

CHARTER TOWNSHIP OF GARFIELD VIRTUAL TOWNSHIP BOARD MEETING

Tuesday, January 12, 2021 at 6:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

The Tuesday, January 12, 2021 Township Board regular meeting at 6:00 pm will be held virtually due to the revised MDHHS Michigan Emergency Order and the Open Meetings Act amendment extending remote attendance provision to March 31, 2021. Please visit our website (www.garfield-twp.com) for information on how to contact the Board member(s) to provide input on any business that will come before the Board.

You are invited to a Zoom webinar on Jan 12, 2021 06:00 PM Eastern Time (US and Canada)
Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85902440178>

Or iPhone one-tap :

US: +13017158592,,85902440178# or +13126266799,,85902440178#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346
248 7799 or +1 669 900 6833

Webinar ID: 859 0244 0178

International numbers available: <https://us02web.zoom.us/j/85902440178>

AGENDA

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of The Township Board, which is required to be open to the public under the provision of the Michigan Open Meetings Act, as amended. MCLA 15.261, et.seq.) Public Comment shall be carried out in accordance with the following Board Rules and Procedures: a.) any person wishing to address the Board is requested to state his or her name and address. b.) No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Township Board Member's questions. Where constrained by available time the Chairperson may limit the amount of time each person will be allowed to speak to (3) minutes. 1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time.

2. Review and approval of the Agenda - Conflict of Interest

3. Consent Calendar

The purpose of the Consent calendar is to expedite business by grouping non-controversial items together to be dealt with in one Board motion without discussion. Any member of the Board, staff or the public may ask that any item on the Consent Calendar be removed there from and placed elsewhere on the Agenda for full discussion. Such requests will be automatically respected. If any item is not removed from the Consent Calendar, the action noted in parentheses on the Agenda is approved by a single Board action adopting the Consent Calendar.

- a. Minutes – December 8, 2020 Regular Meeting
(Recommend Approval)

- b. Bills -
 - (i) General Fund \$504,327.17
(Recommend Approval)

 - (ii) Gourdie-Fraser
 - Developer’s Escrow Fund – Storm Water Reviews and
Utility Plan Review, Oversight & Closeout \$7,250.00
 - Utility Receiving Fund 4,737.50

 - Total \$11,987.50
 - (Recommend Approval)

- c. MTT Update (Receive and File)

- d. Building Department 2020 Statement of Operations and Annual Report
(Receive and File)

- e. Zoning Department 2020 Activities (Receive and File)

- f. Resolution 2021-02-T, a resolution approving financing for Metro’s fire truck purchase
(Recommend Approval)

- g. Resolution 2021-03-T - a resolution adopting Township Trustees salary
(Recommend Approval)

- h. PD 2021-1 – Carter Lumber I-G Rezoning – Introduction and schedule for public hearing
on February 9, 2021 (Recommend Approval)

- i. PD 2021-3 – Child Care Centers, Major Thoroughfares ZO Text Amendment –
Introduction and schedule for public hearing on February 9, 2021
(Recommend Approval)

- j. Close-out and Turnover documents for Traditions at Ashland Park Phase IV
(Recommend Approval)

- k. Eaglehurst Sanitary Sewer (Amendment No. 37 to Ordinance No. 13) and Eaglehurst Water Main (Amendment No. 38 to Ordinance No. 15) - Introduction and schedule for public hearing on January 26, 2021 (Recommend Approval)
- l. Randolph Street Sanitary Sewer (Amendment No. 38 to Ordinance No. 13) – Introduction and scheduled for public hearing on January 26, 2021 (Recommend Approval)

4. Items removed from the Consent Calendar

5. Correspondence

- a. Letter from Matt Cowall dated December 9, 2020
- b. RecycleSmart Newsletter – December 2020

6. Reports

- a. County Commissioner's Report
- b. Sheriff's Report
- c. Construction Report
- d. Planning Dept. Monthly Report for January, PD 2021-2
- e. Parks & Recreation Report
- f. Treasurer's Report
- g. Clerk's Report
- h. Supervisor's Report

7. Unfinished Business

- a. Public Hearing - PD 2021-4 – Consideration of Requirements for Siting Solar Energy Systems and Resolution 2021-01-T

8. New Business

9. Public Comment

10. Other Business

11. Adjournment

Lanie McManus, Clerk

The Garfield Township Board will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Garfield Township Board. Individuals with disabilities requiring auxiliary aids or services should contact the Garfield Township Board by writing or calling Lanie McManus, Clerk, Ph: (231) 941-1620, or TDD #922-4412.

CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
December 8, 2020

Supervisor Chuck Korn called the Town Board Meeting to order on December 8, 2020 at 6:00 p.m.

Pledge of Allegiance

Roll call of Board Members

Present: Jeane Blood Law, Denise Schmuckal, Steve Duell, Chris Barsheff, Lanie McManus, Molly Agostinelli, and Chuck Korn

Staff Present: John Sych, Planning Director

1. Public Comment (6:01)

Matt Cowall thanked the board for their support of the Recreation Authority ballot measure which granted them another 20 year operating window.
 David Shafer expressed concerns with his tax bill.

2. Review and Approval of the Amended Agenda - Conflict of Interest (6:10)

Blood Law declared a conflict with Bills, but board members dismissed the conflict.

Schmuckal moved and Duell seconded to approve the agenda as amended.

Yeas: Schmuckal, Duell, Agostinelli, Barsheff, Blood Law, McManus, Korn

Nays: None

3. Consent Calendar (6:11)

a. Minutes

November 10, 2020 Regular Board Meeting
 November 18, 2020 Special Board Meeting
 December 1, 2020 Special Board Meeting
 (Recommend Approval)

b. Bills

(i)	General Fund	\$475,027.30
	(Recommend Approval)	
(ii)	Gourdie-Fraser	
	Developer's Escrow Fund – Storm Water Reviews and	
	Utility Plan Review, Oversight and Closeout	
		\$22,095.00

<u>Utility Receiving Fund</u>	15,362.74
Total	\$37,457.74

(Recommend Approval)

- c. **MTT Update (Receive and File)**
- d. **Resolution 2020-28-T – A Resolution for Adoption of Poverty/Hardship Exemption Policy (Recommend Approval)**
- e. **Close-Out and Turnover documents for Randolph Street Sewer Extension (Recommend Approval)**
- f. **Close-out and Turnover Documents for Chelsea Park West (Recommend Approval)**
- g. **Request for hazard pay for election workers using CARES Act grant money (Recommend Approval)**
- h. **Resolution 2020-41-T – a resolution to Amend the Budget (Recommend Approval)**
- i. **Resolution 2020-42-T –a resolution to Amend the Budget (Recommend Approval)**
- j. **Resolution 2020-43-T –a resolution to Amend the Budget (Recommend Approval)**
- k. **Consideration of consent to add Mobile Medical Response, Inc. (MMR) to our existing agreement with North Flight (Recommend Approval)**

Trustees removed item 3b(i) – Bills from the consent calendar and placed it under item 4.

Agostinelli moved and Schmuckal seconded to approve the consent calendar as presented with the exception of item 3b(i).

*Yeas: Agostinelli, Schmuckal, Duell, Blood Law, Barsheff. McManus, Korn
Nays: None*

4. Items Removed from the Consent Calendar

3b.	(i)	General Fund		\$475,027.30
		(Recommend Approval)		

Board members discussed and asked questions about the bills.

Duell moved and Schmuckal seconded to approve the bills as presented.

Yeas: Duell, Schmuckal, Barsheff, Agostinelli, Blood Law, McManus, Korn

Nays: None

5. Correspondence (6:19)

- a. Grand Traverse Conservation District – November 2020 Report
- b. Public Comments on Oakleaf Village:
Letter from Haggard's Plumbing and Heating dated November 23, 2020
Email from John Huschke dated December 1, 2020

6. Reports

a. County Commissioners Report (6:20)

Commissioner Brad Jewett said that there was a special meeting regarding the PFAS contamination in the county. Commissioners voted in favor of Articles of Incorporation to make Cherry Capital Airport an Authority and now it will go to Leelanau County for a vote. He added that County Buildings are closed to unscheduled visitors.

b. Construction Report (6:26)

Jennifer Hodges reported that a repair occurred on a pressure release valve in the township and this item should be placed on the Capital Improvement Plan to replace others due to age. Siphon flow monitoring continues near Meijer on the west side of town and it may need to be replaced next year. The Randolph Street sewer extension has been closed out and the Cass Road Drain project has been awarded to Elmers. She has been busy with stormwater reviews.

c. Metro Fire Report (6:32)

Fire Chief Pat Parker reported that there were 468 calls in November 2020 and 68% were in Garfield Township. Employees who were quarantined with COVID-19 are now returning and rapid testing is more readily available. Most EMS and Fire employees will fall into the first tier for the COVID-19 vaccine.

d. North Flight Report (6:40)

Paul Owens said that North Flight is transitioning with MMR and are excited as there will be many positive improvements. MMR trucks are already in use in the area and more will be inspected. Owen said they are busy and hiring new people and North Flight is getting great support from MMR and Munson.

e. Parks and Recreation Report (6:45)

Planner John Sych said that the budget request for 2021 includes basic improvements at the River East Recreation area such as parking and picnic tables to allow people to access the site. The parking lot at

Boardman Valley Nature Preserve is underway and tennis courts are transforming. Seasonal maintenance has occurred for the winter season at all parks.

f. Planning Department Monthly Report for November – December PD 2020-160 (6:49)

Planner John Sych updated board members on township construction projects including the Carter Lumber Rezoning and the Fox Run residential development. The BATA application has not been received yet and this week's meeting includes a conceptual review for an apartment complex on the south side of Hartman Road and a proposed Bed and Breakfast. Board members discussed the projects and asked questions.

g. Clerk's Report (6:54)

Clerk McManus submitted a report in writing and also stated that her department completed an election audit and passed with all numbers matching.

h. Supervisors Report (6:55)

Supervisor Korn stated that he has been busy and met with the Minervini Family regarding mountain biking trails in the Commons Area. He would like a public process which includes every sport. The Board of Public Works cancelled their meeting and a virtual Road Commission meeting talked about a Boardman Valley crossing.

7. Unfinished Business

a. Public Hearing – PD Report 2020-159 – Oakleaf Village of Garfield Township PUD Final Review (6:58)

The subject property is located at 5143 North Long Lake Road, west of Zimmerman Road. It is 52.56 acres and is currently zoned A-Agricultural. The PUD proposes 154 units in Phase 1 and 33 units in Phase 2 for a total of 187 units of senior living and single family residential dwellings. Board members discussed and asked questions about the proposed PUD. Korn opened the Public Hearing at 7:03pm.

Elizabeth Pomeroy commented on the access through Colonial Drive. Laura commented that she was in agreement with Pomeroy and traffic will be heavy through the sub.

Chuck Wheeler commented on public roads and private roads and who would maintain them.

Teri McFarlan commented that the road would be a safety concern if it went through.

Sue Swift is a former resident of the property is happy that Oakleaf Village would be located on their former property.

Korn closed the Public Hearing at 7:35pm.

Sarah Keever, representing Wallick Communities, indicated that there was landscaping added to the Phase One plan but no landscaping was

proposed for Phase Two. Sych explained that the road connection was necessary since the Master Plan called for an effort to connect neighborhoods. The connection was also necessary to provide for emergency services. Board members asked questions about landscaping and any age restrictions in the community.

Schmuckal moved and Agostinelli seconded THAT the Findings of Fact for application PUD 2020-01, as presented in Planning Department Report 2020-159, BE ADOPTED.

Yeas: Schmuckal, Agostinelli, Duell, Barsheff, McManus, Blood Law, Korn

Nays: None

Schmuckal moved and Blood Law seconded THAT Application PUD 2020-01, submitted by Wallick Communities for the Oakleaf Village of Garfield Township PUD, BE APPROVED, subject to the following condition:

1. *An updated traffic analysis will be required for Phase II of the PUD prior to its construction to determine needed improvements for the Zimmerman Road entrance.*

Yeas: Schmuckal, Blood Law, Duell, Barsheff, Agostinelli, McManus, Korn

Nays: None

- b. **Public Hearing – Garfield Township Budgets for 2021 (General Fund, Fire Fund, Public Improvement Fund, Budget Stabilization Fund, DPW Fund, Park System Fund, Street Light Fund, and Special Assessment District) (7:37)**

Korn opened the Public Hearing at 7:37pm and hearing no one wishing to comment, closed the Public Hearing.

8. **New Business**

- a. **Consideration of PD 2020-158 – Requirements for Siting Solar Energy Systems – Introduction and schedule for public hearing for January 12, 2021 (7:37)**

Planner John Sych said that the Planning Commission has been working on this to accommodate interest in the development of solar energy systems. Board members discussed the proposed Zoning Amendment and asked questions about agricultural exemptions and taxes.

Duell moved and Schmuckal seconded THAT the proposed Amendment 25 to Ordinance No. 68, the Garfield Township Zoning Ordinance, as attached to Planning Department Report 2020-158, BE SCHEDULED for public hearing for the January 12, 2021 Township Board Regular Meeting.

Yeas: Duell, Schmuckal, Barsheff, Agostinelli, McManus, Blood Law, Korn

Nays: None

- b. Consideration of Resolution 2020-27-T, a resolution refusing the ownership, operation, maintenance, and administrative responsibilities for the drinking water system at Meadow Lane Mobile Home community (7:46)**

Agostinelli moved and Blood Law seconded to adopt Resolution 2020-27-T, a resolution refusing the ownership, operation, maintenance, and administrative responsibilities for the drinking water system at Meadow Lane Mobile Home community.

Yeas: Agostinelli, Blood Law, McManus, Schmuckal, Duell, Barsheff, Korn

Nays: None

- c. Consideration of Resolution 2020-30-T, 2021 General Fund Budget (7:48)**

Schmuckal moved and Blood Law to adopt Resolution 2020-30-T, 2021 General Fund Budget.

Yeas: Schmuckal, Blood Law, Barsheff, Duell, Agostinelli, McManus, Korn

Nays: None

- d. Consideration of Resolution 2020-31-T, 2021 Fire Fund Budget (7:48)**

Schmuckal moved and Blood Law seconded to adopt Resolution 2020-31-T, 2021 Fire Fund Budget.

Yeas: Schmuckal, Blood Law, Agostinelli, Duell, McManus, Barsheff, Korn

Nays: None

- e. Consideration of Resolution 2020-32-T 2021 Public Improvement Road Fund Budget (7:49)**

Schmuckal moved and Barsheff seconded to adopt Resolution 2020-32-T 2021 Public Improvement Road Fund Budget.

