



3848 VETERANS DRIVE / TRAVERSE CITY, MI 49684
(231) 941-1620 / FAX: (231) 941-1588
www.garfield-twp.com ~ updated frequently!

SUMMER 2023

Garfield

Charter Township

SERVING THE CITIZENS OF NORTHERN MICHIGAN

TOWNSHIP HOURS

Monday—Thursday
7:30 a.m. to 6:00 p.m.

CLOSED FRIDAYS

HOLIDAY HOURS

Township offices will be closed for the observance of the following holidays:

Independence Day — July 4th

Labor Day — Sep. 4th

Veterans Day — Nov. 10th

Thanksgiving Day — Nov. 23rd



ELECTED OFFICIALS

CHUCK KORN.....SUPERVISOR

CHLOE MACOMBER.....TREASURER

LANIE MC MANUS.....CLERK

MOLLY AGOSTINELLI..... TRUSTEE

CHRIS BARSHEFF..... TRUSTEE

STEVE DUELL..... TRUSTEE

DENISE SCHMUCKAL..... TRUSTEE

STAFF

JUSTIN BIGBEE.....APPRAISER

AMY L DEHAAN..... ASSESSOR

RICH DERKS..... BUILDING INSPECTOR

JAMIE DOUGLASS...BUILDING & LAND USE ASST.

MICHAEL GREEN...ZONING ADMINISTRATOR

STEVE HANNON...DEPUTY PLANNING DIRECTOR

SEAN KEHOE..... PARK STEWARD AND

CODE ENFORCEMENT OFFICER

KAREN LEAVER..... ADMIN ASSISTANT

DEREK MORTON..... PARK STEWARD AND

CODE ENFORCEMENT OFFICER

KATHLEEN ROON OFFICE COORDINATOR

ABBY SIMON.....APPRAISER

AMY SIMON.....DEPUTY TREASURER

CARL STUDZINSKI.....BUILDING OFFICIAL

JOHN SYCH.....PLANNING DIRECTOR

BETTY TEZAK..... DEPUTY CLERK

OUR MISSION

As neighbors, we work together to create a community where our residents and businesses thrive, our natural resources are protected and enjoyed, our visitors are welcomed and appreciated, and our high quality of life is promoted.

FROM THE PARKS DEPARTMENT RIVER EAST UPDATE

River East is the newest addition to the Garfield Township Parks. It is located off Keystone Rd, just north of Hammond Rd. The dog park will be completed this year and open next year as we plan on giving the grass a chance to get established before the dogs start getting the “zoomies” over their new hangout!

Plans for restrooms are currently in the works as well. The trail down to the river is open and offers a beautiful hike along the Boardman River. Come down and enjoy this public park as it transforms into another wonderful township highlight!

BUFFALO RIDGE TRAIL/KIDS CREEK

Buffalo Ridge Trail/Kids Creek Park has been the latest site of a major tree planting. Thirty-two hundred trees have been planted in cooperation with the Conservation Resource Alliance and Garfield Township. Several groups and volunteers have come together to make this project a major success! Thank you to CRA, GFA, Seeds and everyone who has helped with this project!

BUFFALO RIDGE TRAIL/ KIDS CREEK



FROM THE TREASURER

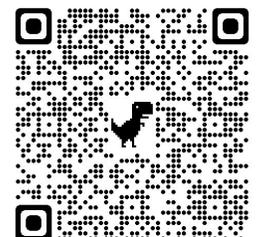
Summer Tax Deferments Available:

If you are 62 years of age or older, and/or totally disabled, and your gross household income was not over \$40,000 during the preceding calendar year, you may qualify for a deferment of your summer taxes. This makes the summer taxes for your primary residence due on February 14, 2024, instead of September 14, 2023, which will give you more time to make payments with no late interest. If you have qualified in the past you will be receiving an application in the mail around July 1st, 2023. If you think you may qualify and did not receive an application in the mail, applications are available at the Treasurer’s office. If you have any questions, contact the Treasurer’s Office anytime at 231-941-1620. Winter deferments may be obtained at the Grand Traverse County Treasurer’s office.



