

**CHARTER TOWNSHIP OF GARFIELD
TOWNSHIP BOARD SPECIAL SESSION**

Thursday, August 8, 2024 at 4:00 pm
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. Business to come before the Board

- a. Consideration of Resolution 2024-21-T to define housing construction for the BATA/TCHC Planned Unit Development

3. Public Comment

4. 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.

**CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN**

**TOWNSHIP BOARD RESOLUTION TO DEFINE HOUSING CONSTRUCTION
FOR THE BATA/TCHC PLANNED UNIT DEVELOPMENT**

RESOLUTION #2024-21-T

**A RESOLUTION TO DEFINE HOUSING CONSTRUCTION FOR THE BAY AREA
TRANSPORTATION AUTHORITY (BATA) / TRAVERSE CITY HOUSING COMMISSION
(TCHC) PLANNED UNIT DEVELOPMENT:**

WHEREAS, the Charter Township of Garfield Zoning Ordinance permits the application and approval of planned unit developments; and

WHEREAS, the Township Board approved the BATA/TCHC Planned Unit Development on March 22, 2022; and

WHEREAS, a condition of the approval stated that, “TCHC must commence housing construction before BATA may make a request for Certificate of Occupancy”; and

WHEREAS, the Building Code as adopted by the Township states that the “actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.”

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

THAT “housing construction” as stated in the condition of approval for the BATA/TCHC Planned Unit Development is defined as the first placement of permanent construction of a building on the site, such as the pouring of a slab or footings, installation of pilings or construction of columns including approval of such slab, footings, pilings, and/or columns by the Township Building Official. Furthermore, any determination by the Building Official will allow the Building Official to issue an occupancy permit for the completed portion of the project.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

By:

Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of Resolution 2024-21-T which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of August, 2024.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield

Introduced: August 8, 2024
Adopted:
Published:
Effective: