

**CHARTER TOWNSHIP OF GARFIELD**  
**TOWN BOARD MEETING**  
**April 22, 2025**

Supervisor McManus called the Town Board Meeting to order at the Garfield Township Hall on April 22, 2025 at 6:00 p.m.

**Pledge of Allegiance**

**Roll Call of Board Members**

Present: Molly Agostinelli, Chuck Korn, Chloe Macomber, Joe McManus, Lanie McManus and Denise Schmuckal

Absent and Excused: Laurie Lapp

Also in Attendance: Township Manager Chris Barsheff

**1. Public Comment (6:00)**

Alan Leman of Traverse City commented on the proposed MDOT upgrades for the light signals on US 31.

**2. Review and Approval of the Agenda - Conflict of Interest (6:03)**

*Schmuckal moved and Korn seconded to approve the agenda as presented.*

*Yeas: Schmuckal, Korn, Agostinelli, L. McManus, Macomber, J. McManus*

*Nays: None*

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

**a. Minutes**

April 8, 2025 (Recommend Approval)

**b. Bills**

(i) General Fund \$62,292.57  
(Recommend Approval)

(ii) Gourdie-Fraser  
Developer's Escrow Fund – Storm Water Reviews,  
Utility Plan Review, Oversight & Closeout \$ 10,207.75  
General Utilities 410.10  
Park Funds/DNR Trust Fund 25,436.46  

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Total \$ 37,489.46  
(Recommend Approval)

*Korn moved and Agostinelli seconded to adopt the consent calendar as presented.*

*Yeas: Korn, Agostinelli, Schmuckal, L. McManus, Macomber, J. McManus  
Nays: None*

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

None

5. **Correspondence (6:05)**

- a. **April 10, 2025 Letter from the Watershed Center Regarding local coal tar sealants**

6. **Reports**

a. **County Commissioner's Report (6:05)**

County Commissioner Lauren Flynn reported that there is a meeting on May 6<sup>th</sup> regarding opioid money distributions and the BOC approved planning for the construction of new county jail. Flynn added that the 86<sup>th</sup> District Court in Antrim County has moved ahead to disband from the 86<sup>th</sup> District Court in Grand Traverse County. The BOC has adopted a revised ethics policy which provides clear standards for conduct and conflicts of interest. A septic code study session will be held and Commissioner Fern Spence added that an open house at the new senior center will be held on April 30<sup>th</sup>.

b. **County Road Commissioner's Report (6:10)**

Road Commission Manager Dan Watkins said that the winter was long, but there are some materials leftover. He added that frost laws have been lifted and the summer equipment is ready. Sweepers will be out in May and paving will be done on 70 miles of roads in the county. The Road Commission is putting bids out for car counts on many roads to contribute to a solid five-year plan. The Townline Road project has been downgraded to a chip and seal and Watkins asked if Garfield Township would support placing a weight restriction on that road. Watkins recommends millage funds to fix an area of Potter Road. He proposed a fix for Barney Road in a cost share with Long Lake Township and will bring some financial figures back to the township. Road Commission Board member Alan Leman spoke regarding the funding and the local road allocation funding. Jim Christensen spoke about a proposed roundabout near M-37.

c. **Township Manager's Report (6:26)**

Barsheff noted that he attended a meeting concerning Medalie Park and a fish habitat is proposed for the river area on the road south of the YMCA. The new assessor is working out well thus far.

e. **Supervisor's Report (6:28)**

J. McManus reported that he and Barsheff attended a meeting regarding the County Prosperity Plan. The project will be revisited and some major modifications may be made. He attended an executive meeting at Cherry

Capital Airport and saw plans for the new terminal. McManus stated that the attended the Metro Fire Board meeting and the new drone was demonstrated and is very impressive.

**7. Unfinished Business**

**a. Consideration of contract with MDOT for traffic signal upgrades, Resolution 2025-08-T (6:32)**

In January 2023, MDOT informed township staff about the planning and modernization of three traffic signals in Garfield Township (US31S/Market Place Circle, US31S/Meijer Drive, Gray Road/M72). MDOT offered the township an opportunity to pay the difference between a box span design and signals designed with mast arms. At that time the cost difference was estimated between \$60,000 and \$80,000 per intersection. The project was scheduled for 2025 construction. In March 2024, the Board approved upgrading two signals, the US31S at Crossing Circle Dr. and US31S at Meijer Drive. Now the cost of the mast arms is over \$261,000.00 ARPA funds cannot be used any longer and general funds would need to be used. Board members commented and discussed the signal updates and asked about maintenance of other mast arms in the township.