Yeas: Schmuckal, Barsheff, Blood Law, Agostinelli, Duell, McManus, Korn

Nays: None

- f. Consideration of Resolution 2020-33-T Budget Stabilization Fund Budget (7:50)**

Schmuckal moved and Agostinelli seconded to adopt Resolution 2020-33-T Budget Stabilization Fund Budget.

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

g. Consideration of Resolution 2020-34-T 2021 DPW Fund Budget (7:50)

*Schmuckal moved and Duell seconded to adopt Resolution
2020-34-T 2021 DPW Fund Budget.*

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

**h. Consideration of Resolution 2020-35-T 2021 Park System Fund
Budget (7:51)**

*Schmuckal moved and Duell seconded to adopt Resolution
2020-35-T 2021 Park System Fund Budget.*

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

**i. Consideration of Resolution 2020-36-T Street Light Fund Budget
(7:52)**

*Schmuckal moved and Agostinelli seconded to adopt Resolution
2020-36-T Street Light Fund Budget.*

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

**j. Consideration of Resolution 2020-37-T 2021 Special Assessment
District Fund Budget (7:52)**

*Schmuckal moved and Agostinelli seconded to adopt Resolution
2020-37-T 2021 Special Assessment District Fund Budget.*

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

k. Consideration of Resolution 2020-38-T Clerk's Salary (7:53)

*Schmuckal moved and Blood Law seconded to adopt Resolution
2020-38-T Clerk's Salary.*

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

l. Consideration of Resolution 2020-39-T Supervisor's Salary (7:53)

*Schmuckal moved and Duell seconded to adopt Resolution
2020-39-T Supervisor's Salary.*

Yeas: Schmuckal, Duell, Blood Law, Agostinelli, Barsheff, McManus, Korn
Nays: None

- m. **Consideration of Resolution 2020-40-T Treasurer’s Salary (7:54)**
Schmuckal moved and McManus seconded to adopt Resolution 2020-40-T Treasurer’s Salary.

Yeas: Schmuckal, McManus, Duell, Blood Law, Agostinelli, Barsheff, Korn
Nays: None

- n. **Consideration of Resolution 2020-29-T, Annual Exemption Option as Set Forth in 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act (7:55)**

Schmuckal moved and Agostinelli seconded to adopt Resolution 2020-29-T, Annual Exemption Option as Set Forth in 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act.

Yeas: Schmuckal, Agostinelli, McManus, Duell, Blood Law, Barsheff, Korn
Nays: None

- o. **Consideration of the Township’s liability insurance renewal plan**
 Clerk McManus said that this is a renewal for the Par Plan insurance which covers all insurance for the township. Board members discussed the new cyber coverage for an additional \$1,958 per year.

Duell moved and Schmuckal seconded to pay the \$12,573.00 renewal fee. McManus will bring forth more information about the cyber coverage.

Yeas: Duell, Schmuckal, Agostinelli, McManus, Blood Law, Barsheff, Korn
Nays: None

- p. **Consideration of payment in Lieu of Taxes for Village Glen Apartments (8:03)**

Jeff Ran, representing Post Investments, is requesting a 35 year pilot to renovate the Village Glen Apartment complex. Ran said that social and community services would be added in addition to major renovations. The 35 year PILOT would coincide with the HUD loan. Board members discussed the terms of the pilot and township policy. Concerns were shared with the length of the PILOT.

Blood Law moved and Agostinelli seconded to approve a 20 year PILOT for Village Glen Apartments.

Yeas: Blood Law, Agostinelli, Schmuckal, Duell, McManus, Barsheff, Korn

Nays: None

Korn moved and Schmuckal seconded to adopt Resolution 2020-44-T which approves 4.5 % of annual shelter rents for a 20 year term.

Yeas: Korn, Schmuckal, Agostinelli, Duell, Barsheff, McManus, Blood Law

Nays: None

q. Consideration of Applicant for Board Appointments (8:18)

Korn moved and Blood Law seconded to appoint Molly Agostinelli to the Planning Commission.

Yeas: Korn, Blood Law, Duell, Agostinelli, McManus, Barsheff

Nays: Schmuckal

McManus moved and Duell seconded for to appoint Racine and Robertson to the Planning Commission for a term of three years.

Yeas: McManus, Duell, Korn, Blood Law, Agostinelli, Schmuckal, Barsheff

Nays: None

Duell moved and Blood Law seconded to appoint Korn and Duell to the GT Metro Emergency Services Committee with Barsheff as an alternate.

Yeas: Duell, Blood Law, Schmuckal, McManus, Agostinelli, Barsheff, Korn

Nays: none

Agostinelli moved and McManus seconded to appoint Roczyki, Swan and Duell to the Zoning Board of Appeals subject to a review of the Bylaws

Yeas: Agostinelli, McManus, Duell, Blood Law, Schmuckal, Barsheff, Korn

Nays: none

Duell moved and Blood law seconded to appoint Gary Rousseau, Cherry Wolf and Gil Uithol to the Board of review with Daniel Ladd as an alternate.

Yeas: Duell, Blood Law, Schmuckal, McManus, Agostinelli, Barsheff, Korn

Nays: none

McManus moved and Blood Law seconded to appoint Denise Schmuckal and Andrew Hoort to the Parks and Recreation Commission.

Yeas: McManus, Blood Law, Duell, Schmuckal, Agostinelli, Barsheff, Korn

Nays: None

Duell moved Schmuckal seconded to appoint Chuck Korn, Lanie McManus and Chris Barsheff to the Personnel Committee.

Yeas: Duell, Schmuckal, Blood Law, McManus, Agostinelli, Barsheff, Korn

Nays: none

Korn moved and Duell seconded to appoint Bill Mouser, Steve Duell and Denise Schmuckal to the Building and Grounds Committee.

Yeas: Korn, Duell, Blood Law, Schmuckal, McManus, Agostinelli, Barsheff

Nays: none

Schmuckal moved and Duell seconded to approve the suggested appointments for the Elections Committee, Finance Committee, Law Enforcement Committee and Ethics Committee. Schmuckal and Duell amended their motion to appoint Barsheff to the Ethics Committee in place of Agostinelli.

Yeas: Schmuckal, Duell, Blood Law, McManus, Agostinelli, Barsheff, Korn

Nays: none

Korn moved and Agostinelli seconded to appoint Duell to the Joint Recreation Commission to complete Agostinelli's term.

Yeas: Korn, Agostinelli, Duell, Blood Law, Schmuckal, McManus, Barsheff

Nays: none

r. Amending Trustees Per Diem Policy (8:53)

Schmuckal moved and Duell seconded to amend Resolution

2019-06-T to replace the \$100 for assigned meeting to \$125 per assigned meetings.

Board members discussed paying the Joint Recreation Commission members and decided to bring forth a resolution at the next meeting.

After discussion, the motion made by Duell and seconded by Schmuckal to include payment to all committee members with the exception of staff members was rescinded for further review.

s. Board Meeting dates (9:07)

Schmuckal moved and Blood Law seconded to approve the 2021 Charter Township of Garfield Meeting Dates.

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

9. Public Comment: (9:08)

Alisa Korn wished everyone a Merry Christmas.
Blood Law commented on Mr. Schafer's tax bill.

10. Other Business (9:12)

None

11. Adjournment

Schmuckal moved and Barsheff seconded to adjourn the meeting at 9:14 pm.

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

Chuck Korn, 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 2020-27-T

RESOLUTION REFUSING THE OWNERSHIP, OPERATION, MAINTENANCE,
AND ADMINISTRATIVE RESPONSIBILITIES
FOR THE DRINKING WATER SYSTEM
AT MEADOW LANE MOBILE HOME COMMUNITY

WHEREAS, Meadow Lane LLC owns and operates a drinking water system serving Meadow Lane mobile home community, located at 4310 Meadow Ln Dr, Traverse City, MI 49685, Section 32, Town 27 North, Range 11 West (see attached for accompanying legal description) and,

WHEREAS, Meadow Lane LLC possesses the ability and willingness to continue effective operation and maintenance of said system; and

WHEREAS, Charter Township of Garfield recognizes the need for effective and continued operation and maintenance of said system to protect the public health; and

WHEREAS, Charter Township of Garfield deems it impractical for the Township to own, operate, and administer this particular drinking water supply;

NOW, THEREFORE, BE IT RESOLVED that Charter Township of Garfield refuses to accept ownership of or operation, maintenance, and administrative responsibilities for said particular drinking water supply. Charter Township of Garfield endorses the application of Meadow Lane to continue these responsibilities under state permit.

Moved: Molly Agostinelli

Supported: Jeane Blood Law

Yeas: Agostinelli, Blood Law, Schmuckal, Duell, Barsheff, McManus, Korn

Nays: None

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, certify the above is a true and correct copy of Resolution 2020-27-T which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of December, 2020.

12-9-2020
Dated

Lanie McManus
Lanie McManus, Clerk

28-05-032-001-10

Reviewed by Grand Traverse GIS by: JG

I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records of this office, except as stated.
Heidi Scheppe, Grand Traverse County Treasurer
Sec. 135, Act 208, 1893 as amended 10/23/2020 by: CG

COVENANT DEED

Grand Traverse County Register of Deeds
eRecord Received: 10/23/2020 12:07 PM By: TB

Pursuant to this Covenant Deed made as of the 22 day of October, 2020, MITR MEADOW MHP, LLC, a Delaware limited liability company ("**Grantor**"), whose address is 110 NW 2nd Street, Cedaredge, Colorado 81413, for the consideration described on the Real Estate Transfer Tax Valuation Affidavit filed with this Covenant Deed, GRANTS, BARGAINS, SELLS AND CONVEYS to MEADOW LANE LLC, a Delaware limited liability company ("**Grantee**"), whose address is 51 W. Center Street, Ste. 600, Orem, Utah 84057, all right, title and interest in and to the real estate legally described on **Exhibit A** attached hereto (the "**Property**") with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, including, without limitation, all water rights appurtenant to the Property and the related water conveyance system located on the Property and used in connection therewith, including all fixtures, water wells (including, without limitation, those 4 water wells located on the Property identified by water supply serial number (WSSN) 40172 and the following Well IDs: 28000008577, 28000008578, 28000008579 and 280000016255), pumps, pipes and conduit, and the reversions, remainders, rents, issues and profits thereof.

Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor (but not otherwise), subject however to the matters set forth on **Exhibit B**.

Public Act 591 of 1997 requires the following: The Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Grantor grants to Grantee the right to make all division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended. First American Title Insurance
National Commercial Services
NCS- 1017511 (1) CO

(Signature and Acknowledgement on the Following Page)

{00041920 - 4 }

IN WITNESS WHEREOF, Grantor has executed this Covenant Deed as of the date first set forth above.

GRANTOR:

MITR MEADOW MHP, LLC,
a Delaware limited liability company

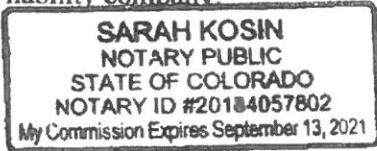
By: Impact MHC Management, LLC,
a Wyoming limited liability company,
its Manager

By: 

David Reynolds, Manager

STATE OF Colorado)
) ss.
COUNTY OF Gunnison)

This record was acknowledged before me on October 21, 2020 by David Reynolds, as Manager of Impact MHC Management, LLC, a Wyoming limited liability company, as Manager of MITR Meadow MHP, LLC, a Delaware limited liability company, on behalf of said limited liability company.





Signature of Notary Public

My Commission expires: 9/13/2021

Notary Seal/Stamp

Drafted by: Jennifer Haynes, Esq. MDH Law Group LLC 1001 Bannock Street, Ste. 135 Denver, CO 80204	Return To: GRANTEE
	Send Subsequent tax bills to: GRANTEE

Recording Fee: Real Estate Transfer Tax Valuation Affidavit filed.
Tax Parcel ID: 05-032-001-10

Signature Page—Deed (Meadow Lane)

Exhibit A To Deed
Legal Description

Land in the Township of Garfield, Grand Traverse County, MI, described as follows:

Parcel 1:

The Northeast 1/4 of the Northwest 1/4 of Section 32, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, excluding Meadow Lane Drive. Also the North 1/2 of the Northeast 1/4, Section 32, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, excluding the East 387.5 feet and excluding Meadow Lane Drive. Having also been recorded as:

Part of the Northeast 1/4 of the Northwest 1/4, also part of the North 1/2 of the Northeast 1/4, Section 32, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, more fully described as: Beginning at the North 1/4 corner of said Section 32; thence North 89 degrees 02 minutes 51 seconds West, 1322.84 feet along the North line of said Section 32; thence South 00 degrees 16 minutes 57 seconds East, 1324.36 feet along the West 1/8 line of said Section 32; thence South 89 degrees 05 minutes 34 seconds East, 880.37 feet along the North 1/8 line of said Section 32; thence Northeasterly 387.07 feet along the arc of a 90 feet radius curve to the right, the long chord of which bears North 34 degrees 07 minutes 29 seconds East, 150.60 feet; thence Southeasterly 115.93 feet along the arc of a 100 feet radius curve to the left, the long chord of which bears South 55 degrees 52 minutes 43 seconds East, 109.55 feet; thence South 89 degrees 05 minutes 34 seconds East, 266.60 feet parallel with and 66 feet North of the North 1/8 line of said Section 32; thence South 89 degrees 22 minutes 24 seconds East, 1939.50 feet parallel with and 66 feet North of said North 1/8 line; thence North 00 degrees 17 minutes 30 seconds West, 1265.27 feet parallel with the East line of said Section 32; thence North 89 degrees 36 minutes 31 seconds West, 1938.80 feet along the North line of said Section 32 to the Point of Beginning.

And

Part of the Northeast 1/4 of the Northeast 1/4, Section 32, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan, more fully described as: Commencing at the Northeast corner of said Section 32; thence North 89 degrees 36 minutes 31 seconds West, 387.50 feet along the North line of said Section 32 to the Point of Beginning; thence South 00 degrees 17 minutes 30 seconds East, 1266.56 feet parallel with the East line of said Section 32; thence North 89 degrees 22 minutes 24 seconds West, 312.60 feet parallel with and 66 feet North of the North 1/8 line of said Section 32; thence North 00 degrees 17 minutes 30 seconds West, 1265.27 feet parallel with and 700 feet West of said East Section line; thence North 89 degrees 36 minutes 31 seconds East, 312.60 feet along the North line of said Section 32 to the Point of Beginning.

Parcel 2:

Together with Non-exclusive easement for ingress and egress for vehicular and pedestrian traffic as created, limited and defined by instrument recorded in Liber 796, Page 418, Grand Traverse County Records.