GRAND TRAVERSE COUNTY ROAD COMMISSION

Scan the QR Code to the right to open the Grand Traverse County Road Commission Citizen Problem Reporter Web Application and report an issue that needs GTCRC attention. For best results, leave your contact information. Your contact information will not be visible to other users or the general public. The Road Commission is dedicated to provide responsive service to our Citizens. Contact information will improve response time in resolving these issues especially when more information is necessary.



Use your camera to scan the QR code. If unable to scan QR code, please go the website at: www.gtcrc.org and click on “Report a Problem”.

FROM THE ASSESSING DEPARTMENT

ATTENTION PROPERTY OWNERS:

Assessing Staff has begun their annual fieldwork and you may see them in your neighborhood. They wear bright yellow vests and carry Township ID's for your safety and theirs. This work involves verification of building dimensions, characteristics and amenities – including updating photos.

You can expect a visit if:

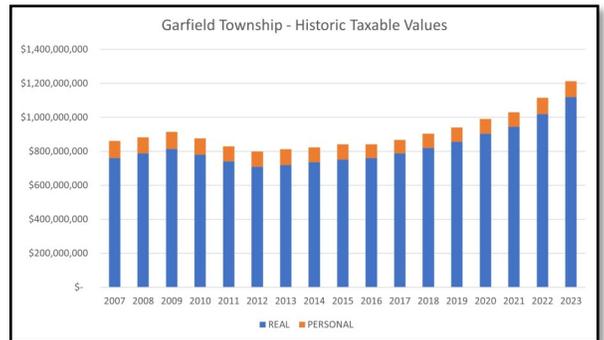
- ◆ A building permit has been issued for changes, improvements or demolition
- ◆ Recent purchase – typically within the past year
- ◆ Property has NOT been reviewed in the past five (5) years

The State Tax Commission requires Assessing staff to review 20% of ALL property in the Township every year. In Garfield Township that means nearly 1,200 residential properties, 250 commercial properties and 20 industrial properties must be reviewed every year. If you own a home and someone is there when we are, you can expect to be asked a few questions. Otherwise, you may find a “yellow tag” on your door with questions we have. We appreciate you completing the postcard and dropping it in the mail.

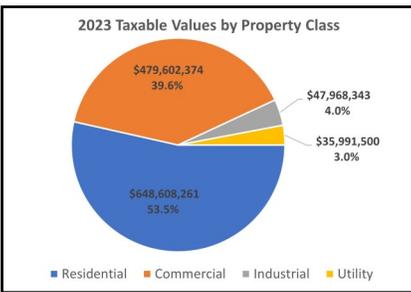
Our review is NOT an effort to increase taxes, it is to ensure that ALL property is described accurately in our records and the value is properly calculated. This is our job and it is done best when we have accurate details for each property. The goal is fair and accurate assessments. If you have questions about your property record details, you are welcome to stop in or call us at 231-941-1620.



Team Elmer's is still Garfield Township's Top Taxpayer! We thank them for their continued investment and involvement in our community! Ridge 45 Apartments remain in 2nd, followed by Chelsea Park West and Liv Arbors – which changed places since 2022. DTE, Consumers Energy and Grand Traverse Crossings stayed in 5th, 6th and 7th this year. Michigan Electric Transmission Co moved back to #8 followed by the Grand Traverse Mall and Village Glen rounding out the bottom for 2023.



Taxable Values (TVs) in Garfield Township continue to rise along with property values. The past several years have seen prices increasing faster than ever. Today, market activity has slowed due to less property being available for sale and time on the market has increased, but prices continue to rise! Assessed Values increased by 11.5%, while TVs went up 8.6% - much higher than the 5.0% CPI change. There has also been a lot of construction activity which has pushed values higher.



Residential properties now make up 53.5% of the taxable value within Garfield Township. Overall, commercial, industrial and utility properties remained the same as 2022. And, ALL property values (AV and TV) have continued to increase. Just since 2007, AVs have gone up more than 48% while TVs have only changed by 40% due to Michigan's property tax cap.



FROM THE SHERIFF'S OFFICE

Your Garfield Township Community Police Officers are:

- Deputy Brad Kirkpatrick
- Deputy Roger Grotefendt
- Deputy George Preston
- Deputy Amanda Peck
- Deputy Mike Makowski

These Deputies patrol Garfield Township, work in the

schools within Garfield Township, handle calls and investigations, conduct community presentations and classes, and attend community events.

