



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

WINTER 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:

Christmas — Dec. 22nd & 23rd

New Years — Dec. 29th & 30th

Martin Luther King Jr. — Jan. 17th

Presidents' Day — Feb. 21st



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

JAIME 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 TREASURER

After serving the residents of Garfield Township for nearly 13 years, Treasurer Jeane Blood Law has made the transition into retirement. As Treasurer, Jeane always put the residents as her main priority and worked diligently to serve her constituents. Over her several years of service Jeane has been part of a Township Board that has lowered the Township's millage rate twice, brought about new forms of payments for property taxes, implemented new security features for the Township's bank accounts, established the brush pass program for yard waste, collected over \$500k in delinquent personal property taxes, and made many more great contributions. Thank you so much for your many years of public service and for the heart-felt time you committed to this Township to make it a better community for our residents. Jeane will be greatly missed, but we are very happy for her to enter this next chapter.



Welcome Amy and Chloe to their new positions

To fill the big shoes that Jeane has left behind, the Township Board unanimously appointed Chloe Macomber to fill the role as Treasurer. Chloe previously served as the deputy treasurer for 7 years and is a Michigan Certified Professional Treasurer, Michigan Advanced Assessing Officer, and has a bachelor's degree in Business Administration. Chloe has appointed Amy Simon, a great asset to the Township, as her deputy treasurer. Amy has worked at the Township for over 4 years, previously assisting the building, planning and zoning departments and has also assisted the Treasurer's Office in the past.

MAIL DELIVERY

Starting on October 1, the postal service's current three-day standard delivery for first-class mail — letters, bills, tax documents and the like — will change to delivery anywhere in the U.S. within five days. In other words, Americans should now expect that letters and other mail could take up to five days to reach their destinations, and vice versa.

Please make sure you are giving sufficient time for your mail to get to its destination so that you aren't accruing any late fees or other charges.



We are very sad to inform the community that our beloved employee, William "Bill" Mouser, passed away from COVID related complications on October 27th, 2021. Bill was hired in August of 2013 to fill the role of facilities manager for the Township. He was our "go to" person for all things maintenance and parks related at the Township. Bill was a very humble man who worked with diligence and put so much time and effort into everything he did. He was also our "go to" for great conversation, advice, and laughs. Bill brought so much humor and wisdom to everyone in such a charming and endearing way.

Besides serving this community on the Grand Traverse County Road Commission, on the Green Lake Township Planning and Zoning Commission, and on the Grand Traverse County Parks and Rec Commission, Bill was also very dedicated to helping our Clerk with poll set up and tear down as well as serving as an election inspector. Bill exemplified service and selflessness in all that he did. He will be greatly missed by all and is irreplaceable to this community.



William "Bill" Mouser

FROM THE ASSESSOR'S OFFICE

Did you participate in the 2020 Census? It appears that most of the Township residents did. Garfield Township has grown by 19.9% since 2010, the largest increase in Grand Traverse County. And, if you've been paying attention, you have noticed the traffic and seen all the new construction that has lead up to this!

2021 continued the 2020 trend for a high volume of new Construction and Sales activity - not just residential property but also commercial and industrial properties. And, values have definitely increased too. Buyers need to understand how property values are calculated after a purchase so they can decide if they are able to afford the property they want to buy. We can help by explaining how property taxes are affected by a purchase.

EXAMPLE:

	Home A		Home B	
	AV	TV	AV	TV
2021 Values	\$ 170,000	\$ 152,534	\$ 170,000	\$ 152,534
Neighborhood Chg	1.0710		1.0710	
CPI		1.033		1.033
	\$ 182,000	\$ 157,567	\$ 182,000	\$ 157,567
	Sold for \$375,000		No Sale	
		TV Uncaps		
2020 Values	\$ 182,000	\$ 182,000	\$ 182,000	\$ 157,567



The Assessed Value (AV) is our attempt to reflect 50% of the true cash value of the property. Since the AV is supposed to reflect 50% of that, one would expect it should now become 50% of the sale price, but the law does not allow us to *automatically* assess at this value. Everyone home in a given neighborhood are increased, or decreased, by the average difference between the AV and the sale prices of all properties that sold in that area.