{00041920 - 4 }

Ex. A

Parcel 3:

Together with Non-exclusive access easement for ingress to and egress from Highway U.S. 31 and Highway M-37 as created, limited and defined by instrument recorded in Liber 1130, Page 405, Grand Traverse County Records.

Parcel 4:

Together with Sewer and Water Main Easement as created by instrument recorded in Liber 1130, Page 407, Grand Traverse County Records.

Parcel 5:

Together with an Access Easement as created by instrument recorded October 20, 2020 in Document No. 2020R-19688, Grand Traverse County Records over the following described property:

Part of the Southeast quarter of the Southeast quarter of Section 29, Town 27 North, Range 11 West, more fully described as: Beginning at the Southeast corner of said Section 29; thence North 0° 12' 40" West, 125.00 feet, along the East line of said Section 29; thence South 41° 22' 53" West, 165.70 feet to the South line of said Section 29; thence South 89° 39' East, 110 feet, along said South section line to the Point of Beginning.

Exhibit B To Deed
Permitted Exceptions

1. Taxes and assessments for the winter installment 2020, and subsequent years, a lien not yet due and payable.
2. The terms, provisions and easement(s) contained in the document entitled "Easement for Laying Gas Lines and Gas Service Pipe" recorded October 18, 1972 as Liber 337, Page 266 of Official Records. (Affects Parcel 1)
3. Oil, gas and mineral reservations contained in the Instrument(s) recorded in Liber 597, Page 735. (Affects Parcel 1)
4. The terms, provisions and easement(s) contained in the document entitled "Warranty Deed" recorded April 12, 1984 as Liber 597, Page 735 of Official Records.

Note: Life lease extinguished by document recorded as Instrument No. 2013R-04538.

Note: No evidence that the sewage treatment plant is in service.
Affects Parcel 1.

5. The terms, provisions and easement(s) contained in the document entitled "Right-of-Way Grant" recorded November 1, 1988 as Liber 757, Page 209 of Official Records. Affects Parcel 1.
6. Oil, gas and mineral reservations contained in the Instrument(s) recorded in Instrument No. 2013R- 04538. (Affects Parcel 1)
7. Sewer easement and terms in connection therewith contained in the document entitled "Warranty Deed" recorded March 13, 2013 as Instrument No. 2013R-04538 of Official Records.

Note: No evidence that the sewage treatment plant is in service.
Affects Parcel 1.

8. Oil, gas and mineral reservations contained in the Instrument(s) recorded in Instrument No. 2016R- 08020. (Affects Parcel 1)
9. The terms, provisions and easement(s) contained in the document entitled "Nonexclusive Installation and Service Agreement" recorded July 20, 2017 as Instrument No. 2017R- 11977 of Official Records. (Affects Parcel 1)
10. The terms, provisions and easement(s) contained in the document entitled "Easement for Electric Facilities" recorded December 17, 2018 as Instrument No. 2018R-19550 of Official Records. (Affects Parcel 1)

11. Rights of parties in possession, as tenants only, under any unrecorded leases or rental agreements, which leases or agreements do not contain any rights of first refusal or options to purchase.
12. The terms, provisions and easement(s) contained in the document entitled "Access Easement" recorded December 4, 1996 as Liber 1130, Page 403 of Official Records. (Affects Parcel 5)

{00041920 - 4 }

Ex. B

CHARTER TOWNSHIP OF GARFIELD

RESOLUTION 2020-28-T

ADOPTION OF POVERTY/HARDSHIP EXEMPTION POLICY

WHEREAS, the homestead of persons who, in the judgment of the Supervisor and Board of Review, by reason of poverty, are unable to contribute to the public charges is eligible for exemption in whole or part from taxation under the General Property Tax Act; and

WHEREAS, the Township Board is required by Section 7u of the General Property Tax Act, Public Act 206 of 1893 (MCL 211.7u), to annually adopt guidelines for such exemptions;

NOW, THEREFORE, BE IT HEREBY RESOLVED, pursuant to MCL 211.7u, that the Charter Township of Garfield, Grand Traverse County, adopts the following 2021 Poverty/Hardship Exemption Policy (attached) for the Supervisor and Board of Review to implement.

The rules and regulations shall include, but not be limited to, the specific income and asset levels of the claimant and all persons residing in the household, including any property tax credit returns, filed in the current or immediately preceding year.

To be eligible, a person shall do all the following on an annual basis:

- 1) Be an owner of, and occupy as a homestead, the property for which an exemption is requested.
- 2) File a claim with the Supervisor or Board of Review (Exhibit "B"), accompanied by federal and state income tax returns for all persons residing in the homestead, including any property tax credit returns filed in the immediately preceding year or in the current year. Or, if applicant is not required to file income taxes, complete and file with the Supervisor or Board of Review the Poverty Exemption Affidavit (Michigan Dept of Treasury form 4988 (Exhibit "C")).
- 3) Produce a valid drivers' license or other form of identification if requested.
- 4) Produce a deed, land contract, or other evidence of ownership of the property for which and exemption is requested, *if requested*.
- 5) Meet Garfield Township's Income Guidelines, as stated in the attached Poverty/Hardship Exemption Rules, Regulations and Asset Test (Exhibit "A").
- 6) Meet additional eligibility requirements as determined by the Township Board.

BE IT ALSO RESOLVED that the Board of Review shall follow the above stated policy and Garfield Township Poverty Income guidelines in granting or denying an exemption, unless the

Board of Review determines there are substantial and compelling reasons why there should be a deviation from the policy and these reasons are communicated in writing to the claimant. If the Board of Review denies a Poverty/Hardship reduction, it must provide a written decision specifying the reasons for the denial to the applicant.

The foregoing resolution offered by Board Member Molly Agostinelli and supported by Board Member Denise Schmuckal.

Upon roll call vote, the following voted:

Yeas: Agostinelli, Schmuckal, Barsheff, Duell, Blood Law, McManus, Korn

Nays: None

Abstain: None

Absent and Excused: None

The Chairman declared the motion carried, and Resolution 2020-28-T duly adopted.


Lanie McManus, Township Clerk

CERTIFICATE

I, Lanie McManus, the duly appointed Township Clerk, hereby certify that the foregoing constitutes a true copy of a Resolution of the Township Board for the Charter Township of Garfield, adopted during a meeting of the Charter Township of Garfield Township Board, Grand Traverse County, Michigan, held on December 8, 2020, at which meeting (7) seven members were present as indicated in said Minutes and voted as therein set forth and that all signatures affixed thereto are the genuine signatures of those so indicated, and that each signatory was duly authorized to affix his or her signature, that said meeting was held in accordance with the Open Meetings Act of the State of Michigan, and that due and proper notice of the meeting as required by law was given to the members of the Township Board, and that the Minutes of said Meeting were kept and will be and have been available as required by said Act.

Date: 12-9-2020


Lanie McManus, Township Clerk

CHARTER TOWNSHIP OF GARFIELD
POVERTY/HARDSHIP EXEMPTION POLICY

The Charter Township of Garfield Board of Review will accept and evaluate applications for a principal residence (homestead) property tax exemption based on the taxpayer's inability to pay or poverty, pursuant to PA 390, 1994 (MCL 211.7u) and Garfield Township Board Resolution #2020-28-T. The applicant shall comply with the following as part of the application (attached):

- Complete an application (Exhibit "B") annually with the Township for a current year poverty exemption request and submit it to the Garfield Township Board of Review AFTER January 1 but before the Thursday prior to the last day of the Board of Review (by law, this is the 2nd Tuesday in December). The application must be signed before a notary, the Township Supervisor, or a Township Assessing Department staff member.
- Federal and state income tax returns for all persons residing in the principal residence INCLUDING the Michigan homestead property tax credit claim form, proof of ownership of the homestead (*if requested by the Township*) for the preceding calendar tax year MUST be provided to the Board of Review prior to its poverty exemption determination for the current tax year. If applicant is not required to file income taxes, the Poverty Exemption Affidavit (Michigan Dept. of Treasury form 4988) MUST be completed, signed and attached to the application (Exhibit "C").
- Be an owner of, and occupant of, the principal residence for which an exemption is requested.

The Board of Review will objectively evaluate poverty reduction applications utilizing all available information, including statements, under oath by the applicant upon appearance before the Board of Review. An applicant must apply for a poverty exemption on an annual basis.

In order to qualify for the poverty exemption, an applicant must satisfy a two-part test:

Part One requires the applicant household to satisfy the Garfield Township poverty income guidelines, which are updated annually by Township Board resolution, through its review of the Federal Poverty Guidelines of the US Department of Health and Human Services, incorporated by reference in the attached Poverty/Hardship Exemption Rules, Regulations and Asset Test (Exhibit "A").

Part Two requires the applicant to satisfy an Asset Test based upon the total amount of household assets. An applicant may qualify for the poverty exemption provided the applicant has no more than \$20,000 in total aggregate household assets as listed in the attached Poverty/Hardship Exemption Rules, Regulations and Asset Test.

In the event the applicant meets the foregoing two-part test, as well as all of the general guidelines of Township Board Resolution 2020-28-T and PA 390 of 1994, the applicant shall be exempted from all property taxes for the tax year in question by the Board of Review, unless the Board of Review determines there are substantial and compelling reasons why there should be a deviation from the foregoing policy and guidelines and the substantial and compelling reasons are communicated to the applicant in writing. If the Board of Review denies a Poverty/Hardship reduction, it must provide a written decision specifying the reasons for the denial to the applicant.

Adopted: December 8, 2020

Effective immediately. This policy and procedures are in force and effect until amended by the Charter Township of Garfield Township Board by resolution.

Charter Township of Garfield
Poverty/Hardship Exemption
 Rules, Regulations and Asset Test

<p>Poverty Exemption Information: MCL 211.7u (1) The principal residence of persons who, in the judgment of the supervisor and board of review, by reason of poverty, are unable to contribute toward the public charges is eligible for exemption in whole or in part from taxation under this act.</p>																						
<p>Test 1: Poverty Income Guidelines</p>																						
<p>What's involved:</p>	<p>"Table 1" How much <u>INCOME</u> a person can receive per year and be eligible for the Poverty Exemption</p>																					
	<table border="1"> <thead> <tr> <th>20 Federal Poverty Income Guidelines</th> <th>Garfield Township Income Guidelines for 2021</th> </tr> </thead> <tbody> <tr> <td>Size of Family/ Household</td> <td>Maximum Total Income</td> </tr> <tr> <td>1</td> <td>\$12,490</td> </tr> <tr> <td>2</td> <td>\$16,910</td> </tr> <tr> <td>3</td> <td>\$21,330</td> </tr> <tr> <td>4</td> <td>\$25,750</td> </tr> <tr> <td>5</td> <td>\$30,170</td> </tr> <tr> <td>6</td> <td>\$34,590</td> </tr> <tr> <td>7</td> <td>\$39,010</td> </tr> <tr> <td>8</td> <td>\$43,430</td> </tr> <tr> <td>each additional person</td> <td>\$4,420</td> </tr> </tbody> </table> <p>"Garfield Township's Income limits are based on census data of the Median Household Income (2018 estimates) for Grand Traverse County of \$61,485 divided by 2.40 (number of people per household) = \$25,619 Avg Income per person x 60% (low income guidelines for Note: The township board can adopt maximum income levels higher than the federal poverty guidelines. A township board can make it easier for a person to be eligible for the poverty exemption, but it cannot make it harder (by adopting lower income levels).</p>	20 Federal Poverty Income Guidelines	Garfield Township Income Guidelines for 2021	Size of Family/ Household	Maximum Total Income	1	\$12,490	2	\$16,910	3	\$21,330	4	\$25,750	5	\$30,170	6	\$34,590	7	\$39,010	8	\$43,430	each additional person
20 Federal Poverty Income Guidelines	Garfield Township Income Guidelines for 2021																					
Size of Family/ Household	Maximum Total Income																					
1	\$12,490																					
2	\$16,910																					
3	\$21,330																					
4	\$25,750																					
5	\$30,170																					
6	\$34,590																					
7	\$39,010																					
8	\$43,430																					
each additional person	\$4,420																					
<p>Test 2: Asset Test (if the applicant meets the Poverty Income Guidelines)</p>																						
<p>What the Law causes:</p>	<p>"Table 2" Things of Value that a person can own and still be granted a Poverty Exemption The law protects the applicant's residence. The home, or up to a specified amount of equity in the home, is not considered in determining the percent of the exemption the applicant may In Garfield Township, in the event the applicant meets the requirements of the two-part test, as well as all of the general guidelines of the annual Township Board Resolution and PA 390 of 1994, the applicant shall be exempted from all property taxes for the year in question by the Board of Review, unless the Board of Review determines there are substantial and compelling reasons why there should be a deviation from the</p>																					
	<p>"Table 3" Things of Value that the BOR can consider to decide what percent exemption to grant Every township must adopt an asset test, but no specific test is mandated by law. The township board should set a <u>maximum asset amount</u> - in other words, a total value of assets that will likely result in receiving a 0% exemption. This can either be a dollar amount or a percentage of total Based on the assets listed on a poverty exemption application, the Board of Review may grant the applicant a 0% or 100% exemption. ----- A township can consider the homestead property tax credit that the applicant is eligible for to calculate the percentage of poverty exemption to be granted. ----- MCL 211.7u(5): "The board of review shall follow the policy and guidelines of the local assessment unit in granting or denying an exemption under this section unless the board of review determines there are substantial and compelling</p>																					

Charter Township of Garfield
Poverty/Hardship Exemption
 Rules, Regulations and Asset Test

	<p align="center">Test 1: Poverty Income Guidelines</p>	<p align="center">Test 2: Asset Test (if the applicant meets the Poverty Income Guidelines)</p>	<p align="center">Test 2: Asset Test A township may ask applicant's to list all of the following types of assets to apply for a poverty exemption (list is not exhaustive):</p>
<p>Examples:</p> <ul style="list-style-type: none"> * Money, wages and salaries before any deductions * Net receipts from non-farm self-employment. (These are receipts from a person's own business, professional enterprise, or partnership, after deductions for self-employment) * Net receipts from farm self-employment. (With the same provisions as above for self-employment.) * Regular payments from social security, railroad retirement unemployment, workers' compensation, veterans' payment and public assistance. * Alimony, child support, and military family allotments. * Private pensions, government pensions, and regular insurance or annuity payments. * College or university scholarships, grants, fellowships, and assistantships. * Dividends, interest, net rental income, net royalties, periodic receipts from estates or trusts, and net gambling or lottery winnings. 	<p>The township may allow a person to own other things, besides the home, and still receive a poverty exemption. Garfield Township, in addition to the principal residence, allows an applicant to own:</p> <ul style="list-style-type: none"> * Savings, checking accounts, stocks, bonds or other liquid accounts with a combined balance or value of \$6,000 or less. * One vehicle for each household member of driving age. * Tools and other household furnishings, equipment and clothes. * One recreational vehicle or boat with a market value of \$10,000 or less. * Jewelry of a value less than \$2,000, not including wedding engagement rings. * Coin collections, firearm collections, stamp collections, rock collections, or similar collections, where the value of each collection does not exceed \$2,500. 	<ul style="list-style-type: none"> * A second home * Land * Vehicles * Recreational vehicles (campers, motor homes, boats, ATVs, etc.) * Buildings other than residence. * Equity in the residence above a specified amount. * Jewelry * Antiques * Artwork * Equipment * Other personal property of value. * Bank accounts over a specific amount. * Stocks * Money received from the sale of property such as stocks, bonds, a house or a car unless a person is in the business of selling such property. * Withdrawals of bank deposits and borrowed money. * Tax refunds, gifts, loans, lump-sum inheritances, one-time insurance payments * Food or housing received in lieu of wage and the value of food and fuel produced and consumed on farms. * Federal non-cash benefit programs such as Medicare, Medicaid, food stamps, & school lunches. 	