If you would like to have a fraud awareness presentation at your business, organization, or association, or if you would like to have a class or presentation on active assailants such as Run, Hide, Fight for your business or organization please email Lt. Brandon Brinks at bbrinks@gtsheriff.org.

Grand Traverse County

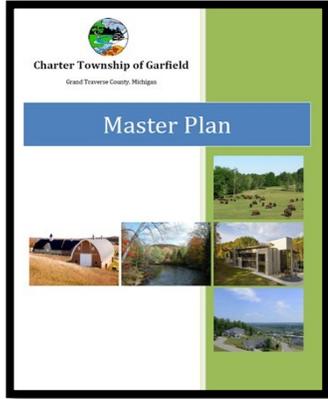


Sheriff's Office

FROM THE PLANNING DEPARTMENT

Update project for Master Plan making progress; upcoming opportunities for community input

Staff and the Planning Commission have been reviewing topics to include in the updated Township Master Plan including Housing, Environment, Water Quality, Parks and Trails, Transportation and Infrastructure, Economic Development, and Public Safety. These topics form the basis of different sections of the Master Plan and will each have their own associated goals and objectives for implementation.



The Master Plan process articulates the community’s vision for what Garfield Township will look like in the future and helps to guide land use, zoning, and other policies. The 2022 random-sample Community Survey results have helped provide direction for reviewing Master Plan topics.

There are several upcoming opportunities for you to provide your feedback on the Master Plan update. The Township will be scheduling several “pop-up” style events in late summer and early fall to gather input on specific development concepts and obtain broader feedback from the community.

Please follow the Master Plan update at the project web page (<http://www.garfield-twp.com/masterplan.asp>), where details on these pop-up events will be posted. Anyone is also welcome to contact the Planning Department with questions or comments on the Master Plan process. We look forward to hearing from you!

FROM GRAND TRAVERSE METRO FIRE DEPARTMENT

Summer is upon us in Northern Lower Michigan and with that comes more sunshine, BBQ’s, the smell of fresh cut grass, and more traffic! It’s a truth we endure living in a tourist destination. Changing seasons, regularly scheduled repairs, and new traffic infrastructure are just some of the reasons for roadway repairs. Add in the increase in traffic levels, hectic summer schedules, drivers unfamiliar with the area, those attempting to multi-task in the car or make-up for lost time on the road and we are met with an increase in traffic crashes. Though we still live in a relatively small community, it is becoming busier. We owe it to each other to do what we can to keep everyone’s loved ones safe on the road. Here are some things to consider:

- Slow down and be aware of your surroundings.
- Follow the posted speed limits.
- Be aware of changes around you (i.e. Is traffic slowing ahead?).
- Don’t allow yourself to drive distracted.
 - Physically – hands off the wheel
 - Visually – eyes off the road
 - Cognitively – mind not on driving
- Pay attention and adhere to construction zone restrictions.
- Do not drive impaired - by any substance.
- Learn to zipper merge - it will make everyone move much more efficiently.

Michigan’s Move Over Law

- Requires motorists to slow down and move over for stationary authorized vehicles with flashing, rotating, or oscillating lights activated.
- When approaching a stationary authorized vehicle with flashing, rotating, or oscillating lights activated, carefully slow down to at least 10 mph below the posted speed limit and fully move over into an open lane.
- If this is not possible due to traffic, weather, or road conditions, slow down to at least 10 mph below the posted speed limit and pass with caution allowing the authorized vehicle as

much space as possible.

- The Move Over law also applies to these other authorized vehicles with flashing, rotating, or oscillating lights activated: solid waste haulers, utility service vehicles, and road maintenance vehicles.
- Depending on the situation, penalties range from two points on their driver’s license and a fine of \$400 up to 15 years in prison and/or a \$7,500 fine.



FROM THE CLERK’S OFFICE

The Clerk’s office is busy preparing for the election next year. Our Grand Traverse County Clerks Association is working with the Bureau of Elections to smoothly enact the early voting portion of Proposal 2 which passed in November. Proposal 2 includes new voting initiatives that require the Legislature to clarify and provide procedures for a new and difficult process. New procedures will be in place next year to maintain a safe and secure voting environment, while meeting all the requirements of Proposal 2.

