

CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
November 14, 2023 - Amended

Clerk Lanie McManus called the Town Board Meeting to order at the Garfield Township Hall on November 14, 2023 at 6:00p.m.

Pledge of Allegiance

Roll Call of Board Members

Present: Molly Agostinelli, Chris Barsheff, Steve Duell, Chloe Macomber, Lanie McManus and Denise Schmuckal,

Absent and Excused: Chuck Korn

Staff Present: John Sych, Planning Director

Duell moved and Barsheff seconded to appoint Denise Schmuckal as Chair for the meeting.

Yeas: Duell, Barsheff, Agostinelli, McManus, Macomber, Schmuckal

Nays: None

1. Public Comment (6:01)

None

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

Duell moved and Barsheff seconded to approve the amended agenda as presented.

Yeas: Duell, Barsheff, Schmuckal, Agostinelli, Macomber, McManus

Nays: None

3. Consent Calendar (6:02)

a. Minutes

October 24, 2023 Regular Meeting
(Recommend Approval)

b. Bills,

(i) General Fund \$86,681.89
(Recommend Approval)

(ii) Gourdie-Fraser
Developer's Escrow Fund – Storm Water
Reviews, Utility Plan Review, Oversight
& Closeout \$ 18,771.50

General Utilities	330.00
Park Funds/DNR Trust Fund	6,455.00
Total	\$ 25,556.50
(Recommend Approval)	

- c. **MTT Update (Receive and File)**
- d. **Request to add delinquent special assessments to the winter tax roll (Recommend Approval)**
- e. **Consideration of financial institutions which the Township Treasurer will do business with in 2024 (Recommend Approval)**
- f. **2023 Infrastructure Evaluation and Capital Improvement Plan for Grand Traverse Commons (Receive and File)**

Agostinelli moved and Barsheff seconded to approve the consent calendar as presented.

*Yeas: Agostinelli, Barsheff, Duell, McManus, Macomber, Schmuckal
Nays: None*

4. Items Removed from the Consent Calendar

None

5. Correspondence (6:04)

None

6. Reports

a. County Commissioner's Report (6:04)

No report

b. Construction Report (6:04)

Township Engineer Jennifer Graham submitted her report in writing and added that work is finishing up on the Cedar Run booster station. She has applied for another grant for the water system on behalf of the township and is working on River East projects. Year-end closeouts are keeping her busy.

c. Sheriff's Report (6:10)

No report

d. Planning Department Report for November 2023 (6:10)

Planner John Sych submitted his report in writing and added that an application was received from the Traverse Symphony for the old K-Mart

building and the Planning Commission received formal drafts of the Master Plan for review.

e. Parks and Rec Report (6:12)

Sean Kehoe, Parks Steward, submitted a report in writing.

f. Clerk's Report (6:40)

McManus submitted her report in writing and said that she met with the government tv channel and live streaming is now available with YouTube.

Agostinelli moved and Duell seconded to livestream Garfield Township meetings on YouTube via Traverse Area Community Media.

*Yeas: Agostinelli, Duell, McManus, Barsheff, Macomber, Schmuckal
Nays: None*

McManus added that closed captioning is also available on YouTube and will bring back details to the next meeting.

7. Unfinished Business (6:47)

a. Consideration of Change Order No. 1 from ECT for Commons Natural Area wetland delineation and report (6:17)

Tonya Lewandowski from ECT spoke about the change order and why ECT needed another 6 hours of work time.

Duell moved and Barsheff seconded to approve Change Order No. 1 for ECT for Commons Natural Area wetland delineation and report.

*Yeas: Duell, Barsheff, Agostinelli, McManus, Macomber, Schmuckal
Nays: None*

8. New Business

a. Public Hearing – Consideration Durga R-3 Rezoning, Resolution 2023-32-T (6:24)

Planner John Sych gave board members an overview of the rezoning request. Schmuckal opened the public hearing at 6:26pm and with no one wishing to comment, closed the public hearing.

Agostinelli moved and Macomber seconded that the Planning Commission's recommended Findings of Fact for the application Z-2023-02 as provided in PD Report 2023-131 and forming part of this motion, be approved.

*Yeas: Agostinelli, Macomber, McManus, Barsheff, Duell, Schmuckal
Nays: None*

Agostinelli moved and Macomber seconded that application Z-2023-02, submitted by Gerda Durga, to rezone parcel #05-022-023-00 from its current zoning of the R-R Rural Residential zoning district to the R-3 Multi-Family Residential zoning district and constituting Amendment No. 36 to Garfield Township Ordinance No. 68, BE APPROVED based on the adopted Findings of Fact and for the reasons set forth in PD Report 2023-131.

