

**CHARTER TOWNSHIP OF GARFIELD
ZONING BOARD OF APPEALS MEETING**

Wednesday, January 18, 2017 @ 7:00 p.m.
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684

A G E N D A

Call meeting to order
Roll call of Board Members

1. Review and approval of the Agenda and declaration of a Conflict of Interest
2. Election of Officers
3. Minutes – November 16, 2016
4. 2016 Zoning Department Activities - Annual Report
5. Meeting Dates for 2017 Zoning Board of Appeals
6. Other Business
7. Items for next agenda
8. Public Comment
9. Adjournment

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
Zoning Board of Appeals Meeting

Wednesday, November 16, 2016 @ 7:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684

Chair Rick Smith called the meeting to order at 7:00pm.

Board Members Present: Steve Duell, Lynne Fricke, Gil Uithol, Rick Smith

Absent and Excused: Kent Rozycki

Staff Present: Michael Green

1. **Review and approval of the agenda and declaration of a Conflict of Interest**
Duell moved and Uithol seconded to approve the agenda as presented.

Yeas: Duell, Uithol, Fricke, Smith
Nays: None

2. **Minutes – October 19, 2016**
Uithol moved and Fricke seconded to approve the minutes of October 19, 2016 as presented

Yeas: Uithol, Fricke, Duell, Smith
Nays: None

3. **Public Hearing**
 - a. **Case #2016-05 – Brain A. Ameel – Rear Setback Variance**
The application requests a variance from Section 3 for a reduction in the required rear yard setback. The property is zoned R-1 One Family Residential and is located at 3167 Orthwoods Drive. The property consists of about .55 acres of land that is mostly open with some clusters of trees and slopes upward from the front to the back of the lot. The lot is within the Orthwoods Subdivision, which was platted in 1964. The Zoning Board of Appeals postponed a decision on the case so that the applicant could discuss the road setback on Gord Ann Drive with the Grand Traverse County Road Commission. Applicant Brain Ameel said he did discuss his setback issue with the road commission engineer and it is a very extensive legal process for the road commission to vacate the road

right-of-way. Ameel would need to sue all homeowners in the neighborhood for a road vacation and the average cost may be over \$10,000. The Road Commission could not give any written statement on the matter because it is against their policy. Board members commented on the legal aspect and discussed other options for garage placement with Ameel. Options were given for different placement of the garage. Board members agreed that a sideyard setback encroachment would be more favorable than a road vacation lawsuit. Smith opened the Public Hearing at 7:23pm and seeing no one wishing to speak, closed the Public Hearing.

Duell moved and Fricke seconded to postpone 2016-05 to allow the applicant to discuss other options with his builder.

*Yeas: Duell, Fricke, Uithol, Smith
Nays: None*

4. Other Business
None

5. Items for next agenda

6. Public Comment
None

7. Adjournment
Uithol moved and Fricke seconded to adjourn the meeting at 7:30pm.

Steve Duell, ZBA Secretary



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
 TRAVERSE CITY, MICHIGAN 49684
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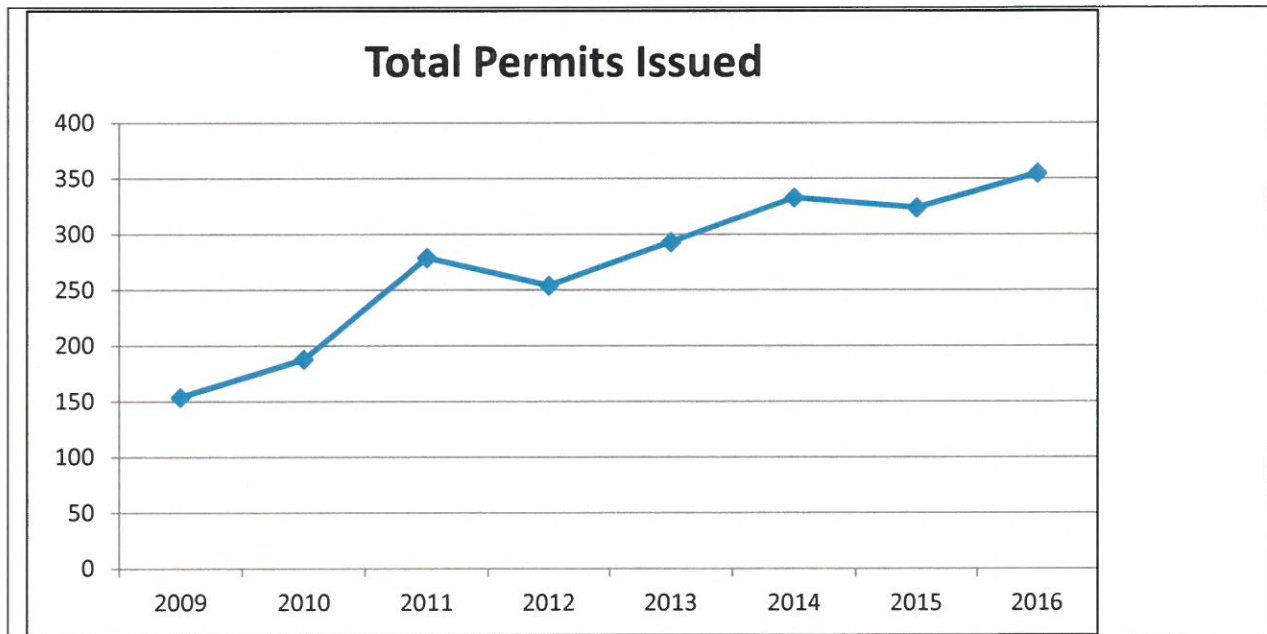
To: Garfield Township Board

