



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

SUMMER 2021

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 5th
Labor Day — Sep. 6th
Veterans Day — Nov. 11th
Thanksgiving Day — Nov. 25th

ELECTED OFFICIALS

CHUCK KORN.....SUPERVISOR
JEANE BLOOD LAW.....TREASURER
LANIE MC MANUSCLERK
MOLLY AGOSTINELLI..... TRUSTEE
CHRIS BARSHEFF TRUSTEE
STEVE DUELL..... TRUSTEE
DENISE SCHMUCKAL TRUSTEE

STAFF

JUSTIN BIGBEEAPPRAISER
AMY L DEHAAN ASSESSOR
RICH DERKS..... BUILDING INSPECTOR
MICHAEL GREEN...ZONING ADMINISTRATOR
STEVE HANNON..DEPUTY PLANNING DIRECTOR
KAREN LEAVER..... ADMIN ASSISTANT
CHLOE MACOMBER.... DEPUTY TREASURER
DEREK MORTON..... CODE ENFORCEMENT
OFFICER AND PARKS STEWARD
BILL MOUSER..... FACILITIES MANAGER
KATHLEEN ROON OFFICE COORDINATOR
AMY SIMON....BUILDING & LAND USE ASST.
CARL STUDZINSKIBUILDING 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.

TOWNSHIP SUPERVISOR

How long before our road is fixed?

That is a question we hear often at the Township. The Township has limited options to improve local roads. The most likely path to a better road is a Special Assessment District or SAD.

County Road Commissions were organized by Act 283 by the Michigan Legislature in 1909 to achieve two primary goals: To provide uniformity in road construction and maintenance across the state; and to provide cost efficient and high-quality road services for local roads.

Due to a poorly designed funding system for roads in Michigan, the overall road quality has declined steadily for decades. In the last five years increases in road funding have turned things around, however it will take years to reverse decades of deterioration.

The County Road Commission prioritizes the most needed and heavily used roads, this leaves many poor roads with little funding for repair or reconstruction.

The SAD creates a re-prioritization for a subdivision or other lightly used local roads. The Garfield Township Board of Trustees has pledged to support any residents who are willing to create an SAD. Under state law, the Township can cover 25% of the SAD cost. The Road Commission has traditionally covered 25% as well. This leaves the property owners with 50% of the cost.

The Township is authorized and willing to finance the roadwork. We have more information if you are interested. Please contact us at 941-1620.



FROM THE TREASURER

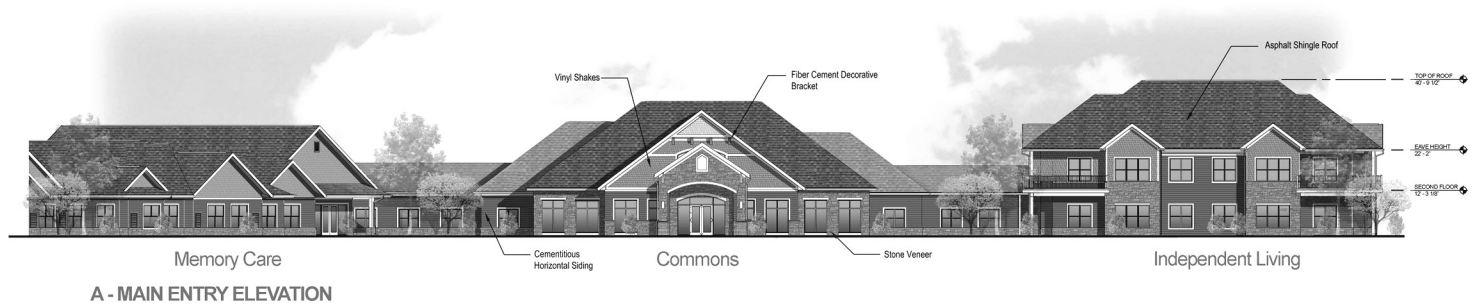
Summer Tax Deferments Available: If you are 62 years of age or older, and/or totally disabled, and your gross household income was not over \$40,000 during the preceding calendar year, you may qualify for a deferment of your summer taxes. This makes the summer taxes for your primary residence due on February 14, 2022, instead of September 14, 2021, 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, 2021. 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 as soon as possible at 231-225-3168 or 231-225-3043. Winter deferments may be obtained at the GT County Treasurer's office.

