase Agreement For 1430 Wayne Street?

Hi Brian,

In this inquiry email, I'm also including those who came to the TART Office earlier this year to discuss 1430 Wayne Street.

It's been suggested to me that a purchase agreement by Garfield Twp. to acquire 1430 Wayne contingent upon removal of the pedestrian restriction could lead appropriately to review by the City Attorney's office to accomplish this for your Township's purchase. What are your thoughts? Would it be possible to make a move like this in order to make headway with the city?

As you suggested at the meeting, it would be helpful to verify the validity of the lot being buildable? Can you assist with this?

Doug and I are covering much of this publicly used project's financing and fund recruitment from others. When we started this project we knew this would be the case but we did not expect to hold it for 2 years. This will likely not be sustainable over the next year. Doug and I have given the project 6 months to get things moving either through more donors or an acquisition....I need to make some headway with this project or else we have to look at selling the property on the open market that will likely result in loss of public benefit to both city and township residents.

Thanks for your feedback,
Fern

Brian VanDenBrand

From: Fern Spence [fernspence@gmail.com]
Sent: Monday, September 12, 2016 1:41 PM
To: Brian VanDenBrand; Julie Clark; Timothy Werner
Cc: Doug Spence
Subject: 1430 Wayne Street

Good Afternoon,

Reaching out to you for advise and help.

1430 Wayne is a safe route to school. It is being used by students to get to and from Willow Hill Elementary School as well as Greenspire School. Is there any way the lot can be recognized for this? In addition Willow Hill students use the lot to access Hickory Meadows for field trips. Can there be a tax exemption for this use?

It was suggested to me that if Garfield Twp is still interested in purchasing 1430 Wayne Street as a park or neighborhood connector then a purchase agreement would help to get the city administrators to look at the pedestrian restriction and potentially act toward removing it.

At our early 2016 meeting it was suggested that the set backs might be inaccurate therefore making the lot not build able. If the lot is not build able then there's no value to the property other than what it has always been used for, a trail or greenspace. How can I go about confirming this lot as build able or not?

I really need to get things moving. I have requested a public hearing from the city manager to be forwarded to city commissioners to remove the pedestrian restriction at 1430 Wayne Street. It's been brought to my attention that our city attorney recommends not granting me a public hearing. I feel it is unethical to be denied a public hearing based on our city attorney's fear of a lawsuit by 1 neighbor.

Our 3 year loan for 1430 Wayne Street is due in full Oct 15, 2016. The taxes usually eliminate reserves in the account we've set up for Hickory Meadows Community Garden. I have been having more difficulty getting neighbors to chip in for this effort and most of the time Doug and I are writing checks to fund this property that is used by so many. The knowledge that it will eventually lead to a groomed cross country trail and currently leads directly into Hickory Meadows keeps me hoping that it will get picked up by an entity but in the meantime it's becoming a financial burden.

Any thoughts and actions are greatly appreciated,

Fern

OPTION TO PURCHASE REAL ESTATE

On this ____th day of January, 2017, Douglas and Fern Spence, having an address at 658 Old Incochee Farm Trail, Traverse City, MI 49684 ("Seller"), in consideration of **One Dollar (\$1.00)**, the receipt and adequacy of which is hereby acknowledged, and in consideration of the mutual covenants and agreements contained in this Option to Purchase Real Estate ("Option"), grants to the Charter Township of Garfield, a Michigan municipal corporation, whose address is 3848 Veterans Drive, Traverse City, MI 49684 (the "Buyer"), and its successors and assigns, the exclusive right and option to purchase fee title to vacant land ("Property") as described in Exhibit A which is attached hereto and incorporated by this reference and all rights, easements, and appurtenances thereunto belonging, located in Garfield Township, Grand Traverse County, Michigan.

TERMS AND CONDITIONS:

1. **PURCHASE PRICE.** The total purchase price for the Property shall be **(to be determined)** (\$_____.00). The purchase price shall be payable in full at closing.
2. **CONTINGENCY.** This Option is contingent upon the Seller demonstrating to the Buyer that the pedestrian use restriction described in the Warranty Deed as Recorded in Liber 2010R-12396, Page 2, Grand Traverse County Records, has been lifted. In the event the Buyer does not meet this contingency by **(Month)(date), 2017**, then this Option shall be terminated.
3. **OPTION PERIOD.** This Option will remain in effect from the date of execution of this Option Agreement until **(Month)(date), 2017**, unless the Option is exercised, renewed, or terminated prior to such date in accordance with the terms of this Option. In the event the Buyer does not renew or exercise the Option by **(Month)(date), 2017**, then this Option shall be terminated.
4. **RENEWAL OF OPTION.** The Option may be extended to **(Month)(date), 2017**, provided:
 - a. the Buyer notifies the Sellers in writing before **(Month)(date), 2017**, of its intent to extend the Option; and,
 - b. the Buyer delivers to the Sellers additional consideration of _____ Dollars (\$____.00), (Renewal Payment) on or before **(Month)(date), 2017**.