Exhibit "B"
POVERTY/HARDSHIP EXEMPTION APPLICATION

I, _____, owner and occupant of the principal residence listed below, apply for property tax relief under MCL 211.7u of the General Property Tax Act because by reason of my inability to pay or poverty I am unable to contribute toward the public charges and seek exemption from taxation under this Act.

In order to be considered complete, this application MUST: 1) be completed in its entirety; 2) include information regarding all members residing within the household; and 3) include all required documentation listed within the application. Please write legibly and attach additional pages as necessary.

PERSONAL INFORMATION: Petitioner must list all required personal information.

Address of Principal Residence:		Daytime Phone Number:	
Age of Petitioner:	Marital Status:	Age of Spouse:	
Number of Legal Dependents:	Age of Dependents:		
Applied for Homestead Property Tax Credit (yes or no):	Amount of Homestead Property Tax Credit:		

REAL ESTATE INFORMATION: List the real estate information related to your principal residence. Be prepared to provide a deed, land contract or other evidence of ownership, IF REQUESTED.

Property Parcel Code Number:	Name of Mortgage Company:		
Unpaid Balance Owed on Principal Residence:	Monthly Payment:	Length of Time at this Residence:	

ADDITIONAL PROPERTY INFORMATION: List information related to any other property you, or any household member owners.

Do you own, or are buyer, other property (yes or no)? If yes, complete the information below.		Amount of Income Earned from Other Property:	
Property Address	Name of Owner(s)	Assessed Value	Amount(s) & Date(s) Paid of Last Year's Tax Bills
		\$	
		\$	

EMPLOYMENT INFORMATION: List your current employment information.

Name of Employer:	Name of Contact Person:		
Address of Employer:	Employer Phone Number:		

List all income sources, including but not limited to: salaries, Social Security, rents, pensions, IRA's (individual retirement accounts), unemployment compensation, disability, government pensions, worker's compensation, dividends, claims and judgments from lawsuits, alimony, child support, friend or family contributions, reverse mortgages, or any other source of income.

Source of Income	Amount	Monthly or Annual (indicate which)

CHECKING, SAVINGS AND INVESTMENT INFORMATION: List any and all savings owned by ALL household members, including but not limited to: checking accounts, savings accounts, postal savings, credit union shares, certificates of deposit, cash, stocks, bonds, or similar investments.

Name of Financial Institution or Investment(s)	Amount on Deposit	Current Interest Rate	Name(s) on Account	Value of Investment

LIFE INSURANCE: List all policies held or owned by all household members.

Name of Insured	Amount of Policy	Monthly Payment	Policy Paid in Full	Name of Beneficiary	Relationship to Insured

MOTOR VEHICLE INFORMATION: All motor vehicles (including motor cycles, motor homes, camper trailers, etc.) held or owned by any person residing within the household must be listed.

Make	Model	Year	Monthly Payment	Balance Owed	Lender	Owner

LIST ALL PERSONS LIVING IN HOUSEHOLD: All persons residing in the residence must be listed.

First & Last Name	Age	Relationship to Applicant	Place of Employment	Monthly Monetary Contribution to Family Income

PERSONAL DEBT: All personal debt for all household members must be listed.

Creditor	Purpose of Debt	Date of Debt	Original Balance	Monthly Payment	Balance Owed

MONTHLY EXPENSE INFORMATION: The amount of **monthly** expenses related to the principal residence for each category must be listed. Indicate N/A as necessary.

Heating:	Electric:	Water:
Phone:	Cable/Internet:	Food:
Clothing:	Health Insurance:	Garbage:
Daycare:	Car Expense (gas, repair, insurance):	Medical Expense (co-pays, prescriptions):
Other (list type):	Other (list type):	Other (list type):
Other (list type):	Other (list type):	Other (list type):
Other (list type):	Other (list type):	Other (list type):

OTHER ASSETS: List all other assets and their values that are owned or controlled by you, including but not limited to, boats and other recreational vehicles, collections (coins, firearms, stamps, rock, art, etc.), antiques, silver, jewelry, equipment, etc.

Type of Asset(s)	Value	Income Derived from Asset(s)	Owner

Reason for Requesting Exemption

Notice: Any willful misstatements or misrepresentations made on this form may constitute perjury, which, under the law, is a felony punishable by fine or imprisonment.

Notice: Per MCL 211.7u(2)(b), a copy of all household members federal income tax returns, state income tax returns (MI-1040) and Homestead Property Tax Credit claims (MI-1040CR 1, 2, 3 or 4) must be attached as proof of income. Documentation for all income sources including, but not limited to, credits, claims, Social Security income, child support, alimony income, and all other income sources must be provided at time of application.

Petitioners: Do not sign this application until witnessed by the Supervisor, Board of Review, Notary Public, or Garfield Township Assessing Staff.

STATE OF MICHIGAN
COUNTY OF GRAND TRAVERSE

I, the undersigned Petitioner, hereby declare that the foregoing information is complete and true and that neither I, nor any household member residing within the principal residence, have money, income, or property other than mentioned herein.

Petitioner Signature

Date

Subscribed and sworn this _____ day of _____, 2019 by:

Assessing Staff Member Signature

Printed Name

Board of Review Member Signature

Printed Name

Supervisor Signature

Printed Name

Notary Public
Acting in Grand Traverse County
Grand Traverse County, Michigan

Printed Name

My Commission Expires: _____

This application shall be filed after January 1, but before the Thursday prior to the last day of the December Board of Review (2nd Tuesday in December, by Law) to the following address:

Board of Review
c/o Amy L DeHaan, MMAO(4) - Assessor
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

DECISIONS OF THE MARCH BOARD OF REVIEW MAY BE APPEALED TO THE SMALL CLAIMS DIVISION OF THE MICHIGAN TAX TRIBUNAL BY JULY 31 OF THE CURRENT YEAR. JULY OR DECEMBER BOARD OF REVIEW DENIALS MAY BE APPEALED TO THE SMALL CLAIMS DIVISION OF THE MICHIGAN TAX TRIBUNAL WITHIN 30 DAYS OF THE DENIAL. A COPY OF THE BOARD OF REVIEW DECISION MUST BE INCLUDED WITH THE FILING.

Forms can be found online at: www.michigan.gov/taxtrib and can be e-filed or mailed to: Michigan Tax Tribunal, PO Box 30232, Lansing, MI 48909

Exhibit "C"

Michigan Department of Treasury
4988 (05-12)

Poverty Exemption Affidavit

This form is issued under authority of Public Act 206 of 1893; MCL 211.7u.

INSTRUCTIONS: When completed, this document must accompany a taxpayer's Application for Poverty Exemption filed with the supervisor or the board of review of the local unit where the property is located. MCL 211.7u provides for a whole or partial property tax exemption on the principal residence of an owner of the property by reason of poverty and the inability to contribute toward the public charges. MCL 211.7u(2)(b) requires proof of eligibility for the exemption be provided to the board of review by supplying copies of federal and state income tax returns for all persons residing in the principal residence, including property tax credit returns, or by filing an affidavit for all persons residing in the residence who were not required to file federal or state income tax returns for the current or preceding tax year.

I, _____, swear and affirm by my signature below that I reside in the principal residence that is the subject of this Application for Poverty Exemption and that for the current tax year and the preceding tax year, I was not required to file a federal or state income tax return.

Address of Principal Residence: _____

Signature of Person Making Affidavit

Date

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

RESOLUTION #2020-29-T

**RESOLUTION TO ADOPT THE ANNUAL EXEMPTION OPTION AS SET FORTH
IN 2011 PUBLIC ACT 152, THE PUBLICLY FUNDED HEALTH INSURANCE
CONTRIBUTION ACT**

WHEREAS, 2011 Public Act 152 (the "Act") was passed by the State Legislature and signed by the Governor on September 24, 2011;

WHEREAS, the Act contains three options for complying with the requirements of the Act;

WHEREAS, the three options are as follows:

- 1) Section 3 – "Hard Caps" Option – limits a public employer's total annual health care costs for employees based on coverage levels, as defined in the Act;
- 2) Section 4 – "80%/20%" Option – limits a public employer's share of total annual health care costs to not more than 80%. This option requires an annual majority vote of the governing body;
- 3) Section 8 – "Exemption" Option – a local unit of government, as defined in the Act, may exempt itself from the requirements of the Act by an annual 2/3 vote of the governing body;

WHEREAS, the Charter Township of Garfield Board of Trustees has decided to adopt the annual Exemption Option as its choice of compliance under the Act;

NOW, THEREFORE, BE IT RESOLVED that Board of Trustees of the Charter Township of Garfield elects to comply with the requirements of 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act, by adopting the annual Exemption Option for the medical benefit plan coverage year January 1, 2021 through December 31, 2021.

Moved: Denise Schmuckal

Supported: Molly Agostinelli

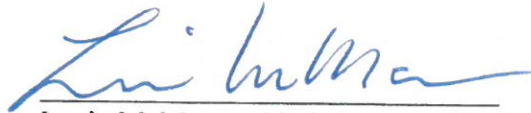
Ayes: Schmuckal, Agostinelli, Duell, McManus, Barsheff, Blood Law, Korn

Nays: None

Absent and Excused: None

RESOLUTION 2020-29-T DECLARED ADOPTED.

By:

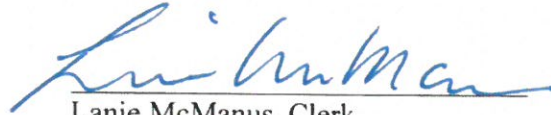


Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution 2020-29-T which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of December, 2020.

Dated: 12-9-2020



Lanie McManus, Clerk
Charter Township of Garfield

CHARTER TOWNSHIP OF GARFIELD

2021 GENERAL FUND BUDGET - RESOLUTION 2020-30-T

WHEREAS, a hearing was held on December 8, 2020 on the General Fund Budget for the fiscal year 2021 for the Charter Township of Garfield.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the 2021 General Fund Budget of the Charter Township of Garfield of \$4,290,493.75 revenues and \$4,290,493.75 expenditures be approved.

Moved: Denise Schmuckal

Supported: Jeane Blood Law

to approve Resolution 2020-30-T, adopting the 2021 General Fund Budget of \$4,290,493.75 revenues and \$4,290,493.75 expenditures as appropriated.

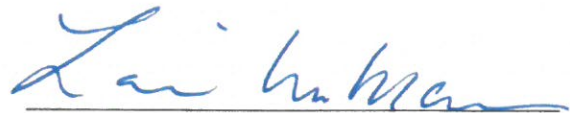
Roll call vote:

Yeas: Schmuckal, Blood Law, McManus, Agostinelli, Duell, Barsheff, Korn

Nays: None

Absent and excused: None

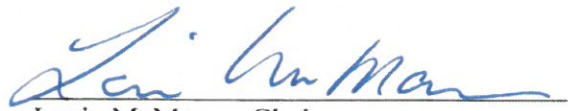
The Chairman declared the motion carried and Resolution 2020-30-T adopted this 8th day of December, 2020.



Lanie McManus, Clerk

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, certify the above is a true and correct copy of Resolution 2020-30-T which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of December, 2020.



Lanie McManus, Clerk

CHARTER TOWNSHIP OF GARFIELD

2021 FIRE FUND BUDGET - RESOLUTION 2020-31-T

WHEREAS, a hearing was held on December 8, 2020 on the Fire Fund Budget for the fiscal year 2021 for the Charter Township of Garfield.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the 2021 Fire Fund Budget of the Charter Township of Garfield of \$2,219,926 revenues and \$2,219,926 expenditures be approved.

Moved: Denise Schmuckal

Supported: Jeane Blood Law

to approve Resolution 2020-31-T, adopting the 2021 Fire Fund Budget of \$2,219,926 revenues and \$2,219,926 expenditures as appropriated.

Roll call vote:

Yeas: Schmuckal, Blood Law, Barsheff, McManus, Duell, Agostinelli, Korn

Nays: None

Absent and excused: None

The Chairman declared the motion carried and Resolution 2020-31-T adopted this 8th day of December, 2020.


Lanie McManus, Clerk

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, certify the above is a true and correct copy of Resolution 2020-31-T which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of December, 2020.


Lanie McManus, Clerk

CHARTER TOWNSHIP OF GARFIELD

2021 PUBLIC IMPROVEMENT ROAD FUND BUDGET - RESOLUTION 2020-32-T

WHEREAS, a hearing was held on December 8, 2020 on the Public Improvement Road Fund Budget for the fiscal year 2021 for the Charter Township of Garfield.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the 2021 Public Improvement Road Fund Budget of the Charter Township of Garfield of \$100,000 revenues and \$100,000 expenditures be approved.

Moved: Denise Schmuckal

Supported: Chris Barsheff

to approve Resolution 2020-32-T, adopting the 2021 Public Improvement Road Fund Budget of \$100,000 revenues and \$100,000 expenditures as appropriated.

Roll call vote:

Yeas: Schmuckal, Barsheff, Blood Law, Agostinelli, Duell, McManus, Korn

Nays: None

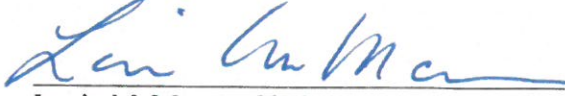
Absent and excused: None

The Chairman declared the motion carried and Resolution 2020-32-T adopted this 8th day of December, 2020.


Lanie McManus, Clerk

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, certify the above is a true and correct copy of Resolution 2020-32-T which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of December, 2020.