FROM THE PLANNING DEPARTMENT

Garfield Township has recently been at the epicenter of new housing developments. Two new senior housing developments, Oakleaf Village of Garfield Township and the Village of LaFranier Woods, have been approved for North Long Lake Road and on LaFranier Road respectively. Together these developments will provide 592 multiple and single-family units. Chelsea Park West, which is currently under construction for 192 apartments, is seeking approval to add 48 more units. Currently under review, the BATA and the Traverse City Housing Commission project is planning to create 225 multiple and single-family units. The developers of Ridge45 have presented a concept to the Planning Commission earlier this month to build 148 multiple family residential units at the northwest corner of Hammond and LaFranier Roads. There have also been several inquiries into other sites to develop residential units ranging from single family homes to apartments.

With over 8,000 housing units, the Township will continue to be a community that provides a wide array of housing choices. The Planning Commission and Planning Department have been working to ensure that new developments follow the Township Master Plan and provide a level of quality and amenities that meet the needs and expectations of residents. The Planning Commission will be conducting a review of Township plans and ordinances to ensure new housing developments are designed in a way that meets workforce housing needs. With the increased pace of development activity, it's anticipated that the Master Plan will require revising at its upcoming 5-year review.

The following building elevation is from the approved Oakleaf Village of Garfield Township:



The Planning Commission has also recently approved several businesses with drive-throughs, including three fast food restaurants and two credit union branches. Chick-fil-A was approved for 2700 N. US 31 South. The restaurant is expected to start construction in August and will be using pre-manufactured panel construction, an approach Chick-fil-A is using for a select number of its new restaurants. The existing Burger King restaurant at the corner of South Airport and Garfield Roads will be replaced with an updated building and double drive-through lanes. A new Wendy's restaurant is under construction on Garfield, north of South Airport. The Michigan State University Federal Credit Union is nearing completion at 3752 N. US 31 South and construction of the Lake Michigan Credit Union is underway at 3650 N. US 31 South.

One of the impacts of the pandemic has been a noticeable increase in drive-through usage throughout the Township. This is a trend that is not expected to slow down. Often, drive-throughs comprise 80% of customer activity at fast food restaurants. With these new developments and the overall increase in drive-through activity, the Planning Commission is focused on ensuring that drive-through facilities are designed and operated to minimize negative impacts. Safe ingress and egress to these businesses is a priority. Cross-access arrangements between businesses along with shared drives will be essential to alleviating congestion and providing safer options for drivers. Drive-through businesses also inhibit the ability to develop safe walkable environments for pedestrians and bikers, so the businesses are planned to be limited to certain commercial zoning districts.

The following building elevation is from the approved Chick-fil-A restaurant:



FROM THE PARKS DEPARTMENT

Preparing for Park Design Planning Process at Commons Natural Area

The Township has been gathering information on the existing conditions at the Grand Traverse Commons Natural Area to prepare for a park design planning process. The Commons Natural Area has many appealing features including an extensive trail system and varied natural environment. However, increased activity has led to many challenges including rogue trail building, habitat disruption, erosion, and more.

This planning process is intended to formulate a park design to be implemented in a sustainable manner, allowing people to enjoy using the park while preserving its natural features for future generations. Residents will have opportunities for input throughout the planning process. Look for more information coming soon!

Township Park User Survey

Garfield Township is looking for your feedback! The Township is looking for input into how residents use the Township parks, what features people like, and what potential improvements people want to see considered.



Please check the Township website homepage, <http://www.garfield-twp.com/>, to find a link to this survey. Paper copies of the survey will also be available at the Township Hall. We look forward to hearing from you!



Earth Day was a success. Thank you to the volunteers that assisted Township Staff and the Grand Traverse Conservation District plant over 300 seedlings along the creek bank, clean-up wind swept trash, and redirect social trails away from the bank.

If your volunteer group wishes to assist with upcoming plantings, clean-ups, other small projects, an area that needs to be cleaned up or to report an issue, please contact us at 231.225.3158 or dmorton@garfield-twp.com. We want to thank you for keeping our parks and trails clean.

Warning: In speaking with local biologists & veterinarians, ticks are going to be abundant this year. While using your parks and trails, use spray with the appropriate amount of repellent to deter ticks from traveling home with you.