*Schmuckal moved and Macomber seconded to adopt Resolution 2025-08-T, a resolution authorizing township supervisor to sign contract 23-5211 with Michigan Department of Transportation (MDOT) for traffic signal upgrades not to exceed \$261,330.00.*

*Yeas: Schmuckal, Macomber, Korn, Agostinelli, L. McManus, J. McManus  
Nays: None*

**b. Consideration of Designating Cherryland Center a redevelopment Project Area (6:49)**

Manager Barsheff stated that the designation is based on dollars invested in the center and population of which both would be met. One million dollars for every 1,000 in population is the formula for determining the designation. The population in 2020 was just over 19,000. Currently, the investment amount is \$24 million and the owner of K-1 Speed is verifying numbers with the township assessor. Barsheff proposed a policy committee made up of the Supervisor, Clerk, Assessor and a board member to review applications for possible liquor licenses and report back to the board with information on the applicants.

*Korn moved and Agostinelli seconded to approve Resolution 2025-09-T a resolution establishing the Cherryland Center Redevelopment Project Area Under the Provisions of the Michigan Liquor Control Act and form a committee to review applications for the assignment of liquor licenses made up of the Supervisor, Clerk, Assessor and Trustee Korn.*

*Yeas: Korn, Agostinelli, Schmuckal, L. McManus, Macomber, J. McManus  
Nays: None*

**c. Presentation of the new Township Website (6:57)**

Macomber introduced the new website to board members. She shared highlights of the new website on the large screen in the meeting room. The new site will be live by the end of the month.

**8. New Business**

**a. Consideration of bids for South Airport Road and Barlow Street Trail Extension Project (7:07)**

Engineer Jennifer Graham stated that this project consists of extending the existing Barlow Street trail along the south side of South Airport Road (just west of the existing railroad crossing near Park Drive), easterly to the intersection with Barlow Street, and continuing that trail north along the east side of Barlow Street until reaching Floresta Street. Extending the trail required lots of easements along Barlow. There were three bidders on the project. AJ's Excavating was the low bidder. Board members discussed the difference between the bids received.

*Schmuckal moved and Agostinelli seconded to award the bid for the South Airport Road and Barlow Street Extension project to Team Elmer's for \$236,082.00.*

*Yeas: Schmuckal, Agostinelli, L. McManus, Macomber, Korn, J. McManus  
Nays: None*

**b. Consideration of First Amendment to Water Supply Contract between Garfield Township and Traverse City (7:17)**

J. McManus stated that this document amends Section VI of the Water Supply Contract Between the Charter Township of Garfield and the City of Traverse City from 5 million gallons of water per day to 6 million gallons of water per day.

*Korn moved and Schmuckal seconded to approve the First Amendment to Water Supply Contract between Garfield Township and Traverse City and authorize Supervisor McManus to sign the contract amendment.*

*Yeas: Korn, Schmuckal, Agostinelli, Macomber, L. McManus, J. McManus  
Nays: None*

**c. Consideration of MDOT Rail Corridor Long-Term Occupancy License Agreement for premises described in tracking Number 2026R (7:19)**

Barsheff stated that this is an agreement for the maintenance and operation of watermain and sanitary sewer main pipelines as they relate to railroad rights of way.

*Schmuckal moved and Agostinelli seconded to approve the MDOT Rail Corridor Long-Term Occupancy License Agreement for premises described in tracking Number 2026R and authorize Supervisor McManus to sign the five-year contract at \$625.00 per year.*

*Yeas: Schmuckal, Agostinelli, L. McManus, Macomber, J. McManus  
Nays: Korn*

**d. Consideration of MDOT Rail Corridor Long-Term Occupancy License Agreement for premises described in tracking Number 2027R (7:23)**

Barsheff stated that this is the same agreement for railroad right of way along Cass Road.