Lanie McManus, Clerk

CHARTER TOWNSHIP OF GARFIELD

2021 BUDGET STABILIZATION FUND BUDGET - RESOLUTION 2020-33-T

WHEREAS, a hearing was held on December 8, 2020 on the Budget Stabilization Fund Budget for the fiscal year 2021 for the Charter Township of Garfield.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the 2021 Budget Stabilization Fund Budget of the Charter Township of Garfield of \$ 0.00 revenues and \$ 0.00 expenditures be approved.

Moved: Denise Schmuckal

Supported: Molly Agostinelli

to approve Resolution 2020-33-T, adopting the 2021 Budget Stabilization Fund Budget of \$ 0.00 revenues and \$ 0.00 expenditures as appropriated.

Roll call vote:

Yeas: Schmuckal, Agostinelli, Blood Law, Barsheff, McManus, Duell, Korn

Nays: None


Absent and excused: None

The Chairman declared the motion carried and Resolution 2020-33-T adopted this 8th day of December, 2020.


Lanie McManus, Clerk

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, certify the above is a true and correct copy of Resolution 2020-33-T which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of December, 2020.


Lanie McManus, Clerk

CHARTER TOWNSHIP OF GARFIELD

2021 DPW FUND BUDGET - RESOLUTION 2020-34-T

WHEREAS, a hearing was held on December 8, 2020 on the DPW Fund Budget for the fiscal year 2021 for the Charter Township of Garfield.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the 2021 DPW Fund Budget of the Charter Township of Garfield of \$ 0.00 revenues and \$ 0.00 expenditures be approved.

Moved: Denise Schmuckal

Supported: Steve Duell

to approve Resolution 2020-34-T, adopting the 2021 DPW Fund Budget of \$ 0.00 revenues and \$0.00 expenditures as appropriated.

Roll call vote:

Yeas: Schmuckal, Duell, Agostinelli, McManus, Barsheff, Blood Law, Korn

Nays: None

Absent and excused: None

The Chairman declared the motion carried and Resolution 2020-34-T adopted this 8th day of December, 2020.



Lanie McManus, Clerk

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, certify the above is a true and correct copy of Resolution 2020-34-T which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of December, 2020.



Lanie McManus, Clerk

CHARTER TOWNSHIP OF GARFIELD

2021 PARK SYSTEM FUND BUDGET - RESOLUTION 2020-35-T

WHEREAS, a hearing was held on December 8, 2020 on the Park System Fund Budget for the fiscal year 2021 for the Charter Township of Garfield.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the 2021 Park System Fund Budget of the Charter Township of Garfield of \$363,000 revenues and \$363,000 expenditures be approved.

Moved: Denise Schmuckal

Supported: Steve Duell

to approve Resolution 2020-35-T, adopting the 2021 Park System Fund Budget of \$363,000 revenues and \$363,000 expenditures as appropriated.

Roll call vote:

Yeas: Schmuckal, Duell, Agostinelli, Blood Law, McManus, Barsheff, Korn

Nays: None


Absent and excused: None

The Chairman declared the motion carried and Resolution 2020-35-T adopted this 8th day of December, 2020.


Lanie McManus, Clerk

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, certify the above is a true and correct copy of Resolution 2020-35-T which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of December, 2020.


Lanie McManus, Clerk

CHARTER TOWNSHIP OF GARFIELD

2021 STREET LIGHT FUND BUDGET - RESOLUTION 2020-36-T

WHEREAS, a hearing was held on December 8, 2020 on the Street Light Fund Budget for the fiscal year 2021 for the Charter Township of Garfield.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the 2021 Street Light Fund Budget of the Charter Township of Garfield of \$24,000 revenues and \$24,000 expenditures be approved.

Moved: Denise Schmuckal

Supported: Molly Agostinelli

to approve Resolution 2020-36-T, adopting the 2021 Street Light Fund Budget of \$24,000 revenues and \$24,000 expenditures as appropriated.

Roll call vote:

Yeas: Schmuckal, Agostinelli, McManus, Blood Law, Barsheff, Duell, Korn

Nays: None

Absent and excused: None

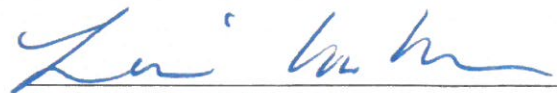
The Chairman declared the motion carried and Resolution 2020-36-T adopted this 8th day of December, 2020.



Lanie McManus, Clerk

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, certify the above is a true and correct copy of Resolution 2020-36-T which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of December, 2020.



Lanie McManus, Clerk

CHARTER TOWNSHIP OF GARFIELD

2021 SPECIAL ASSESSMENT DISTRICT FUND BUDGET - RESOLUTION 2020-37-T

WHEREAS, a hearing was held on December 8, 2020 on the Special Assessment District Fund Budget for the fiscal year 2021 for the Charter Township of Garfield.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the 2021 Special Assessment District Fund Budget of the Charter Township of Garfield of \$115,000 revenues and \$115,000 expenditures be approved.

Moved: Denise Schmuckal

Supported: Molly Agostinelli

to approve Resolution 2020-37-T, adopting the 2021 Special Assessment District Fund Budget of \$115,000 revenues and \$115,000 expenditures as appropriated.

Roll call vote:

Yeas: Schmuckal, Agostinelli, Duell, McManus, Barsheff, Blood Law, Korn

Nays: None

Absent and excused: None

The Chairman declared the motion carried and Resolution 2020-37-T adopted this 8th day of December, 2020.



Lanie McManus, Clerk

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, certify the above is a true and correct copy of Resolution 2020-37-T which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of December, 2020.



Lanie McManus, Clerk

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

RESOLUTION #2020-38-T

RESOLUTION ADOPTING TOWNSHIP CLERK'S SALARY

WHEREAS, according to MCL 41.95(3), the salary of the officers composing the Township Board shall be determined by the Township Board; and

WHEREAS, the Charter Township of Garfield Board deems that an adjustment in the salary of the office of Township Clerk is warranted in consideration of the increase in the cost of living since Township Board Members salaries were last adjusted; and

NOW, THEREFORE, BE IT RESOLVED, that effective as of January 1, 2021, the salary of the office of Township Clerk shall be as follows: \$79,738.80.

Moved: Denise Schmuckal

Supported: Jeane Blood Law

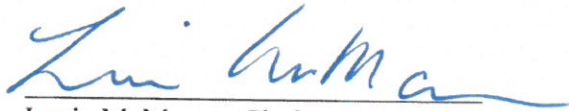
Ayes: Schmuckal, Blood Law, Barsheff, Agostinelli, Duell, McManus, Korn

Nays: None

Absent and Excused: None

RESOLUTION 2020-38-T DECLARED ADOPTED.

By:



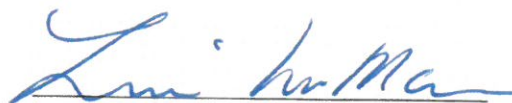
Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of December, 2020.

Dated:

12-9-2020



Lanie McManus, Clerk
Charter Township of Garfield

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

RESOLUTION #2020-39-T

RESOLUTION ADOPTING TOWNSHIP SUPERVISOR'S SALARY

WHEREAS, according to MCL 41.95(3), the salary of the officers composing the Township Board shall be determined by the Township Board; and

WHEREAS, the Charter Township of Garfield Board deems that an adjustment in the salary of the office of Township Supervisor is warranted in consideration of the increase in the cost of living since Township Board Members salaries were last adjusted; and

NOW, THEREFORE, BE IT RESOLVED, that effective as of January 1, 2021, the salary of the office of Township Supervisor shall be as follows: \$79,738.80.

Moved: Denise Schmuckal

Supported: Steve Duell

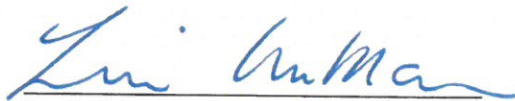
Ayes: Schmuckal, Duell, Agostinelli, Blood Law, Barsheff, McManus, Korn

Nays: None

Absent and Excused: None

RESOLUTION 2020-39-T DECLARED ADOPTED.

By:

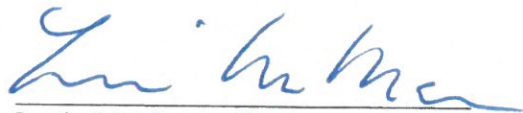


Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of December, 2020.

Dated: 12-9-2020



Lanie McManus, Clerk
Charter Township of Garfield

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

RESOLUTION #2020-40-T

RESOLUTION ADOPTING TOWNSHIP TREASURER'S SALARY

WHEREAS, according to MCL 41.95(3), the salary of the officers composing the Township Board shall be determined by the Township Board; and

WHEREAS, the Charter Township of Garfield Board deems that an adjustment in the salary of the office of Township Treasurer is warranted in consideration of the increase in the cost of living since Township Board Members salaries were last adjusted; and

NOW, THEREFORE, BE IT RESOLVED, that effective as of January 1, 2021, the salary of the office of Township Treasurer shall be as follows: \$79,738.80.

Moved: Denise Schmuckal

Supported: Lanie McManus

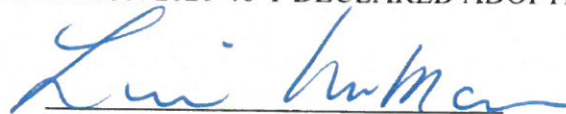
Ayes: Schmuckal, McManus, Duell, Agostinelli, Barsheff, Blood Law, Korn

Nays: None

Absent and Excused: None

RESOLUTION 2020-40-T DECLARED ADOPTED.

By:



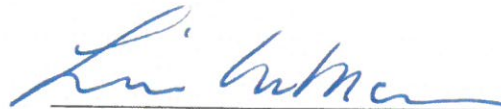
Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of December, 2020.

Dated:

12-9-2020



Lanie McManus, Clerk
Charter Township of Garfield

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

RESOLUTION TO AMEND THE BUDGET

RESOLUTION #2020-41-T

BE IT HEREBY RESOLVED, THAT budget amendments to increase the Park System Fund (308) by \$130,000 and take it from the Fund Balance be approved.

Moved: Molly Agostinelli


Supported: Denise Schmuckal

Yeas: Agostinelli, Schmuckal, Barsheff, Duell, Blood Law, McManus, Korn

Nays: None

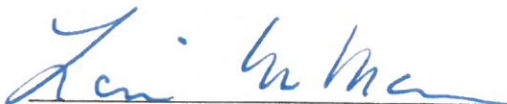
Absent and excused: None

The Chairman, Chuck Korn, declared the motion carried and Resolution 2020-41-T adopted this 8th day of December, 2020.


Lanie McManus, Clerk

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, certify the above is a true and correct copy of Resolution 2020-41-T which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of December, 2020.


Lanie McManus, Clerk

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

RESOLUTION TO AMEND THE BUDGET

RESOLUTION #2020-42-T

BE IT HEREBY RESOLVED, THAT budget amendments to increase the General Fund (101), Cost Center (747) by \$298,273 and take it from the Fund Balance be approved.

Moved: Molly Agostinelli


Supported: Denise Schmuckal

Yeas: Agostinelli, Schmuckal, Barsheff, Duell, Blood Law, McManus, Korn

Nays: None

Absent and excused: None

The Chairman, Chuck Korn, declared the motion carried and Resolution 2020-42-T adopted this 8th day of December, 2020.



Lanie McManus, Clerk

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, certify the above is a true and correct copy of Resolution 2020-42-T which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of December, 2020.



Lanie McManus, Clerk

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

RESOLUTION TO AMEND THE BUDGET

RESOLUTION #2020-43-T

BE IT HEREBY RESOLVED, THAT budget amendments to increase the Park Fund, Park Use Fees 308-000-476.004 by \$3,276 and take it from the General Fund, Park Use Fees 101-000-476.004 be approved.

Moved: Molly Agostinelli

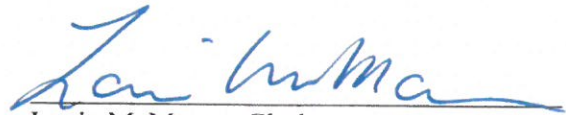
Supported: Denise Schmuckal

Yeas: Agostinelli, Schmuckal, Barsheff, Duell, Blood Law, McManus, Korn

Nays: None

Absent and excused: None

The Chairman, Chuck Korn, declared the motion carried and Resolution 2020-43-T adopted this 8th day of December, 2020.



Lanie McManus, Clerk

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, certify the above is a true and correct copy of Resolution 2020-43-T which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of December, 2020.



Lanie McManus, Clerk

CHARTER TOWNSHIP OF GARFIELD

RESOLUTION 2020-44-T

REGARDING TAX ABATEMENT AND PAYMENT TO BE MADE IN LIEU OF TAXES

Board member, Chuck Korn, supported by Board member, Denise Schmuckal, made a motion to adopt the following amended Resolution:

RESOLUTION RE-DESIGNATING AN EXISTING 120 UNIT APARTMENT COMPLEX KNOWN AS THE VILLAGE GLEN APARTMENTS, AN AFFORDABLE HOUSING COMMUNITY, LOCATED AT 1336 BIRCH TREE LANE, TRAVERSE CITY, MI 49684, GARFIELD TOWNSHIP, MICHIGAN, (legally described as: Part of the Northeast Quarter of the Northeast Quarter, Section 23, Town 27 North, Range 11 West, more fully described as commencing at the North quarter corner of said section 23; thence North 89 degrees 56 minutes 05 seconds East, 665.02 feet to the point of beginning; thence continuing North 89 degrees 56 minutes 05 seconds East, 665.02 feet along said section line; thence South 00 degrees 26 minutes East, 337.16 feet; thence South 83 degrees 54 minutes West, 100.32 feet; thence 13.05 feet along the arc of a curve to the right with a radius of 133 feet having its chord bearing South 08 degrees 21 minutes West, 142.96 feet; thence 95.98 feet along the arc of a curve to the left with a radius of 378 feet and chord bearing South 09 degrees 54 minutes West, 95.72 feet; thence 235.73 feet along the arc of a curve to the right with a radius of 544 feet and chord bearing North 75 degrees 33 minutes West, 233.54 feet; thence North 63 degrees 09 minutes West, 38.9 feet; thence 83.51 feet along the arc of a curve to the left with radius of 178 feet and chord bearing North 76 degrees 35 minutes West, 82.74 feet; thence South 89 degrees 58 minutes West, 49.71 feet; thence 50.27 feet along the arc of a curve to the left with radius of 60 feet and chord bearing South 65 degrees 58 minutes West, 48.81 feet; thence 123.32 feet along the arc of a curve to the right with radius of 79 feet and chord bearing South 86 degrees 41 minutes West, 111.18 feet; thence 63.23 feet along the arc of a curve to the left with radius of 60 feet and chord bearing North 78 degrees 47 minutes West, 60.34 feet; thence 47.68 feet along the arc of a curve to the left with radius of 267 feet and chord bearing South 65 degrees 55 minutes West, 47.62 feet; thence South 60 degrees 48 minutes West, 103.24 feet; thence 169.52 feet along the arc of a curve to the right with radius of 333 feet and chord bearing South 75 degrees 23 minutes West, 167.69 feet; thence South 89 degrees 58 minutes West, 286.26 feet; thence North 00 degrees 41 minutes West, 99.65 feet; thence North 89 degrees 56 minutes 05 seconds West, 417.5 feet; thence North 00 degrees 40 minutes 43 seconds West, 417.46 feet; thence South 89 degrees 07 minutes 02 seconds West, 417.5 feet; thence North 00 degrees 00 minutes 56 seconds East, 12.71 feet; thence South 89 degrees 56 minutes 05 seconds East 664.17 feet; thence North 00 degrees 33 minutes 21 seconds West, 396.01 feet to the place of beginning) AS A "QUALIFIED PROJECT" UNDER THE CHARTER TOWNSHIP OF GARFIELD'S ORDINANCE NO. 18, AS AMENDED.

