

**CHARTER TOWNSHIP OF GARFIELD**  
**TOWN BOARD MEETING**  
**March 22, 2022**

Supervisor Chuck Korn called the Town Board Meeting to order at the Garfield Township Hall on March 22, 2022 at 6:00p.m.

**Pledge of Allegiance**

**Roll Call of Board Members**

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

Staff Present: Planning Director John Sych

**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 presented.*

*Yeas: Agostinelli, Schmuckal, Duell. Barsheff, Macomber, McManus, Korn*

*Nays: None*

**3. Consent Calendar (6:02)**

**a. Minutes**

March 8, 2022 Regular Board Meeting  
(Recommend Approval)

**b. Bills**

General Fund \$106,795.70  
(Recommend Approval)

**c. 2022 Final March Board of Review Assessment Roll Figures Report  
(Receive and File)**

**d. Contractor's Application for Payment No. 2 – Elmer's Work at River  
East Recreation Area**

**e. PD 2022-25 – Gauthier Property R-3 Rezoning – Introduction/Set  
Public Hearing**

*Agostinelli moved and Duell seconded to adopt the Consent Calendar as presented.*

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

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

None

**5. Correspondence (6:04)**

None

**6. Reports**

**a. GT Metro Fire Report (6:04)**

Chief Pat Parker presented the statistics for the month of February. There was a community open house and they are participating in a school safety collaborative. The Fire Department bought a rescue truck and two new people just graduated from fireschool. A fire drill was held recently at the Health Department.

**b. MMR Report (6:08)**

Paul Owens, MMR Operations Manager said that there were 275 calls in February. 90% of Priority One calls were tended to in under nine minutes. A hiring boot camp is continuing.

**c. County Commissioner's Report (6:12)**

County Commissioner Brad Jewett reported that the board agreed to transfer Twin Lakes Park to Long Lake Township. The TSA check at the airport now has another lane for the summer season. The wage study results have been received by the county and a full 5% raise for some will be instituted in April.

**d. Supervisor's Report (6:16)**

Supervisor Korn stated that he addressed the Barns/Commons area parking issue with Matt Cowall and more info will be forthcoming. He will continue to look into applying for ARPA funds. A draft franchise agreement with Long Lake Township for water will be forthcoming.

**7. Unfinished Business**

**a. BATA/TCHC Transit – Oriented Mixed-Use PUD Final Review – Public Hearing Discussion (6:18)**

Planner John Sych presented a brief overview of the project and said it was designed as a PUD development to allow for a mix of uses, public benefit and flexibility. The application was received in January of 2021 and has gone through a public hearing and was preliminary approved in

May of 2021 by the Planning Commission. A revised submission for final PUD review was presented to the Township in January of 2022. On February 9, 2022, the Planning Commission approved findings of fact for final approval of the PUD and recommended final approval by the Township Board subject to conditions. A TCHC representative talked about their application and the first phase of building. Tony Lentych, Exec Director of the TCHC said that they are talking with MSHDA regarding a funding gap. He added that people in Lansing in state government like this project. Kelly Dunham from BATA gave an overview of their part of the project. Board members discussed the housing portion and transportation portions and the funding to support them. Sych explained that the housing portion financing was a condition of approval. He went to to say that BATA cannot start construction before financing is in place for TCHC. Board members asked to remove the portion in the joint agreement between TCHC and BATA regarding a certificate of occupancy. Supervisor Korn opened the Public Hearing at 7:00pm.

Dorothy Masalas asked about the BATA drive and LaFranier Road.

Bryan Bilinski of Traverse City commented on the wildlife living near the property and expressed concerns over the wetlands.

J. Zrimec of Hammond Place West asked about entrance and exit for the BATA vehicles.

Kelly Dunham commented that buses leave and return before and after rush hours and on the wetland delineation and wildlife studies.

Bryan Bilinski commented on the property and its environment.

Korn closed the Public Comment at 7:20pm.

Board members discussed the project and are comfortable with conditions in the agreement. Sych explained the public process of zoning and planning and its impact on the community.