*Schmuckal moved and Agostinelli seconded to approve the MDOT Rail Corridor Long-Term Occupancy License Agreement for premises described in tracking Number 2027R and authorize Supervisor McManus to sign the five-year contract at \$625.00 per year.*

*Yeas: Schmuckal, Agostinelli, L. McManus, Macomber, J. McManus  
Nays: Korn*

**e. Consideration of EGLE Brownfield Site Assessment (BSA) Grant Application Letter of Support to Woodmere Crossing LLC (7:25)**

A request was recently received on behalf of Woodmere Crossing LLC to provide a letter of support for the developer to be considered for an EGLE Brownfield Site Assessment (BSA) grant. The grant application is related to the former Melling Tool property, which was acquired by Woodmere Crossings LLC in 2002, and more specifically relates to Parcel A. They request a letter of support for this grant application.

*Schmuckal moved and Korn seconded to authorize Supervisor McManus to send a letter in support of the EGLE Brownfield Site Assessment (BSA) Grant for Woodmere Crossing, LLC.*

*Yeas: Schmuckal, Korn, Agostinelli, Macomber, L. McManus, J. McManus  
Nays: None*

**9. Public Comment: (7:26)**

None

**10. Other Business (7:27)**

Macomber will be sending out a survey via email on April 28<sup>th</sup> which pertains to Barsheff's performance review.

Barsheff stated that the Personnel Committee is doing a wage study and he received a quote of \$6,000 to perform the wage study on behalf of the township. Barsheff will ask for the cost of the scope of study that he wants and bid it out.

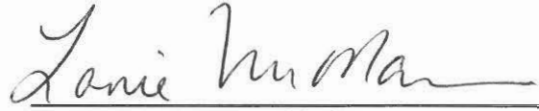
J. McManus noted that a new design for the township flag will be coming soon.

11. **Adjournment**

*McManus moved to adjourn the meeting 7:32pm.*



Joe McManus, Supervisor  
Charter Township of Garfield  
3848 Veterans Drive  
Traverse City, MI 49686



Lanie McManus, Clerk  
Charter Township of Garfield  
3848 Veterans Drive  
Traverse City, MI 49686



**CHARTER TOWNSHIP OF GARFIELD  
GRAND TRAVERSE COUNTY, MICHIGAN**

**RESOLUTION 2025-08-T**

**RESOLUTION AUTHORIZING TOWNSHIP SUPERVISOR TO SIGN  
CONTRACT 23-5211 WITH MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT)  
FOR TRAFFIC SIGNAL UPGRADES**

**WHEREAS**, Contract 23-5211 is made by and between the MICHIGAN DEPARTMENT OF TRANSPORTATION, hereinafter referred to as the "DEPARTMENT"; and the CHARTER TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, MICHIGAN, hereinafter referred to as the "TOWNSHIP"; for the purpose of fixing the rights and obligations of the parties in agreeing to construction improvements in conjunction with the DEPARTMENT'S construction on Highway US-31, within the limits of the TOWNSHIP; and

**WHEREAS**, the DEPARTMENT is planning traffic signal upgrade work at various locations along Highway US-31; and

**WHEREAS**, the TOWNSHIP has requested that the DEPARTMENT perform additional work for and on behalf of the TOWNSHIP in connection with the Highway US-31 construction, which additional work is hereinafter referred to as the "PROJECT" and is located and described as follows:

Signal replacement work at the intersections of Highway US-31 and Marketplace Circle and Highway US-31 and Meijer Drive/Walgreens Drive, including work required for the placement of mast arm signals in excess of the work required to install standard strain wire signals, including galvanized coating, pedestal painting, and directional bore work; together with necessary related work, located within Garfield Township, Grand Traverse County, Michigan; and

**WHEREAS**, the DEPARTMENT presently estimates the PROJECT COST as hereinafter defined in Section 1 of Contract 23-5211 to be: \$251,800; and

**WHEREAS**, the parties hereto have reached an understanding with each other regarding the performance of the PROJECT work and desire to set forth this understanding in the form of a written Contract; and

**WHEREAS**, the TOWNSHIP Supervisor, as the legal agent of the Township, has the statutory authority to sign a contract that the Township Board has approved.