The Taxable Value (TV) is a comparison between the Capped Value (CV) and the AV. The "capped" value calculation uses last year's TV times the lesser of the CPI (Consumers Price Index) or 5% - UNLESS the property sells, something new is built or demolished. Then the AV and CV are compared, and the TV becomes the lesser of the two values. If a property sells, the year after the sale - the TV uncaps and becomes the same as the new AV - meaning the buyer will pay more taxes than the seller did.

These calculations are confusing to most buyers. If you've recently bought a home, added a deck, removed a garage or just want to understand how your values are calculated, feel free to call Justin - he is here to explain how the process works.

Merry Christmas!



FROM THE CLERK

Due to the growth in our Township, we were required by the Bureau of Elections to add a precinct. The County added two new County Commissioners. The State House Districts are changing due to the census results.

We will be sending new ID cards to all voters in the coming months with the new information. Please review your ID cards in case your precinct number or location has changed. Our next scheduled elections will be the August Primary on August 2, 2022, followed by the November General Election on November 8, 2022. If you are on the Permanent Absentee Ballot list, please watch for your applications from our office in June and in September. To staff our new precinct, we will need additional election inspectors.

If you are interested, please go to our website at www.garfield-twp.com for an application or stop in and see us.

FROM THE PARKS DEPARTMENT

Walking Trails:

While certain areas are winterized (Pickleball Courts & Kayak Launch), a reminder that Silver Lake Recreation Area Walking Trail & Buffalo Ridge Trail will be maintained throughout the winter.

River East Recreation Area will be open through the winter as well. The parking lots will be cleared and there is a nature trail down to the Boardman River off the northwest corner of the property. The pavilion is almost complete for next year's rentals, and the installation of another Dog Park is in the future.

Norm Fred was awarded the Michigan Townships Association Frank Purvis Stewardship Award for his efforts in organizing & volunteering multiple clean-ups in our township parklands. This year alone, Norm Fred's non-profit team of the Boardman River Clean Sweep has brought out over 100,000 pounds of trash either by kayaks, canoes, wheelbarrow or by hand. Additionally, he has collaborated with Harm Reduction of Michigan to retrieve and dispose of more than 1,100 needles.

Thank you, Norm, our township and county residents are grateful for all of your hard work and effort.



FROM THE PLANNING DEPARTMENT

Transformation of the former Price Point automobile dealership along US-31 is underway. Four new developments were approved by the Planning Commission for this area that surrounds the existing McDonald's restaurant. A key element of these developments will be a new service drive that will loop all the developments together along with new sidewalks. The first development nearing completion is the Lake Michigan Credit Union building - a 3,300-square foot building with three drive-through lanes. To the east, two hotels have been approved: Tru Hotel by Hilton and Fairfield Inn by Marriott. Combined these hotels will provide 182 rooms. The Tru Hotel is the first hotel under construction at this time. Most recently approved is WellNow Urgent Care which will replace one of the former Price



Tru Hotel



Fairfield Inn

Point buildings. WellNow, a subsidiary of Aspen Dental, will build a 4,200-square foot medical clinic. The following building elevations are from the approved Tru Hotel and Fairfield Inn.



In the last three years, over 1,000 new housing units have been approved by the Township Planning Commission. Most recently, the multi-family housing developments of South 22 and Marengo 31 were approved. Located at the northwest corner of LaFranier and Hammond Roads, South 22 will provide 216 new apartments. A unique feature will be several one-story quadplexes that provide 3-bedroom/2-bath dwellings with attached two-car garages. Marengo 31 consists of two 30-unit apartment buildings and will be built behind the Baymont hotel on US-31. This location will have the potential to be connected to Miller Creek Nature Reserve and the Mall trail. The following building elevation is from the approved Marengo 31:



Marengo 31

PLEASE WELCOME THE NEWEST MEMBERS OF OUR GARFIELD TOWNSHIP TEAM!



Abby

We have a new appraiser on staff, Abby Simon. She has been in the office since the end of July and has learned a lot in her short time here. When you call the Assessors Office, she will ordinarily be the person you speak with first. She is responsible for processing deeds, property transfer affidavits and Principal Residence Exemptions, as well as doing fieldwork and helping establish values for residential properties.

We have recently hired Jamie Douglass, as our new building and land use assistant. She currently resides with her family in Kingsley and grew up in Elmira, Michigan. Jamie typically will be the point person in starting any building or zoning project.