WHEREAS, the Township Board, pursuant to MCL 125.1401 *et seq.*, has received a request from Post Investment Group (the “Developers”), the Developers plan to cure all deferred maintenance, improve the quality of life for the tenants, add community services and outreach, and preserve affordable housing in the Township at the Village Glen Apartments. The complex is an affordable housing project (the “Development”), to be recognized as a “Qualified Project” exempt from payment of *ad valorem* property taxes and subject to the requirement that a service charge be paid to the Charter Township of Garfield in lieu of *ad valorem* property taxes in accordance with MCL 125.1415 for a twenty (20) year term; and

WHEREAS, the Township Board has determined that the Development is a “Qualified Project”, as defined by Charter Township of Garfield’s Ordinance No. 18 as amended, and as such, the project is eligible for payment of a service charge in lieu of *ad valorem* property taxes in accordance with such Ordinance No. 18, as amended, and as otherwise provided by MCL 125.1415 *et seq.*;

NOW, THEREFORE, BE IT RESOLVED THAT:

The Development is determined to be a “Qualified Project” as defined by Charter Township of Garfield Amended and Restated Ordinance No. 18, and shall pay to the Charter Township of Garfield a service charge in lieu of *ad valorem* property taxes in an amount equal to four and one-half percent (4.5%) of Annual Shelter Rents, along with a Municipal Services Assessment as outlined in the Municipal Services Agreement between the Developer and the Township, as provided by said Amended and Restated Ordinance No. 18 for the term of the agreement.

BE IT FURTHER RESOLVED THAT:

By virtue of the adoption of this Resolution, subject to the conditions and limitations imposed under Ordinance No. 18, as amended, an agreement is deemed to exist between the Charter Township of Garfield and the Developers of the Development, with the US Department of Housing and Urban Development (HUD) as third party beneficiary under such agreement, for the Village Glen Apartments, a 120-unit affordable housing project. It shall be deemed a default under Ordinance 18 if the Development fails to meet the terms of a “Qualified Project” under Ordinance No. 18, as amended because the Development was not completed according to the agreement, is no longer subject to the Authority Mortgage, fails to remain affordable with a recorded Regulatory Agreement, or fails to comply with Ordinance 18, as amended, for any other reason prior to the expiration of the agreement.

Upon roll call vote, the following voted:

Yeas: Korn, Schmuckal, Barsheff, McManus, Duell, Blood Law, Agostinelli

Nays: None

Abstain: None

Absent and Excused: None

The Chairman declared the motion carried, and Resolution 2020-44-T duly adopted.



Lanie McManus, Township Clerk

CERTIFICATE

I, Lanie McManus, the duly appointed Township Clerk, hereby certify that the foregoing constitutes a true copy of a Resolution of the Township Board for the Charter Township of Garfield, adopted during a meeting of the Charter Township of Garfield Township Board, Grand Traverse County, Michigan, held on December 8, 2020, at which meeting (7) seven members were present as indicated in said Minutes and voted as therein set forth and that all signatures affixed thereto are the genuine signatures of those so indicated, and that each signatory was duly authorized to affix his or her signature, that said meeting was held in accordance with the Open Meetings Act of the State of Michigan, and that due and proper notice of the meeting as required by law was given to the members of the Township Board, and that the Minutes of said Meeting were kept and will be and have been available as required by said Act.

Date: 12-9-2020



Lanie McManus, Township Clerk

Questions/clarification: please call Lanie McManus 231-941-1620

Check Date	Bank	Check #	Payee	Description	GL #	Amount
12/09/2020	GEN	39304	86TH DISTRICT COURT	BENNETT CONSTRUCTION	101-253-801.000	30.00
12/09/2020	GEN	39305	AMERICAN WASTE	3032250	308-000-935.000	330.00
12/09/2020	GEN	39306	AMERICAN WASTE	3394790	101-265-935.604	85.00
12/09/2020	GEN	39307	APEX SOFTWARE	APEX SOFTWARE	101-258-935.015	705.00
12/09/2020	GEN	39308	CITY OF TRAVERSE CITY	170975-94720	101-000-084.861	666.75
12/09/2020	GEN	39309	DTE ENERGY	910020833133	101-265-920.601	840.59
12/09/2020	GEN	39310	DTE ENERGY	910020833257	101-265-920.601	32.00
12/09/2020	GEN	39311	ESRI	ARC GIS	101-258-935.015	1,400.00
12/09/2020	GEN	39312	GRAND TRAVERSE COUNTY	ELECTION CODING/TEST DECK/BALLOTS/NOTICES	101-191-726.000	780.00
		39312		ELECTION CODING/TEST DECK/BALLOTS/NOTICES	101-191-901.000	328.50
		39312		ELECTION CODING/TEST DECK/BALLOTS/NOTICES	101-191-935.015	1,800.00
		39312		2020 YARD WASTE	101-747-880.007	1,519.00
						<u>4,427.50</u>
12/09/2020	GEN	39313	GRAND TRAVERSE COUNTY DPW	5590511	308-000-935.000	11.50
12/09/2020	GEN	39314	GRAND TRAVERSE COUNTY DPW	5105021	101-265-920.602	144.20
12/09/2020	GEN	39315	GRAND TRAVERSE DIESEL SERVICE, INC	GENERATOR REPAIR / SERVICE	101-265-935.605	723.85
12/09/2020	GEN	39316	GRID4 COMMUNICATIONS, INC.	PHONES	101-265-850.000	1,066.78
12/09/2020	GEN	39317	ICC	CODE BOOKS	101-371-965.000	139.00
12/09/2020	GEN	39318	MAMC	MEMBERSHIP TEZAK	101-215-965.000	120.00
12/09/2020	GEN	39319	MICHIGAN ASSESSORS ASSOCIATION	MEMBERSHIP DEHAAN	101-171-965.000	270.00
12/09/2020	GEN	39320	MOLON EXCAVATING	YMCA TENNIS COURT	308-000-970.000	8,752.00
12/09/2020	GEN	39321	OLSON, BZDOK, & HOWARD	PRIESKON	101-400-801.000	222.70
12/09/2020	GEN	39322	RUBY CLEANING SERVICE	CONTRACTED SVCS	101-265-935.603	1,190.00
12/09/2020	GEN	39323	RUBY CLEANING SERVICE	CONTRACTED SVCS	308-000-935.000	100.00
12/09/2020	GEN	39324	STAPLES	KLEENEX/PAPER/PENS/RUBBER BANDS	101-101-726.000	93.62
		39324		ELECTION SUPPLIES	101-191-726.000	41.95
						<u>135.57</u>
12/09/2020	GEN	39325	TEMPERATURE CONTROL	ZONE VALVE REPLACEMENT	101-265-935.608	836.27
12/09/2020	GEN	39326	TRAVERSE CITY FLEET REPAIR	TIRE PROBLEM	101-806-864.000	45.00

3.b.(i)

Check Date	Bank	Check #	Payee	Description	GL #	Amount
12/09/2020	GEN	39327	TRAVERSE CITY RECORD EAGLE	ADVERTISING	101-101-901.000	486.65
		39327		ADVERTISING	101-400-901.000	174.00
						<u>660.65</u>
12/14/2020	GEN	39329	TESLA, INC	CURRENT REAL PROPERTY TAXES		** VOIDED **
12/14/2020	GEN	39330	LAUTNER IRRIGATION INC	SPRINKLER VALVE	101-265-935.602	28.38
12/14/2020	GEN	39331	TESLA, INC	2018	101-000-403.000	5,416.39
12/15/2020	GEN	39332	ACCIDENT FUND OF MICHIGAN	WCV01552483301	101-851-912.002	6,312.00
12/15/2020	GEN	39333	AFLAC	AFLAC	101-000-227.001	645.06
12/15/2020	GEN	39334	BLUE CROSS BLUE SHIELD OF MICHIGAN	EMPLOYEE HEALTH	101-851-873.030	21,638.70
12/15/2020	GEN	39335	CITY OF TRAVERSE CITY	170975-98310	101-448-920.005	10.61
12/15/2020	GEN	39336	CONSUMERS ENERGY	103033456148	101-448-920.005	701.11
12/15/2020	GEN	39337	CONSUMERS ENERGY	100000311801	101-000-084.861	2,299.75
		39337		100000311801	101-448-920.005	3,818.83
						<u>6,118.58</u>
12/15/2020	GEN	39338	GARFIELD CHARTER TOWNSHIP	HSA	101-000-237.000	436.88
12/15/2020	GEN	39339	GRAND TRAVERSE CONSERVATION DI	THIRD QTR BILLING - FEES	308-000-935.000	15,935.26
12/15/2020	GEN	39340	MAPLE RIVER DIRECT MAIL	TAX / NEWSLETTER MAILING	101-101-900.000	1,071.00
		39340		TAX / NEWSLETTER MAILING	101-253-726.000	725.26
		39340		TAX / NEWSLETTER MAILING	101-253-726.001	(22.22)
		39340		TAX / NEWSLETTER MAILING	101-253-900.000	766.32
						<u>2,540.36</u>
12/15/2020	GEN	39341	REIX INC. DBA LEXISNEXIS	LEXIS NEXIS	101-101-801.002	60.00
12/15/2020	GEN	39342	SONDEE, RACINE, DOREN	BURNHEIMER	101-253-801.000	392.40
12/15/2020	GEN	39343	SPECTRUM BUSINESS	INTERNET	101-258-935.016	84.99
12/15/2020	GEN	39344	UNITED WAY	UNITED WAY	101-000-238.000	90.00
12/15/2020	GEN	39345	VOYA INSTITUTIONAL TRUST COMPANY	DEFERRED COMP VF3202	101-000-227.000	1,880.00
12/16/2020	GEN	39415	AMY SIMON	ELECTION HAZARD PAY	101-191-701.000	50.00
12/16/2020	GEN	39416	BILL MOUSER	ELECTION HAZARD PAY	101-191-701.000	50.00
12/16/2020	GEN	39417	GOURDIE-FRASER, INC.	SMALL CELL TOWER ORDINANCE	101-410-805.000	270.00
12/16/2020	GEN	39418	JOE MCMAHUS	ELECTION HAZARD PAY	101-191-701.000	50.00

CHECK DISBURSEMENT REPORT FOR CHARTER TOWNSHIP OF GARFIELD
 CHECK DATE FROM 12/04/2020 - 01/06/2021
 Banks: GEN

Check Date	Bank	Check #	Payee	Description	GL #	Amount
12/16/2020	GEN	39419	KAREN LEAVER	ELECTION HAZARD PAY	101-191-701.000	50.00
12/16/2020	GEN	39420	KATHLEEN ROON	ELECTION HAZARD PAY	101-191-701.000	50.00
12/16/2020	GEN	39421	MIAH ALPERS	ELECTION HAZARD PAY	101-191-701.000	50.00
12/28/2020	GEN	39422	ANNE WENDLING	CONTRACTED SVCS	101-101-805.000	156.00
		39422		CONTRACTED SVCS	101-400-805.000	90.50
						<u>246.50</u>
12/28/2020	GEN	39423	FIFTH THIRD BANK	1319 - NORTHWOODS - PRINTER INK	101-101-726.000	130.99
		39423		1319 - NORTHWOODS - PRINTER INK	101-171-726.000	172.98
		39423		1319 - NORTHWOODS - PRINTER INK	101-215-726.000	83.99
		39423		1319 - NORTHWOODS - PRINTER INK	101-412-726.000	23.99
						<u>411.95</u>
12/28/2020	GEN	39424	FIFTH THIRD BANK	5261 - ZOOM / EDUCATION	101-253-960.000	196.00
		39424		5261 - ZOOM / EDUCATION	101-401-900.000	42.40
						<u>238.40</u>
12/28/2020	GEN	39425	GARFIELD CHARTER TOWNSHIP	HSA	101-000-237.000	436.88
12/28/2020	GEN	39426	GRAND TRAVERSE CONSERVATION DI	4TH QTR BILLING LABOR	308-000-935.000	10,556.48
12/28/2020	GEN	39427	GRAND TRAVERSE COUNTY	SHERIFF - COUNTY PATROL 4TH QTR	101-301-830.000	297,068.94
12/28/2020	GEN	39428	INTEGRITY BUSINESS SOLUTIONS	NAME PLATE - HOORT	308-000-935.000	28.45
12/28/2020	GEN	39429	LEELANAU MASONRY, LLC	SILVER LAKE PARK	308-000-935.000	6,400.00
12/28/2020	GEN	39430	UNITED WAY	UNITED WAY	101-000-238.000	90.00
12/28/2020	GEN	39431	VOYA INSTITUTIONAL TRUST COMPANY	DEFERRED COMP VF3202	101-000-227.000	1,880.00
12/28/2020	GEN	39432	GARFIELD CHARTER TOWNSHIP	HSA	101-851-873.030	90,000.00
12/28/2020	GEN	39433	VERIZON	PHONES	101-265-850.000	303.67
12/29/2020	GEN	39434	HOME DEPOT CREDIT SERVICES	SUPPLIES TO FIX DROP BOX	101-265-726.003	18.75
12/29/2020	GEN	39435	ICC	'21 IBC SIG CHANGES	101-371-965.000	40.00
12/29/2020	GEN	39436	SUPERFLEET	GAS	101-806-862.000	97.37
12/29/2020	GEN	39437	AMY DEHAAN	MILEAGE	101-171-860.201	298.25
01/06/2021	GEN	39438	CHRISTOPHER BARSHEFF	REIMBURSEMENT	101-000-612.000	100.00
01/06/2021	GEN	39439	CITY OF TRAVERSE CITY	170975-118686	101-448-920.005	28.34
01/06/2021	GEN	39440	CONSUMERS ENERGY	100018131597	101-448-920.005	29.77