In the event that the exercise of the Option occurs prior to the end of the Option Period, the Renewal Payment shall be forgiven.

If renewed, this Option will remain in effect from the date of execution of this Option Agreement until **(Month)(date), 2017**, unless this Option is exercised or terminated prior to such date in accordance with the terms of this Option.

5. **EXERCISE OF OPTION.** This Option shall be exercised upon delivery of a written notice to Seller in care of:

Douglas and Fern Spence
658 Old Incochee Farm Trail
Traverse City, MI 49684

For purposes of this agreement, delivery shall constitute either personal delivery or mailing written notice to the above address by first class mail. If notice is sent by mail, the delivery date shall be the date that the letter is postmarked.

6. **EVIDENCE OF TITLE UPON EXERCISE OF OPTION.** Upon exercise of this Option, a standard ALTA owner's title insurance commitment shall be provided to the Buyer at Seller's expense. The title insurance commitment shall evidence Seller's ability to deliver marketable title at closing.
7. **CLOSING DATE.** Closing shall be within thirty (30) days from the date the title insurance commitment evidencing marketable title is provided to the Buyer. Closing may be held in escrow through an agent designated by the Buyer or at a mutually acceptable place.

8. **DOCUMENTS FOR CLOSING.** At closing, the Seller shall deliver an executed Warranty Deed, title insurance, and any affidavits or documents required by the title insurance company. The Warranty Deed shall convey good, insurable and marketable title to the property, free and clear of all liens, and subject to any easements, restrictions and other exceptions of record. The title insurance, deed and other documents to be prepared by Seller for closing must be submitted to Buyer at 3848 Veterans Drive, Traverse City, Michigan, 49686, at least fifteen (15) days before closing.
9. **CLOSING EXPENSES.** Buyer shall pay the cost of any transfer tax, title insurance, preparation of closing documents, customary recording fees. Seller shall pay for their portion of pro-rated taxes and their own attorney's fees.
10. **TAX PRORATION.** Property taxes shall be prorated to date of closing as provided in MCL 211.2(4).
11. **TITLE DEFECTS.** The Buyer shall be allowed thirty (30) days after receipt of a title insurance commitment on the Property to examine the title insurance commitment and make any objections to title. The Buyer shall notify Sellers of any objections in writing or the objections will be deemed to be waived. If any objections are made, Sellers shall have fifteen (15) days from receipt of the notice to correct the title. During this time, Sellers will use due diligence in pursuing all reasonable efforts to correct the title problems, including bringing all necessary quiet title actions or other lawsuits.

Closing may be postponed pending correction of title but will take place within fifteen (15) days after the Buyer receives written notice of the correction of title, or such other date as may be mutually agreeable to Sellers and the Buyer. If title is not corrected within fifteen (15) days as provided for in this Option, the Buyer may elect to: (1) Accept title to the property as it then is; (2) Declare this Option null and void and obtain a refund of all Option payments and Renewal Payments made; or (3) Allow the Sellers additional time to correct the title defect.
12. **BARGAIN-SALE.** It may be the Seller's intent to sell the Property at a "bargain-sale" arrangement and make a charitable contribution equivalent to the difference between the true fair market value of the Property, as determined by a qualified appraiser, and the agreed upon purchase price stated in this Option. The Buyer makes no representation or warranty that this transaction will qualify as a "bargain sale" under state or federal law. Sellers agree that the cost of any appraisal update is their responsibility and that Seller shall not be entitled to any future adjustments to the Purchase Price on the basis of any appraisal update.
13. **BOARD APPROVAL.** This Option agreement is contingent upon the Buyer's Board of Trustee's approval. The Buyer will seek approval for the terms of this Option agreement at the next regularly scheduled Board meeting on *(Month)(date)*, 2017. If the Board does not approve the Option agreement within thirty (30) days after execution of the Option, this Option agreement shall be considered null and void, and any monies paid as consideration shall be refunded to the Buyer.
14. **PRESERVATION OF PROPERTY.** Sellers agree that the Property herein described shall remain as it now is until closing. Sellers will prevent and refrain from any use of the property for any purpose or in any manner which would adversely affect the Buyer's intended preservation or use of the Property as a park and nature area. In the event of such actions, the Buyer may, without liability, refuse to accept the conveyance of title, in which event the Option consideration shall be refunded, without penalty.
15. **RISK OF LOSS.** All risk of loss or damage to the Property will pass from Seller to Buyer at closing. In the event of loss or damage, the Buyer may, without liability, refuse to accept the conveyance of title and all Option money paid shall be returned to the Buyer.
16. **RIGHT OF ENTRY, INSPECTION AND LIMITED USE.** The Buyer, and its employees, contractors, agents, assigns, and invitees shall have the right to enter upon the property at any time for inspection, inventory, scientific study, testing, research, surveying, fundraising, and other reasonable purposes related to this Agreement or the Buyer's intended future use and management of the Property, provided such use does not interfere with the Seller's use of the Property. This right to use the Property shall also include, but not be limited to, the right to construct or place signs on the Property and the use of the Property for fundraising purposes.