We have a new park staff member, Sean Kehoe. Sean has recently retired from the Department of Natural Resources (DNR) and has taken on the responsibilities of Code Enforcement Officer and Park Steward at Garfield Township. Sean is a great asset to our staff and will assist in keeping our parks safe and clean. His knowledge and network will only help to improve our already beautiful parklands and trail systems.



Please welcome Linda, Sean and Jamie

We have hired a part-time election specialist in the clerk's office, Linda Shields. She will be helpful as our community continues to grow.

FROM THE ZONING DEPARTMENT

Pathways to Nowhere?



If you have had the opportunity to travel through the Township you may have noticed new sidewalks and bike paths being constructed in seemingly random locations along some of our major roadways. While the Township and other agencies have constructed non-motorized facilities, other “random” sidewalks and pathway segments have been installed by adjacent landowners as they develop or redevelop property along major roadways. Our Zoning

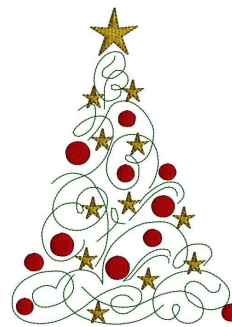
Ordinance requires that non-motorized facilities be installed along the frontage of roadways included in our Non-Motorized Plan where substantial improvements are made to a property. As additional properties are developed or redeveloped along these corridors, additional sidewalks and trails will be required to be constructed. The goal is to complete a sidewalk and trail network as envisioned in the Township Non-Motorized Plan. Non-motorized requirements can be found in Section 522 of the Zoning Ordinance. The Non-Motorized Plan can be found in the Township Master Plan. These Plans can be viewed on our website at www.garfield-twp.com or by stopping by our offices.

Feel free to contact me at mgreen@garfield-twp.com or call me at 231-941-1620, extension 230 if you have any questions.

FROM METRO FIRE DEPARTMENT

Happy Holidays from all of us at Grand Traverse Metro Fire Department. With winter setting in make sure to follow these safety guidelines:

- Have your furnaces, fireplaces and chimneys checked by a professional
- Test your smoke and carbon monoxide alarms
- Keep a proper ABC fire extinguisher in your home accessible for use
- Keep snow clear from all furnace exhaust openings
- Never leave candles burning unattended
- Constantly attend all cooking
- Keep Christmas trees watered daily
- Slippery roads and snow equal increased stopping distance and reduced visibility. Slow down, manually turn on your headlights and drive defensively.



In February of 2022 we will be having a community forum where we will present our 2021 annual report to the public and give an outline detailing who Metro Fire is and what we do. This will be our opportunity to speak directly to our citizens and answer questions you may have for us. Keep an eye on our Facebook page www.facebook.com/GTMESA/ or our website www.gtmetrofire.org for details on the date and location of the forum.

Thank you for continuing to support us and stay safe.



FROM THE SHERIFF'S OFFICE

For those that leave the area for the winter, the Grand Traverse County Sheriff's Office can provide winter property checks. Please stop by the Garfield Township Office to complete the property check form, and it will get assigned to one of the Community Police Officers.

Slow down and allow for extra time to your destination. Snow tires make a huge difference for safe winter travel. Also, have

some essential items in your vehicle in case you get stuck: shovel, sandbag, blankets, flashlights and jumper cables.

A reminder of the County Winter Parking Ordinance #13:

The purpose of this ordinance is to prohibit the parking of motor vehicles on public roadways and shoulders of Grand Traverse County during the winter season, December 1 to March 31 of the following year, between the hours of 12:00 a.m. (midnight) and 8:00 a.m. and snow emergencies, in order to facilitate snow removal, general highway maintenance and to eliminate obstruction, hazardous and undue interference with the free movement of traffic caused by the parking of vehicles upon the public highways.

Please visit <https://www.grandtraverse.org/DocumentCenter/View/297/> for more information.

RECYCLE SMART

For Information Regarding
Grand Traverse County

Recycling call:

231-941-5555 or go to
recyclesmart.info

Spring Brush Drop Off

Spring brush drop off passes will be available early May. Look to recyclesmart.info for further information about brush drop off dates and times as we get closer to the spring season.

2022 PERSONAL PROPERTY STATEMENTS

will be mailed **December 30th** to all businesses who have not filed Form 5076.

These forms are required by Law to be filed with the Assessors Office by **February 22nd**. (Postmarked by Feb. 20th)

Watch your mail and be sure to file to avoid an estimated value!

Business owners can call the Assessors Office if they have any questions.

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 pm.

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