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

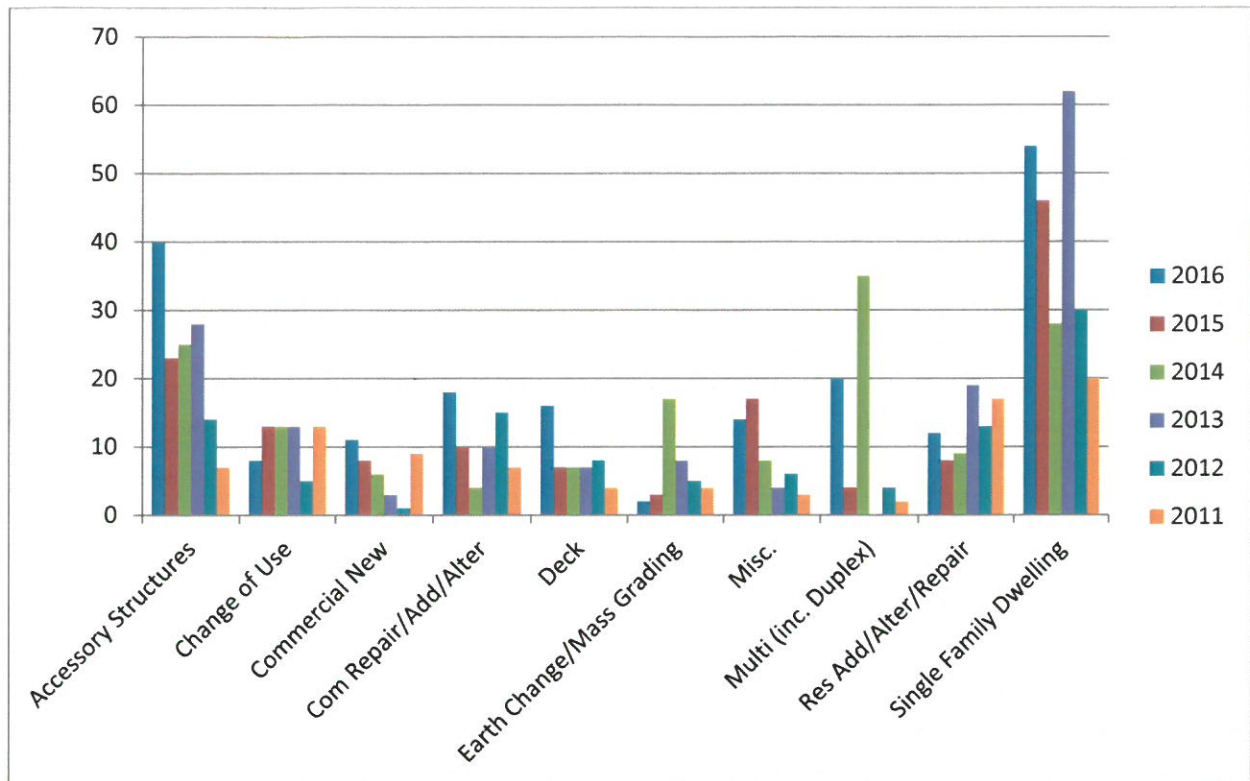
2016 Zoning Department Activities

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

Grand Traverse County

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CHUCK KORN
SUPERVISOR

LANIE MCMANUS
CLERK

JEANE BLOOD
TREASURER

MOLLY AGOSTINELLI, *TRUSTEE*
ROBERT L. FEATHERSTONE, *TRUSTEE*

DENISE SCHMUCKAL, *TRUSTEE*
KIT WILSON, *TRUSTEE*

2017 Zoning Board of Appeals Meeting Dates

The regular meeting dates of the Garfield Township Zoning Board of Appeals are scheduled the third Wednesday of each month, beginning at 7:00 pm. in the Large Meeting Room of the Township Offices located at 3848 Veterans Drive, Traverse City, Michigan.

January 18, 2017
February 15, 2017
March 15, 2017
April 19, 2017
May 17, 2017
June 21, 2017
July 19, 2017
August 16, 2017
September 20, 2017
October 18, 2017
November 15, 2017
December 20, 2017

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