17. **ENVIRONMENTAL LIABILITY.** Seller warrants that it has not caused any release of hazardous or toxic substances during its ownership and use of the Property, except as Seller discloses to the Buyer within thirty (30) days of the date of this Agreement. Seller warrants that it knows of no condition, release, storage, use or disposal of hazardous or toxic substances on the property, except as Seller discloses to the Buyer within thirty (30) days of the date of this Agreement.

Upon acceptance of this Agreement, the Buyer or its employees, agents, or contractors have the right to enter and inspect the Property and perform a Phase I environmental evaluation, at the Buyer's expense, to be completed prior to closing. If the Phase I evaluation reveals that a Phase II environmental evaluation is warranted, then the Buyer shall notify Seller by writing at least thirty (30) days before closing. Closing may at the Buyer's election be postponed until the Buyer can complete such Phase II study.

If it is determined that the Property contains any "release" or "facility" as defined by Part 201, NEPA, M.C.L. 324.20101 et seq., then the Buyer may: (1) Declare this Option null and void and obtain a refund of all Option Payments and Renewal Payments made; or (2) At its expense, cause a Baseline Environmental Assessment to be conducted and filed with the Michigan Department of Environmental Quality ("MDEQ") as provided by Part 201 and proceed with the purchase of the Property.

The Buyer does not accept or assume any condition or liability for any such release or facility, hazardous substances, or any other contamination on the Property that existed before the date of closing, and does not assume any obligation or liability for such condition that has been caused or exacerbated by Seller or other person or entity. Further the Buyer does not release any claim it may have against Seller for any such condition or release, hazardous substances, or contamination. Seller shall defend, hold harmless, and indemnify the Buyer from any claim, demand, suit, order, judgment, or other obligation or liability associated with environmental conditions, releases of hazardous substances or contamination existing on the Property that existed before the date of closing, including any loss, damage, cost, expense, and reasonable attorney fees.

18. **LIABILITY / INSURANCE.** The Seller shall have no liability for loss or damages to any person or property arising solely out of Buyer's or Buyer's agents, assigns, or invitees' negligent or intentional conduct during the entry upon the Property and/or limited use as specified in paragraph 14 above. Buyer agrees to release, indemnify and hold harmless the Sellers for any such loss or damage. The Buyer will not release, indemnify, or hold harmless the Sellers for loss or damages to any person or property arising out of entry or activity by an unauthorized third party.
19. **ASSESSMENTS AND ENCUMBRANCES.** All assessments and encumbrances which are a lien against the Property at the time of conveyance to the Buyer will be satisfied of record by Sellers at or before the transfer of title.
20. **BINDING EFFECT.** The terms and conditions of this Option shall apply to and bind the heirs, executors, administrators, successors, and assigns of Sellers.
21. **DELIVERY.** Seller shall deliver possession of the Property to Buyer at closing.
22. **REMEDIES.** Failure to comply with any term of this agreement shall constitute a breach of this agreement. In addition to any other remedy specifically set forth in this Option, the Buyer has the right to enforce the provisions of this Option through an action for injunctive relief or damages or other proceedings in law or equity. This includes, but is not limited to, the right to require restoration of the Property to its condition at the time this Option was granted. The election of any one available remedy shall not constitute a waiver of other available remedies.
23. **ASSIGNMENT.** The Buyer may assign this Option and the rights and obligations contained herein to another party or entity (Assignee) at the Buyer's discretion. The Option may be assigned in full or in portions.
24. **ENTIRE AGREEMENT.** This Option sets forth the entire agreement of the parties. It is intended to supersede all prior discussions or understandings.

The foregoing instrument was acknowledged before me on _____, by Charles S. Korn, Supervisor, for the Charter Township of Garfield, a Michigan municipal corporation.