*Yeas: Agostinelli, Macomber, McManus, Barsheff, Duell, Schmuckal
Nays: None*

Agostinelli moved and Macomber seconded that Resolution 2023-32-T for adopting Amendment No. 36 to Garfield Township Ordinance No. 68, rezoning Parcel #05-022-023-00 from its current zoning of the R-R Rural Residential zoning district to the R-3 Multi-Family Residential zoning district, BE ADOPTED.

*Yeas: Agostinelli, Macomber, McManus, Barsheff, Duell, Schmuckal
Nays: None*

b. Public Hearing - Consideration of Zoning Ordinance R-2/R-3 Amendment, Resolution 2023-33-T (6:30)

Planner Sych explained that the dimensional requirements in these two districts often limits the ability for duplexes and apartments to be built.

Schmuckal opened the public hearing at 6:36pm and with no one wishing to comment, closed the public hearing.

Barsheff moved and Duell seconded that Resolution #2023-33-T adopting Amendment No. 37 to Ordinance No. 68, Garfield Township Zoning Ordinance, BE ADOPTED.

*Yeas: Barsheff, Duell, Agostinelli, Macomber, McManus, Schmuckal
Nays: None*

c. Consideration of GFA's proposal for survey, engineering and construction services for trail/sidewalk extension along South Airport/Barlow Roads (6:36)

Engineer Jennifer Graham stated that Gourdie-Fraser wanted to get the survey done this year and then get bids out in March with intentions for construction early next year. Board members discussed maintenance of such a trail and the difference between a trail and a sidewalk.

Agostinelli moved and Barsheff seconded to table action on this item until the December meeting.

*Yeas: Agostinelli, Barsheff, Duell, McManus, Schmuckal
Nays: Macomber*

d. Consideration of updates to Township Special Assessment Policies (6:56)

Treasurer Chloe Macomber proposed to change the special assessment payback term from 7 to 20 years. Payments would be spread out over a longer time period but there would be more interest charged.

Barsheff moved and Agostinelli seconded to adopt the Charter Township of Garfield's Revised Special Assessment Policy.

*Yeas: Barsheff, Agostinelli, Duell, McManus, Macomber, Schmuckal
Nays: None*

Barsheff moved and Agostinelli seconded to adopt the Charter Township of Garfield's revised Special Assessment Rate and Term Policy.

*Yeas: Barsheff, Agostinelli, Duell, McManus, Macomber, Schmuckal
Nays: None*

e. Consideration of Bids for a trailer purchase for transporting equipment to Township parks (7:01)

Duell moved and Agostinelli seconded to approve the purchase of a trailer from Michigan Trailers in the amount of \$6,500.00.

*Yeas: Duell, Agostinelli, Macomber, Barsheff, McManus, Schmuckal
Nays: None*

f. Consideration of Bids for UTV purchase for daily maintenance and monitoring of trail systems (7:04)

Board members discussed the purchase which will come from the Parks Fund.

Agostinelli moved and Duell seconded to approve the purchase of a UTV from Ginop in the amount of \$10,811.00.

*Yeas: Agostinelli, Duell, McManus, Macomber, Barsheff, Schmuckal
Nays: None*

g. Consideration of bids for Township office parking lot snow removal for 2023-2024 winter season (7:06)

Agostinelli moved and Barsheff seconded to accept the bid from Premier Outdoors for snow removal from the township hall parking lot.

*Yeas: Agostinelli, Barsheff, Duell, McManus, Macomber, Schmuckal
Nays: None*

h. Consideration of Streetlights at S. Airport and Veterans Drive (7:08)

A memo was received from the Road Commission regarding streetlights at the intersection of Veteran's Drive and South Airport Road.

Duell moved and Barsheff seconded to re-install the streetlights at the intersection of South Airport and Veteran's Drive.

*Yeas: Duell, Barsheff, McManus, Macomber, Agostinelli, Schmuckal
Nays: None*

9. Public Comment: (7:10)

None

10. Other Business (7:10)

None

11. Adjournment

Schmuckal adjourned the meeting at 7:12pm.



Chuck Korn, Supervisor
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49686



Lanie McManus, Clerk
Charter Township of Garfield
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Traverse City, MI 49686