We will be keeping our voters updated as the process is developed.



FROM THE BUILDING AND ZONING DEPARTMENTS

This time of the year, we are asked many questions about installing outdoor residential swimming pools. The purpose of the building code is to ensure the safety of your families by focusing on barriers to prevent potential drowning and near drowning by restricting access. A swimming pool is defined in the building code as “any structure intended for swimming or recreational bathing that contains water over 24” deep. This includes in-ground, above-ground and on-ground swimming pools, hot tubs, and spas”.

A building permit is required to install a swimming pool. A general guide to swimming pool barrier requirements of the code follows:

- A barrier/fence is required for swimming pools.
- The barrier shall be 4’ in height, openings in the barrier shall not allow the passage of a 4” sphere.
- Where an above ground swimming pool 4’ in height is used as the barrier, then the ladder or steps shall be secured, locked, or removed to prevent access, or a barrier meeting the requirements above is required around the access.
- An exception to the above barrier requirements is for spas and hot tubs which have a safety cover.



Please note that this is not a complete list, there may be further requirements applicable to your project.

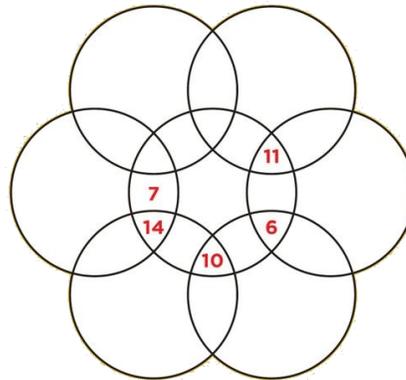
Our Building Department has a free handout on swimming pools that provides more detailed requirements on barriers. We would suggest you pick up a copy of this handout, prior to purchasing a swimming pool.

Our Zoning Ordinance section 776 for Swimming Pools has regulations and conditions as well. Swimming Pools are considered to be an accessory use, and the pool cannot be within 10 feet of the adjoining property line, measured at the outside wall. There shall also be a distance of not less than 6 feet between the pool wall and any buildings located on the same lot.



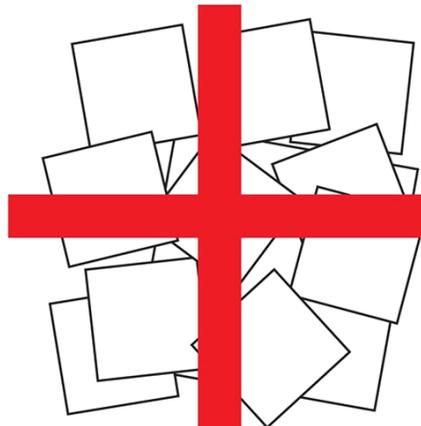
BRAIN GAMES

A whole number between one and seven belongs in each of the seven bubbles. Each number occurs once. The sums of some of the numbers are revealed in the areas where their bubbles overlap. Can you figure out which number goes in each bubble?



None of the white squares in this diagram have their edges lined up. One of the squares is a different size from the others.

Can you find it?



Fall Brush Drop Off

Fall brush drop off passes will be available starting September 4, 2023.

We are hoping the weather will cooperate and yard cleanup will be finished before the first snow fall.

The closing date for the drop off site will be November 22, 2023



RECYCLE SMART HHW Event Dates for FALL 2023

Thursday, August 10th
Saturday, September 16th

Visit recyclesmart.info/1162/Household-Hazardous-Waste or call 231-941-5555

Sign-up will be available online one month before each event.

Appointments are required.

The Township Board meets the 2nd and 4th Tuesday of each month at 6:00 pm.

The Planning Commission meets on the 2nd and 4th Wednesday of each month at 7:00 pm.

The Zoning Board of Appeals meets on an as needed basis on the 3rd Thursday of each month at 6:00 pm.

The Parks and Recreation Commission meets the 1st Monday of every other month at 6:00 p.m.

All meetings take place at the Garfield Township Hall unless stated otherwise on the agenda.