*Duell moved and Barsheff seconded THAT the Findings of Fact for application PUD 2020-02, as presented in Planning Department Report 2022-24, BE ADOPTED.*

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

*Nays: None*

*Duell moved and Barsheff seconded THAT Application PUD 2020-02, submitted by the Bay Area Transportation Authority and the Traverse City*

*Housing Commission for a transit-oriented, mixed-use Planned Unit Development, BE APPROVED, subject to the following conditions:*

- 1. The approval is for a transit-oriented, mixed use Planned Unit Development comprised of the following uses:*
  - a. 210 multi-family residential units in five 3-story buildings*
  - b. 15 single-family residential lots*
  - c. An institutional use comprised of the following:*
    - i. Administration office*
    - ii. Bus storage garage*
    - iii. Bus maintenance facility*
    - iv. Dispatch facility*
  - d. Bus transfer station with three shelters and bathroom facility*
  - e. Childcare center*
  - f. Neighborhood commercial building permitting the following uses:*
    - i. Financial institution without drive-through*
    - ii. Medical office, clinic*
    - iii. Office*
    - iv. Café, without drive-through. An establishment where food and drinks are prepared, served, and consumed, mostly within the principal building such as lunch counters, dairy bars, coffee shops, and other similar establishments.*
    - v. Retail, low volume. The sale or rental of good or merchandise, including the rendering of services incidental to the sale of such goods, taking place in a building of less than five thousand (5,000) square feet. Low volume retail primarily services residents of the surrounding neighborhood.*
    - vi. Service establishment, personal. Establishments primarily engaged in providing services involving the care of a person or their goods such as beauty shops, barber shops, laundry facility, jewelry repair shops, dry cleaning establishment (pickup only), and shoe repair, excluding the processing of physical materials.*
- 2. To ensure compliance with PUD eligibility requirements, after TCHC receives LIHTC Reservation Letter from MSHDA or equivalent grant award for workforce housing, BATA may begin construction of bus storage garage, bus maintenance garage, administration building, transfer station, and open space improvements in the Transit Phase. A copy of the LIHTC Reservation Letter from MSHDA or equivalent grant award shall be provided to the Township Board upon receipt by TCHC. TCHC must commence housing construction before BATA may make a request for Certificate of Occupancy. BATA must complete the transfer station and open space improvements in the Transit Phase at the same time or before completion of the bus storage garage, bus maintenance garage, and administration building.*
- 3. Upon purchase of the subject parcels by the applicant, the declaration of conservation easement shall be recorded with copies provided to the Township.*

4. *All defeasible references and covenants shall be removed from both cross-access easement grants. Both easement grants shall provide descriptions of Parcel B. Upon purchase of the subject parcels by the applicant, the easement grants shall be reviewed by the Township and shall be recorded with copies provided to the Township.*
5. *Approval of the land division of the subject parcels to conform to the site plan configuration of the Planned Unit Development.*
6. *Establishing any condominiums require review and approval by the Township prior to recording.*
7. *The requirements of the Township Engineer (GFA) review letter dated March 16, 2022 shall be met.*
8. *The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within thirty (30) days of final approval by the Township or approval shall be considered to have expired.*
9. *In the Joint Development Agreement Article 3, Sec 307 last statement regarding certificate of occupancy shall be removed.*

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

*Nays: None*

**8. New Business**

**a. Consideration of Flooring Bids for Charter Township of Garfield Hall – 1<sup>st</sup> Floor Only (7:48)**

Derek Morton, Township Parks Steward, presented the bids for new flooring on the first floor of the Township Offices and recommended that the bid be awarded to Northern Floor & Tile in the amount of \$22,167.79.

*Schmuckal moved and Agostinelli seconded to accept the bid from Northern Floor & Tile in the amount of \$22,167.79.*

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

*Nays: None*

**9. Public Comment: (7:52)**

None

**10. Other Business (7:52)**

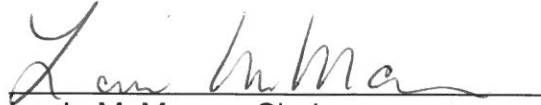
Duell commented on the chairs in the meeting hall and the lights on the US 31 corridor.

11. **Adjournment**

*Korn adjourned the meeting at 7:53pm.*



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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