Check Date	Bank	Check #	Payee	Description	GL #	Amount
01/06/2021	GEN	39441	DENISE SCHMUCKAL	REIMBURSEMENT	101-000-612.000	100.00
01/06/2021	GEN	39442	FIFTH THIRD BANK	3637 ZONING EDUCATION / ACROBAT	101-258-935.015	648.34
		39442		3637 ZONING EDUCATION / ACROBAT	101-410-960.000	395.00
						<u>1,043.34</u>
01/06/2021	GEN	39443	GRAND TRAVERSE COUNTY DPW	5105021	101-265-920.602	143.35
01/06/2021	GEN	39444	GRAND TRAVERSE COUNTY DPW	5590511	308-000-935.000	11.50
01/06/2021	GEN	39445	GRAND TRAVERSE COUNTY MTA	ANNUAL DUES	101-101-965.101	262.60
01/06/2021	GEN	39446	GRID4 COMMUNICATIONS, INC.	PHONES	101-265-850.000	1,065.45
01/06/2021	GEN	39447	KCI	PERSONAL PROP. PRINTING AND MAILING	101-171-726.001	10.13
		39447		PERSONAL PROP. PRINTING AND MAILING	101-171-900.000	426.50
						<u>436.63</u>
01/06/2021	GEN	39448	LANDGREEN LAWNCARE	SL PARK/ BARNES TR/ BUFFALO TRAIL	308-000-935.000	1,965.00
01/06/2021	GEN	39449	LEE ERIC RANIERI	REIMBURSEMENT	101-000-612.000	100.00
01/06/2021	GEN	39450	MOLLY AGOSTINELLI	REIMBURSEMENT	101-000-612.000	100.00
01/06/2021	GEN	39451	NICHOLAS O. ROSTER	REIMBURSEMENT	101-000-612.000	100.00
01/06/2021	GEN	39452	NORTHERN OFFICE EQUIP	SVC CONTRACT	101-101-726.002	289.31
01/06/2021	GEN	39453	PITNEY BOWES INC.	10.30.2020-1.29.2021 LEASE	101-101-726.001	424.41
01/06/2021	GEN	39454	RELX INC. DBA LEXISNEXIS	LEXISNEXIS	101-101-801.002	61.80
01/06/2021	GEN	39455	RUBY CLEANING SERVICE	CONTRACTED SVCS	101-265-935.603	1,000.00
01/06/2021	GEN	39456	RUBY CLEANING SERVICE	CONTRACTED SVCS	308-000-935.000	125.00
01/06/2021	GEN	39457	STAPLES	SUPPLIES	101-101-726.000	14.89
		39457		SUPPLIES	101-171-726.000	0.90
		39457		SUPPLIES	101-253-726.000	22.82
						<u>38.61</u>
01/06/2021	GEN	39458	STEVEN J. DUELL	REIMBURSEMENT	101-000-612.000	100.00
01/06/2021	GEN	39459	THE GUARDIAN	EMPLOYEE LIFE / HEALTH	101-851-873.030	1,860.83
		39459		EMPLOYEE LIFE / HEALTH	101-851-873.040	502.19
						<u>2,363.02</u>
01/06/2021	GEN	39460	TRAVERSE CITY FLEET REPAIR	ESCAPE BRAKES	101-806-864.000	275.06
01/06/2021	GEN	39461	WAL-MART STORES EAST AND	INTEREST REFUND	101-000-403.000	253.26

Check Date Bank Check # Payee Description GL # Amount

--- GL TOTALS --- TOTAL - ALL FUNDS TOTAL OF 88 CHECKS (1 voided) 504,327.17

101-000-084.861				DUE FROM #861 STREET LIGHTS		2,966.50
101-000-227.000				DEFERRED COMP		3,760.00
101-000-227.001				AFLAC		645.06
101-000-237.000				HSA (FORMERLY FLEX)		873.76
101-000-238.000				UNITED WAY		180.00
101-000-403.000				CURRENT REAL PROPERTY TAXES		5,669.65
101-000-612.000				CHARGES FOR TOWNSHIP SERVICES		600.00
101-101-726.000				SUPPLIES		239.50
101-101-726.001				POSTAGE		424.41
101-101-726.002				SUPPLIES - COPIER MAINTENANCE		289.31
101-101-801.002				LEGAL SERVICES - TOWNBOARD		121.80
101-101-805.000				CONTRACTED AND OTHER SERVICES		156.00
101-101-900.000				PRINTING & PUBLISHING		1,071.00
101-101-901.000				ADVERTISING		486.65
101-101-965.101				DUES & PUBLICATIONS -TOWNBOAR		262.60
101-171-726.000				SUPPLIES		173.88
101-171-726.001				POSTAGE		10.13
101-171-860.201				MILEAGE - ASSESSOR		298.25
101-171-900.000				PRINTING & PUBLISHING		426.50
101-171-965.000				DUES & PUBLICATIONS		270.00
101-191-701.000				WAGES		300.00
101-191-726.000				SUPPLIES		821.95
101-191-901.000				ADVERTISING		328.50
101-191-935.015				COMPUTER SUPPORT SYSTEMS		1,800.00
101-215-726.000				SUPPLIES		83.99
101-253-726.000				SUPPLIES		120.00
101-253-726.001				POSTAGE		748.08
101-253-801.000				LEGAL SERVICES		(22.22)
101-253-900.000				PRINTING & PUBLISHING		422.40
101-253-960.000				EDUCATION & TRAINING		766.32
101-258-935.015				COMPUTER SUPPORT SYSTEMS		196.00
101-258-935.016				COMPUTER NETWORK		2,753.34
101-265-726.003				SUPPLIES-MAINTANCE		84.99
101-265-850.000				TELEPHONE		18.75
101-265-920.601				HEATING / GAS		2,435.90
101-265-920.602				WATER / SEWER		872.59
101-265-935.602				LAWN MAINTENANCE		287.55
101-265-935.603				CLEANING SERVICE		28.38
101-265-935.604				RUBBISH REMOVAL		2,190.00
101-265-935.605				BUILDING REPAIR		85.00
101-265-935.608				MAINTENANCE-OTHER		723.85
101-301-830.000				POLICE CONTRACT		836.27
101-371-965.000				DUES & PUBLICATIONS		297,068.94
101-400-801.000				LEGAL SERVICES		179.00
101-400-805.000				CONTRACTED AND OTHER SERVICES		222.70
101-400-901.000				ADVERTISING		90.50
101-401-900.000				PRINTING & PUBLISHING		174.00
101-410-805.000				CONTRACTED AND OTHER SERVICES		42.40
101-410-960.000				EDUCATION & TRAINING		270.00
101-412-726.000				SUPPLIES		395.00
101-448-920.005				STREET LIGHTS TOWNSHIP		23.99
101-747-880.007				COM. PROM. - COMMUNITY AWAREN		4,588.66
101-806-862.000				GAS & CAR WASHES		1,519.00
101-806-864.000				MISCELLANEOUS		97.37
						320.06

Check Date	Bank	Check #	Payee	Description	GL #	Amount
101-851-873.030			INSURANCE - EMPLOYEE HEALTH		113,499.53	
101-851-873.040			INSURANCE - EMPLOYEE LIFE		502.19	
101-851-912.002			INSURANCE - WORKMENS COMP.		6,312.00	
308-000-935.000			MAINTENANCE - MISC, EQUIP		35,463.19	
308-000-970.000			CAPITAL OUTLAY		8,752.00	
			TOTAL		504,327.17	



January 5, 2021

**SUMMARY OF BILLINGS FOR APPROVAL
FROM GARFIELD TOWNSHIP**

I. Developer's Escrow Fund

A. Storm Water Reviews

- | | |
|---|----------|
| 1. Engineering consulting services for storm water plan review.
Active Brace and Limb, Escrow 215.851 | |
| Project# 20107 Invoice No. 2010703 | 575.00 |
| 2. Engineering consulting services for storm water plan review.
Willoughby Supply, Escrow 215.861 | |
| Project# 20294 Invoice No. 2029401 | 1,917.50 |
| 3. Engineering consulting services for storm water plan review.
Once Upon A Child, Escrow 215.865 | |
| Project# 20331 Invoice No. 2033101 | 1,860.00 |

Total A 4,352.50

B. Utility Plan Review, Oversight & Closeout

- | | |
|---|----------|
| 1. Engineering services for plan review, permit assistance and construction services
Peach Tree Investments - Ashland Park Phases 2 & 3 PUD Agreement, Escrow 214.825 | |
| Project# 17378 Invoice No. 1737804 | 2,145.00 |
| 2. Engineering consulting services water/sewer plan review, construction observation and
material testing, project turnover and close out.
Chelsea Park West, Escrow 214.811 | |
| Project# 19180 Invoice No. 1918007 | 752.50 |

Total B 2,897.50

Total Developer's Escrow Fund 7,250.00

II. Utility Receiving Fund

- | | |
|---|----------|
| 1. Engineering consulting services for review of existing conditions for compliance w/EGLE regulations.
Crown Booster Station Testing | |
| Project# 20029C Invoice No. 20029313 | 590.00 |
| 2. Engineering consulting services for review of escrow status and meeting w/township.
Escrow Summit | |
| Project# 20029C Invoice No. 20029314 | 810.00 |
| 3. Engineering consulting services for design, bidding, construction services, project turnover
and close out.
Randolph Street Sewer Extension | |
| Project# 20175 Invoice No. 2017504 | 3,337.50 |

Total Utility Receiving Fund 4,737.50

GRAND TOTAL \$11,987.50

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

January 2, 2021
Project No: 20107
Invoice No: 2010703

Re: Active Brace and Limb, Storm Water Review, Escrow #215.851
Parcel No. 05-347-010-00

Services Performed: Engineering Services for storm water review including review of initial and second submittal plans, computations and specifications for compliance with Ordinance 49. Work includes review, communication with applicant / engineer and correspondence letter of final acceptance.

Project Location: 5136 N. Royal Drive, Traverse City, MI
Professional Services from November 15, 2020 to December 31, 2020
Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	4.00	110.00	440.00	
Sr. Project Manager	1.00	135.00	135.00	
Totals	5.00		575.00	
Total Labor				575.00
		Total this Invoice		\$575.00



Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

January 2, 2021
Project No: 20294
Invoice No: 2029401

Re: Willoughby Supply, Storm Water Review, Escrow #215.861

Services Performed: Engineering Services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Work includes review, communication with applicant / engineer and correspondence letter of final acceptance.

Project Location: 3225 Astro Place, Traverse City
Professional Services from October 4, 2020 to December 31, 2020
Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	13.75	110.00	1,512.50	
Sr. Project Manager	3.00	135.00	405.00	
Totals	16.75		1,917.50	
Total Labor				1,917.50
		Total this Invoice		\$1,917.50

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

January 2, 2021
Project No: 20331
Invoice No: 2033101

Re: Once Upon A Child, Storm Water Review, Escrow #215.865

Services Performed: Engineering Services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Work includes review, communication with applicant / engineer and correspondence letter of final acceptance.

Project Location: Traverse City

Professional Services from October 30, 2020 to December 31, 2020

Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	12.00	110.00	1,320.00	
Sr. Project Manager	4.00	135.00	540.00	
Totals	16.00		1,860.00	
Total Labor				1,860.00
		Total this Invoice		\$1,860.00

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

MR CHUCK KORN
 CHARTER TWP OF GARFIELD
 3848 VETERANS DR
 TRAVERSE CITY, MI 49684

January 2, 2021
 Project No: 17378
 Invoice No: 1737804

Re: Peach Tree Investments - Ashland Park Phases 2 & 3 PUD Agreement

Services Performed: Engineering services for plan review, permit assistance, construction oversight, project close out and turnover documents for the water main and sanitary sewer extension as detailed in escrow letter dated October 3, 2017. \$7,500.

*Additional Escrow Requests:

1. Plan review and construction services for water extension to storage building per escrow letter dated November 6, 2018. \$2,850. (May 26, 2020 updated to \$1,350.)
2. Construction administration, full time inspection and materials testing and project turnover per escrow letter dated March 28, 2019. \$18,500.
3. Construction administration, full time inspection and materials testing, construction staking and easement preparation and project turnover per escrow letter dated May 26, 2020. \$10,950.

Project Location: South of intersection of Emerson Road along Garfield Road and Rush Road. Garfield Township, Grand Traverse County, Michigan.

Professional Services from September 20, 2020 to December 31, 2020

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Engineering Plan Review	2,000.00	100.00	2,000.00	2,000.00	0.00
*1 Engineering Plan Review	850.00	100.00	850.00	850.00	0.00
Construction Inspection	0.00	0.00	0.00	0.00	0.00
*1 Construction Inspection	4,750.00	0.00	0.00	0.00	0.00
*2 Construction Inspection	15,500.00	0.00	0.00	0.00	0.00
*3 Construction Inspection	6,250.00	100.00	6,250.00	4,535.00	1,715.00
*3 Construction Staking, Easement Prep.	2,200.00	0.00	0.00	0.00	0.00
Project Turnover	750.00	0.00	0.00	0.00	0.00
*1 Project Turnover	500.00	0.00	0.00	0.00	0.00
*2 Const. Admin./Project Turnover	3,000.00	0.00	0.00	0.00	0.00
*3 Const. Admin./Project Turnover	2,500.00	100.00	2,500.00	2,070.00	430.00
Total Fee	38,300.00		11,600.00	9,455.00	2,145.00

Project	17378	GARFIELD/PLN REVIEW,CO ADM,CM/ASHLAND/GT	Invoice	1737804
		Total Fee		2,145.00
			Total this Invoice	\$2,145.00

Invoice

Gourdie-Fraser, Inc.
 123 West Front Street, Suite A
 Traverse City, MI 49684
 Phone: 231-946-5874, Fax: 231-946-9634
 VISA/MASTERCARD Accepted, Due Upon Receipt
 A/R email: melanie@gfa.tc

MR CHUCK KORN
 CHARTER TWP OF GARFIELD
 3848 VETERANS DR
 TRAVERSE CITY, MI 49684

January 2, 2021
 Project No: 19180
 Invoice No: 1918007

Re: Chelsea Park West, Water and Sewer Extension, Escrow 214.811

Services Performed: Engineering services for review of plan and record drawings. Turnover of documentation that meets the standard specifications for Garfield Township and Grand Traverse County DPW. Construction observation and materials testing services for full time observation.