**NOW, THEREFORE, BE IT RESOLVED** that the Charter Township of Garfield Township Board hereby approves and authorizes the Township Supervisor to sign Contract 23-5211, attached hereto as Exhibit "A" and made a part of this resolution, by and between the Michigan Department of Transportation and the Charter Township of Garfield, Grand Traverse County, Michigan for the purpose of signal replacement work as described in Contract 23-5211.

Moved: Schmuckal

Supported: Macomber

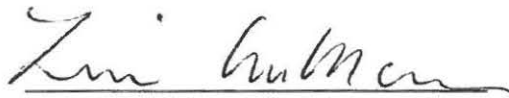
Ayes: L. McManus, Korn, Agostinelli, J. McManus

Nays:

Absent and Excused: Lapp

RESOLUTION 2025-08-T DECLARED ADOPTED.

By:



Lanie McManus, Clerk  
Charter Township of Garfield

#### CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of Resolution 2025-08-T which was adopted by the Township Board of the Charter Township of Garfield on the 22nd day of April, 2025.

Dated:

4-23-2025



Lanie McManus, Clerk  
Charter Township of Garfield



**CHARTER TOWNSHIP OF GARFIELD  
GRAND TRAVERSE CONUTY, MICHIGAN**

**RESOLUTION# 2025-09-T**

**RESOLUTION ESTABLISHING THE CHERRYLAND CENTER REDEVELOPMENT  
PROJECT AREA UNDER THE PROVISIONS OF THE MICHIGAN LIQUOR CONTROL ACT**

**WHEREAS**, the Charter Township of Garfield has supported the redevelopment of the Cherryland Center through its Master Plan and Zoning Ordinance, including creation of the Barlow Garfield Neighborhood Plan which focuses on redevelopment the Cherryland Center as an active mixed-use development; and

**WHEREAS**, Public Act 501 of 2006 created a new type of public on-premise liquor license, the Redevelopment (RDA) Liquor License, to allow local municipalities and the Michigan Liquor Control Commission to use liquor licensing as a means to promote redevelopment of a project area; and

**WHEREAS**, an established redevelopment project area may receive one license for investment of not less than \$1 million per 1,000 people in cities, townships, or villages having a population of less than 50,000 and for each major fraction thereof after the initial threshold is reached; and

**WHEREAS**, in order to recommend issuance of a Redevelopment (RDA) Liquor License for the Cherryland Center, the Township must first adopt a resolution establishing a "Redevelopment Project Area," and provide evidence of the boundaries to the Michigan Liquor Control Commission.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Charter Township of Garfield establishes the Cherryland Center Redevelopment Project Area, including the list of tax parcels below and the boundaries of the Project Area as shown on the attached map.

05-014-049-00	05-014-049-08	05-014-049-50
05-014-049-01	05-014-049-10	05-014-049-70
05-014-049-02	05-014-049-30	05-014-049-76
05-014-049-03	05-014-049-40	05-014-049-80
		05-335-002-00