_____ Notary Signature

_____ Notary Printed Name

Notary Public, Grand Traverse County, State of Michigan

My Commission expires: _____

Acting in the county of: _____

DRAFT

Instrument prepared by and after recording return to:
Charter Township of Garfield
Planning Department
3848 Veterans Drive
Traverse City, MI 49684

EXHIBIT "A"
PROPERTY DESCRIPTION

SITUATED IN THE CITY OF TRAVERSE CITY, COUNTY OF GRAND TRAVERSE AND STATE OF MICHIGAN, TO WIT; PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWN 27 NORTH, RANGE 11 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 4; THENCE NORTH 83°56'30" EAST, 1326.98 FEET; (PREVIOUSLY RECORDED AS 1327.14 FEET) ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 4 TO A POINT ON THE WEST 1/8 LINE OF SAID SECTION 4; THENCE NORTH 00°01'39" WEST 1315.12 FEET, (PREVIOUSLY RECORDED AS NORTH, 1315.20 FEET) ALONG SAID WEST 1/8 LINE: THENCE NORTH 83°54'09" EAST, 367.46 FEET (PREVIOUSLY RECORDED AS NORTH 84°14'10" EAST, 367.47 FEET) ALONG THE NORTH 1/8 LINE OF SAID SECTION 4 TO THE SOUTHEAST CORNER OF LOT 13 OF THE RECORDED PLAT OF LNCOCHEE HILL AS RECORDED IN LIBER 7, PAGE 52 OF PLATS, GRAND TRAVERSE COUNTY RECORDS, AND TO THE POINT OF BEGINNING; THENCE NORTH 83°54'09" EAST 191.32 FEET (PREVIOUSLY RECORDED AS SOUTH 84°14'10" WEST 191.00 FEET) ALONG SAID NORTH 1/8 LINE; THENCE SOUTH 00°10'32" EAST 371.74 FEET, (PREVIOUSLY RECORDED AS SOUTH 00°08'15" EAST, 371.97 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WAYNE STREET, THENCE SOUTH 89°10'45" WEST, 53.96 FEET (PREVIOUSLY RECORDED AS SOUTH 89°02'58" WEST) ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 00°09'09" WEST, 63.34 FEET (PREVIOUSLY RECORDED AS NORTH 00°08'15" WEST, 63.3 FEET); THENCE NORTH 45°41'19" WEST, 89.99 FEET, (PREVIOUSLY RECORDED AS NORTH 45°38'15" WEST 89.97 FEET); THENCE SOUTH 84°12'41" WEST, 3.00 FEET, (PREVIOUSLY RECORDED AS SOUTH 84°15'45" WEST); THENCE NORTH 16°47'10" EAST 142.11 FEET (PREVIOUSLY RECORDED AS NORTH 16°48'45" EAST, 142.21 FEET); THEN NORTH 51°28'36" WEST 44.94 FEET (PREVIOUSLY RECORDED AS NORTH 51°01'15" WEST 45.00 FEET); THENCE NORTH 50°35'11" WEST 98.03 FEET, (PREVIOUSLY RECORDED AS NORTH 50°35'02" WEST, 98.54 FEET) TO THE POINT OF BEGINNING.

EXCEPT:

PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWN 27 NORTH, RANGE 11 WEST, CITY OF TRAVERSE CITY, COUNTY OF GRAND TRAVERSE AND STATE OF MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4; THENCE ALONG THE NORTH 1/8 LINE OF SAID SECTION, NORTH 83°54' EAST 285.0 FEET THENCE PARALLEL TO THE WEST 1/8 LINE OF SAID SECTION SOUTH 00°12' WEST, 220.0 FEET; THENCE NORTH 84°24' EAST 45.32 FEET THENCE SOUTH 10°32' EAST 12.55 FEET; THENCE NORTH 84°24' EAST 107.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45°30'00" EAST 89.97 FEET; THENCE SOUTH 00°15'18" WEST 63.55 FEET (RECORDED AS SOUTH 63.30 FEET PARALLEL WITH THE NORTH-SOUTH 1/4 LINE OF SAID SECTION); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF WAYNE STREET, NORTH 89°19'00" EAST 19.00 FEET; THENCE NORTH 03°38'58" WEST 100.00 FEET; THENCE NORTH, 28°03'38" WEST 35.40 FEET; THENCE NORTH 63°21'00" WEST 27.78 FEET; THENCE SOUTH 63°58'00" WEST 39.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO EXISTING EASEMENTS OF RECORD INCLUDING, BUT NOT LIMITED TO, SANITARY SEWER EASEMENTS LOCATED IN LIBER 665, PAGE 308, LIBER 665, PAGE 306 AND LIBER 665, PAGE 305 AND A WATER MAIN EASEMENT LOCATED IN LIBER 167 PAGE 147. ± DEGREES PARCEL CONTAINS 33,742 SQ FT +/- INCOCHEE CONDOMINIUM. RETIRED #104-002-10 AND CREATED #104-002-20 FOR 2007; 2007 RETIRED #104-007-00 AND #104-002-20 AND CREATED #104-007-01 AND #104-002-22 FOR 2008 BOUNDARY ADJUSTMENT