How to prevent tick bites when hiking and camping:

- Use repellent on exposed skin for protection that lasts several hours.
- Wear clothing that has been treated with permethrin (Permethrin is a pyrethroid that can be inhaled, ingested, or absorbed through skin. Depending on the formulation, permethrin is a non-toxic to moderately toxic pesticide. Short-term side effects in sensitive individuals include eye, skin, nose, and throat irritation, and may include breathing problems).
- Take a shower as soon as you can after coming indoors.
- Look for ticks on your body.
- Put your clothes in the dryer on high heat for 60 minutes to kill any remaining ticks.

All information is from the Michigan.gov website listed below. For more information about Lyme disease, visit www.michigan.gov/lyme or www.cdc.gov/lyme

How to remove a tick:

- If a tick is attached to you, use fine-tipped tweezers to grasp the tick at the surface of your skin.
- Pull the tick straight up and out. Don't twist or jerk the tick—this can cause the mouth parts to break off and stay in the skin. If this happens, remove the mouth parts with tweezers if you can. If not, leave them alone and let your skin heal.
- Clean the bite and your hands with rubbing alcohol, an iodine scrub, or soap and water.
- You may get a small bump or redness that goes away in 1-2 days, like a mosquito bite. This is not a sign that you have Lyme disease.

Note: Do not put hot matches, nail polish, or petroleum jelly on the tick to try to make it pull away from your skin.

FROM THE ZONING DEPARTMENT



Regulations for Residential Accessory Buildings

One of the most frequently asked questions is whether a Land Use Permit is required to place a shed or small garage on their property. Although Land Use Permits are normally required to erect or move a structure onto a property, they are not required where the resulting building or structure is less than 100 square feet in area. Specific requirements

for accessory buildings can be found in Section 611 of the Zoning Ordinance.

If you have any questions, please call 231-941-1620 or email:

mgreen@garfield-twp.com. You can also visit the Zoning Department web page at: www.garfield-twp.com/zoning.asp.



FROM THE ASSESSOR'S OFFICE

REMINDER FOR PROPERTY OWNERS:

- ♦ Assessing Staff is doing fieldwork while the weather is nice.
- ♦ You may see them in your neighborhood.
- ♦ They wear bright yellow vests and carry Township IDs for your safety and theirs.
- ♦ This work involves verification of property (building) dimensions, characteristics and amenities – including updating photos.

You can expect a visit if:

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

The State Tax Commission requires the Assessor to review 20% of property in the Township every year. In Garfield Township that means nearly 1,400 properties must be reviewed every year. If someone is at the property when we are there, you can expect to answer a few questions. Otherwise, you may find a “yellow tag” on your door with questions we have. We appreciate you answering them and dropping it in your mailbox.

This review is NOT an effort to increase taxes but to ensure that ALL property is described accurately in our records and the value is properly calculated. We do not want you over-assessed but fairly and accurately assessed. As always, if you have any questions you are welcome to stop in or call.

CHANGE - Greek philosopher Heraclitus once said, “The only thing that is constant is Change.” In other words, change is the only thing we can be sure will happen.

After nearly 14 years with Garfield Township, appraiser Hilary Alpers has made a career change. Her willingness to adapt her position over the years has been so appreciated, and her kindness and customer skills will long be remembered. She left big shoes to fill and will be missed by residents and staff alike. We wish her the best of luck in her new endeavor!



FROM THE SHERIFF'S OFFICE

The Grand Traverse County Sheriff's Office would like to remind residents that we do have radar signs that can be posted in areas that traffic and speed may be an issue. Please email Lt. Chris Oosse, coosse@gtsheriff.org or call (231) 995-5044 for any requests.

More often in the summer months, we experience an increase in auto thefts. Please lock your car and garage doors and report suspicious activity to Central Dispatch (231) 922-4550 (non-emergency line).

And as always, summer traffic will be heavy, please be patient, seek alternate routes and drive safe!

RECYCLE SMART
HHW Event Dates for 2021

Thursday, August 12th

Saturday, September 18th

Thursday, October 14th

Visit recyclesmart.info/1162/

Household-Hazardous-

Waste

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

Appointments are required.

REGARDING SUMMER & WINTER TAXES:

As a courtesy to our residents, Garfield Township accepts postmarks for February 14th and September 14th (not obligated by law).

CAUTION:

Online bill payments often use bulk mailings that do not include a postmark.

Payments received after these dates with **NO POSTMARK** will be considered late.

Fall Brush Drop Off

Fall brush drop off passes will be available early October. 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 Sunday, November 20, 2021

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 Wednesday 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.