Moved: Chuck Korn

Supported: Molly Agostinelli

Ayes: Korn, Agostinelli, Macomber, L. McManus, Schmuckal, J. McManus

Nays: None

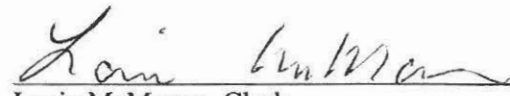
Absent and Excused: Lapp

  
Lanie McManus, Clerk  
Charter Township of Garfield

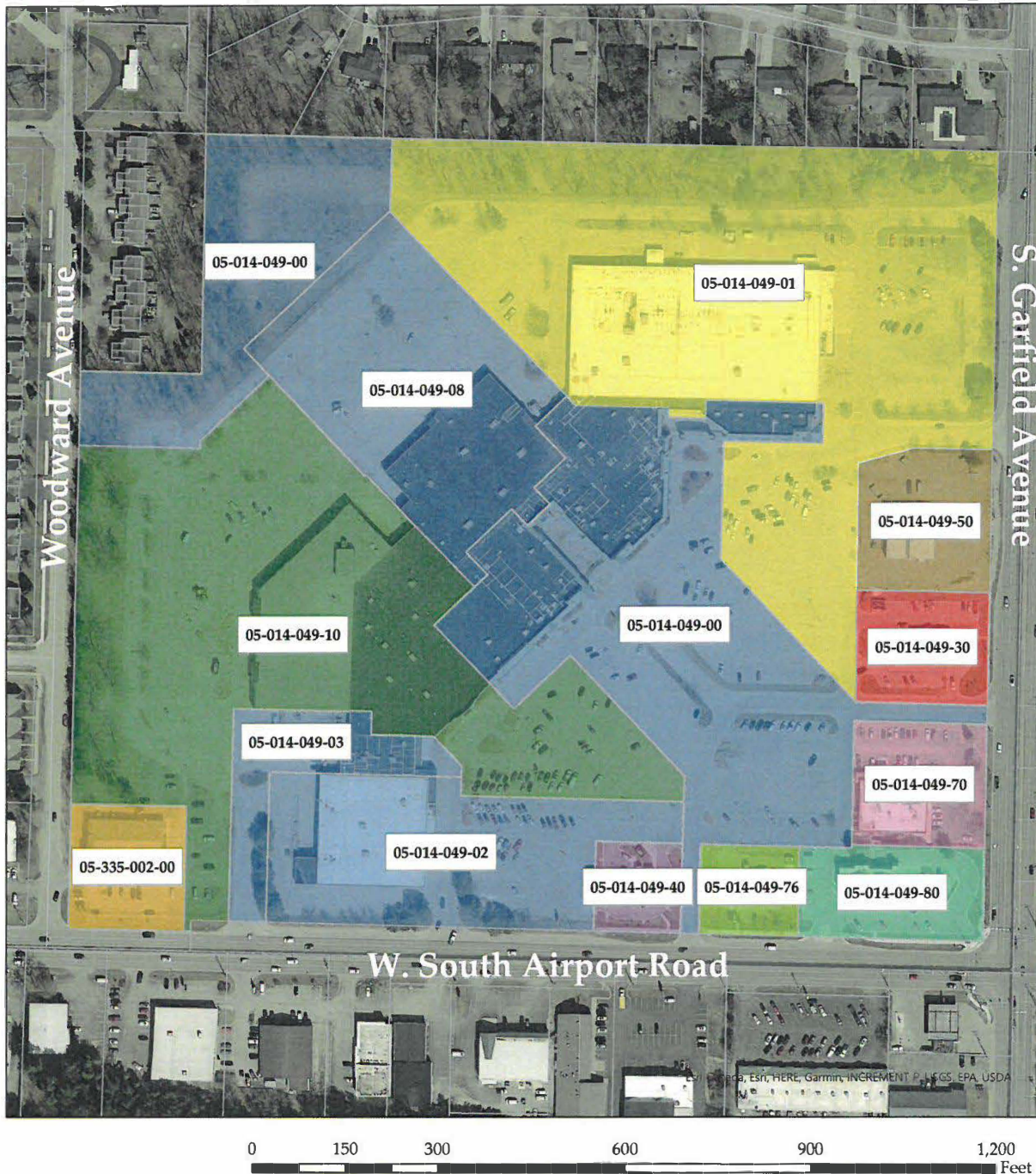
### CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield. do hereby certify that the above is a true and correct copy of Resolution #2025-09-T which was adopted by the Township Board of the Charter Township of Garfield on the 22nd day of April, 2025.

Date: 4-23-2025

  
Lanie McManus, Clerk  
Charter Township of Garfield

# Cherryland Center Redevelopment Project Area Redevelopment RDA License Application Map



**Charter Township of Garfield**  
3848 Veterans Drive  
Traverse City, MI 49684  
Phone: 231.941.1620  
Fax: 231.941.1688



## NOT A LEGAL SURVEY

This map is based on digital databases prepared by the Charter Township of Garfield. The Township does not warrant, expressly or impliedly, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate.

## Cherryland Center Ownership

### Property Owners

- 1114 W South Airport Road LLC (7Brew)
- ARJCO LLC (Wendy's)
- Casciano Development LLC (Burger King)
- Cherryland Center LLC (V. Kumar Vemulapalli)
- Copper Falls Holdings LLC (Margaritas Grill)
- Family Video Movie Club Inc (Jimmy John's / Qdoba / Wild Bill's Tobacco)
- Traverse City Curling Club Inc
- Traverse City Retail Management VI (Starbucks)
- Traverse Entertainment Group LLC (K1 Speed)
- Wild Apples LLC (Biggby)

Prepared March 11, 2025