*Additional Escrow:

1. \$9,000. Construction observation, full time inspection as detailed in additional escrow letter dated 02/11/20
2. \$2752.50 Construction observation and review drawing and easements, close out documents and project turnover.

Professional Services from November 15, 2020 to December 31, 2020

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Engineer Review	2,000.00	100.00	2,000.00	2,000.00	0.00
Construction Observation	11,500.00	100.00	11,500.00	11,500.00	0.00
Proj. Turnover, Close Out	1,000.00	100.00	1,000.00	1,000.00	0.00
*AS1-Construction Observation	9,000.00	100.00	9,000.00	9,000.00	0.00
*AS2-Construction Observation	2,000.00	0.00	0.00	0.00	0.00
*AS2-Drawing/Esmt. Review, Turnover	752.50	100.00	752.50	0.00	752.50
Total Fee	26,252.50		24,252.50	23,500.00	752.50
		Total Fee			752.50
				Total this Invoice	\$752.50

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

January 2, 2021
Project No: 20029C
Invoice No: 20029313

Re: General Utilities: Crown Booster Station Testing

Services Performed: Engineering services for review of existing conditions with new tank online and testing system pressures to confirm compliance with EGLE guidelines. Provide mailer with information to property owners.

Professional Services from September 14, 2020 to December 31, 2020

Professional Personnel

	Hours	Rate	Amount	
Project Manager Assistant	2.00	70.00	140.00	
Sr. Project Manager	2.00	135.00	270.00	
Senior Testing/Inspection Tech.	2.00	90.00	180.00	
Totals	6.00		590.00	
Total Labor				590.00
		Total this Invoice		\$590.00



Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

January 2, 2021
Project No: 20029C
Invoice No: 20029314

Re: General Utilities: Escrow Summit

Services Performed: Engineering services for review of escrow status and updating spreadsheet. Attend meeting with township staff to review all outstanding escrows to inventory and organize,

Professional Services from November 15, 2020 to December 31, 2020

Professional Personnel

	Hours	Rate	Amount	
Sr. Project Manager	6.00	135.00	810.00	
Totals	6.00		810.00	
Total Labor				810.00
		Total this Invoice		\$810.00



Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874, Fax: 231-946-9634
VISA/MASTERCARD Accepted, Due Upon Receipt
A/R email: melanie@gfa.tc

MR CHUCK KORN
CHARTER TWP OF GARFIELD
3848 VETERANS DR
TRAVERSE CITY, MI 49684

January 2, 2021
Project No: 20175
Invoice No: 2017504

Re: Randolph Street Sewer Extension

Services Performed: Engineering, survey and construction services for design, bidding, permitting, construction staking construction administration, construction observation, project closeout and turnover services for the sanitary main extension to service 1420 Randolph Street.

Professional Services from November 15, 2020 to December 31, 2020
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Engineering Design	7,000.00	100.00	7,000.00	7,000.00	0.00
Bidding & Permitting	750.00	100.00	750.00	750.00	0.00
Construction Staking	3,000.00	100.00	3,000.00	3,000.00	0.00
Construction Administration	2,750.00	100.00	2,750.00	2,337.50	412.50
Construction Observation	8,500.00	100.00	8,500.00	8,075.00	425.00
Project Closout & Turnover	2,500.00	100.00	2,500.00	0.00	2,500.00
Total Fee	24,500.00		24,500.00	21,162.50	3,337.50
		Total Fee			3,337.50
				Total this Invoice	\$3,337.50

By: Amy L DeHaan, MMAO(4) - Assessor
As of: December 29, 2020

MTT Update
Prepared for Garfield Twp Board

Docket #	Parcel No(s)	Owner	Property Address	Year(s) in Contention	Assessor's Values		Petitioner's Values		Value Differences		Status Notes	ACTUAL	
					Assessed	Taxable	Assessed	Taxable	Assessed	Taxable		Twp Millage Loss	METRO Millage Loss
1	20-001608-TT	014-049-10 IF Traverse City MI LLC (former Sears) Pre-hearing General Call: July 16-30, 2021	1212 W So Airport Rd Valuation Due: 4/19/21	2020	\$ 1,334,000	\$ 1,334,000	\$ 400,000	\$ 400,000	\$ (934,000)	\$ (934,000)	11/28/20 emailed ATty to get justification for his value request	\$ -	\$ -
2	20-001411	021-009-00 GMRI Inc (Olive Garden) Pre-hearing General Call: May 3-14, 2021	2800 N US 31 South Valuation Due: 2/3/21	2020	\$ 976,600	\$ 789,226	\$ 475,000	\$ 475,000	\$ (501,600)	\$ (314,226)	11/28/20 emailed ATty for reason for 50% reduction?	\$ -	\$ -
3	20-001236	021-015-35 JC Penney Company, Inc (filed bankruptcy) Pre-hearing General Call: May 17-28, 2021	3300 W So Airport Rd Valuation Due: 2/17/21	2020	\$ 751,800	\$ 692,716	\$ 450,000	\$ 450,000	\$ (301,800)	\$ (242,716)	11/29/20 spoke w/ATty re: possible settlement. Proposed AV/TV of \$673,900 - based on JCP bankruptcy, etc. She will get back with me next week.	\$ -	\$ -
4	20-001332-TT	021-015-80 Traverse City Retail Mgmt LLC (new 3-unit bldg: T-Mobile) Pre-hearing General Call: June 16-30, 2021	3290 W So Airport Rd Valuation Due: 3/19/21	2020	\$ 776,300	\$ 726,300	\$ 276,300	\$ 276,300	\$ (450,000)	\$ (450,000)	11/29/20 spoke w/ATty re: withdrawal of case due to this was a partial asmt for 2020 (new construction).	\$ -	\$ -
5	20-001743-TT	021-065-10 Traverse City 31 Inn & Suites LLC (Baymont Inn) Pre-hearing General Call: August 2-13, 2021	2326 N US 31 South Valuation Due: 5/19/21	2020	\$ 2,139,900	\$ 1,956,166	\$ 1,283,940	\$ 1,283,940	\$ (855,960)	\$ (672,226)	11/28/20 emailed ATty to start settlement conversations	\$ -	\$ -
6	20-001434	022-015-10 Offravn, LLC/Kin Properties Inc (Planet Fitness) Pre-hearing General Call: June 16-30, 2021	3111 W So Airport Rd Valuation Due: 3/19/21	2020	\$ 1,442,200	\$ 1,007,717	\$ 508,717	\$ 508,717	\$ (933,483)	\$ (499,000)	6/29/20 petition received 7/17/20 Answered petition	\$ -	\$ -
7	20-002390	022-009-20 Wal-Mart Stores East LP (Wal-Mart) WAITING FOR ORDER FROM MTT	2640 Crossing Cir	2020	\$ 4,589,300	\$ 4,087,412	\$ 2,742,688	\$ 2,742,688	\$ (1,846,612)	\$ (1,344,724)	11/17/20 Made settlement offer of \$3,533,700 based on net lease purchase info. 12/29/20 Walmart agreed. 12/29/20 Stip signed & returned.	\$ (1,107,42)	\$ (1,356.59)
TOTALS:					\$ 5,928,600	\$ 10,595,597	\$ 9,670,345	\$ 9,670,345	\$ (5,823,455)	\$ (4,456,892)			
					SETTLED VALUES:		2020						
					\$ (6,913,78)	\$ (10,473,70)	2020 Potential Tax Loss						
											ACTUAL TAX LOSS		
											2020		
											GRAND TOTAL \$ (1,107.42) \$ (1,356.59)		

NOTE: As of June 11, 2020, Property Owners had until August 31, 2020, to file appeals with the MTT for 2020. (PA 88 of 2020)

Charter Township of Garfield
Building Department

3848 Veterans Drive
Traverse City, MI 49684
Telephone (231) 941-1620 FAX (231) 941-5783

2020 STATEMENT OF OPERATIONS

2020 was certainly a year of change on many levels. What didn't change was construction activity. Surprisingly, despite a lockdown, construction remained steady and resilient throughout 2020, and concluded with a total construction value of approximately \$33 million. Activity wasn't nearly as strong as the previous few years, but those were record years.

During 2020, the Building Department reviewed, processed, and issued 231 permits, while performing over 950 inspections.

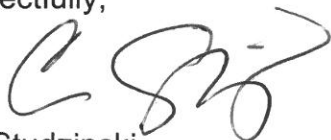
If you would like more information regarding yearly comparisons, historical data, or a more detailed permit by category report please come in and see me. I also have our continuing customer survey results if anyone is interested. You should be aware that I discard any with criticism and yes, I am kidding.

Mandated Property Maintenance inspections came to an abrupt halt in early 2020 because of the pandemic. I am not sure when we can commence those again, but complaint inspections continue as always. Obviously, we are behind. Hopefully we'll catch up in the not so distant future.

Despite the fact that construction investment in Garfield Township should remain strong in 2021, we cannot predict where the economy is headed, or predict any revenue projections. However, based on knowledge of future projects, and the applications that are presently sitting in our office, I am quite confident that construction activity in 2021 should be quite strong and exceed our 2020 numbers. Regardless, we will continue to emphasize exceptional customer service, communication, and public relations in order to maintain cooperative relationships.

If you have any questions, concerns, or comments regarding this report, please feel free to stop in and see me at anytime.

Respectfully,



Carl Studzinski
Building Official

Charter Township of Garfield

Building Department

3848 Veterans Drive

Traverse City, MI 49684

Telephone (231) 941-1620 FAX (231) 941-1588

ANNUAL REPORT- 2020

Building Permits Issued.....	231
Value of Construction.....	\$32,940,070
Building Permit Fees Collected.....	\$ 146,305
Property Maintenance Inspection Fees Collected.....	\$1,890
Miscellaneous Invoices: See Note.....	\$643
Total Permit Revenue.....	\$148,838

Item	# Of Permits	Construction Value
Single Family Homes	60	\$ 12,946,140
New Commercial Buildings	12	\$ 10,374,000
Commercial Alterations	45	\$ 7,284,570
Residential Alterations	44	\$ 1,579,150
Misc. Permits (See Note)	70	\$ 756,210

Note:

Miscellaneous permits include residential garages, demos, decks, mobile homes, pole barns, extensions, solar panels, carports, swimming pools, commercial utility, paint booths, footings and foundation, foundation repair, shell only, and change of use permits.

Miscellaneous invoices include addendums /additions to existing permits, temporary occupancy fees, preliminary and additional plan review fees, re-inspection fees and copy fees.



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
 TRAVERSE CITY, MICHIGAN 49684
 PH: (231) 941-1620 • FAX: (231) 941-1588

To: Charter Township of Garfield Board of Trustees

From: Michael Green, Zoning Administrator
 Derek Morton, Township Enforcement Officer
 Amy Simon, Building & Land Use Assistant

2020 Zoning Department Activities

Please find below the Zoning Department's 2020 activities. These activities include permits and enforcement, as well as administrative site plan reviews, storm water reviews, and Zoning Board of Appeals cases.

Permit Activity

	2020	2019	2018	2017	2016	2015	2014
Land Use (see table below)	136	169	163	183	195	139	153
Outdoor Sale	3	10	19	20	27	22	27
Sign	72	95	145	139	133	163	153
Total Permits Issued	211	274	328	342	355	324	333

LAND USE type	2020	2019	2018	2017	2016	2015	2014
Accessory Bldgs./Structures	30	12	15	23	40	23	25
Change of Use	0	3	6	3	8	13	13
Commercial New	11	12	12	11	11	8	6
Com Repair/Add/Alter	10	10	11	19	18	10	4
Deck	5	8	3	11	16	7	7
Earth Change/Mass Grading	0	8	7	5	2	3	17
Misc.	6	11	17	23	14	17	8
Multi (inc. Duplex)	7	8	3	4	20	4	35
Res Add/Alter/Repair	11	17	16	14	12	8	9
Single Family Dwelling	56	80	73	70	54	46	29

The number of permits issued in 2020 were down from the past few years. Significant residential projects this year included Chelsea Park West Apartments, Building 57 at the Grand Traverse Commons, French Manor Assisted Living, and Village at LaFranier Assisted Living. Significant commercial/industrial projects in 2019 included MSU Federal Credit Union, Ashland Park Storage, two projects in Hammond Commerce Centre, and various commercial/industrial projects throughout the township.

Ordinance Enforcement

This office received ninety-four (94) complaints in 2020, compared with ninety-five (95) complaints in 2019, 140 complaints in 2018 and 136 complaints in 2017. Additionally, this office removed signs that were improperly placed in public road right-of-way. A total of 180 inspections were performed throughout 2020, resulting in the issuance of ninety (90) Information Letters, twenty-five (25) Violation Notices, and thirty (30) Civil Infraction Tickets, compared with 2019, where a total of 216 inspections were performed resulting in the issuance of seventy-eight (78) Information Letters, thirty-nine (39) Violation Letters, and four (4) Civil Infraction tickets issued.

Of the ninety-four (94) complaints received in 2020, seventy-one (71) have been resolved and twenty-three (23) are being monitored due to changing conditions of the properties. This office will continue to take the necessary actions in 2021 to resolve the remaining violations.

Administrative Reviews

This year there were twenty-one (21) administrative site plans reviewed for new commercial construction and for commercial/industrial additions, down slightly from twenty-two (22) reviewed in 2019. The site plan reviews are to verify compliance with parking, setbacks, landscaping, lighting, and other portions of the Zoning Ordinance. There were eighteen (18) storm water reviews conducted for the Zoning Department in 2020, up from twelve (12) storm water reviews conducted for the Zoning Department in 2019. The Zoning and Storm Water Ordinances require that all storm water must be maintained on the site and cannot run off onto adjacent sites. For this review, the Township collects money in an escrow account from the developer and the Township sends the review to an engineer to verify compliance with the Ordinances. The fees charged to the Township for the review are paid out of the escrow account related to the project.

The Zoning Office also provided twelve (12) Zoning Compliance Letters to owners or their representatives requesting information on the zoning district, permitting information, and approval process in writing related to their properties, an increase from seven (7) in 2019. In addition to Zoning Compliance Letters, this office also provided zoning information needed to fulfill Freedom of Information Requests received by the Township Clerk.

Zoning Board of Appeals (ZBA)

ZBA Activity	2020	2019	2018	2017	2016	2015	2014
Cases (Interpretations, Variances, Appeals)	0	5	2	6	6	4	2
No. of Meetings Held	1	5	4	4	6	6	3

The Zoning Board of Appeals (ZBA) did not review any cases in 2020. In contrast, the ZBA considered five (5) cases in 2019. The purpose of the Zoning Board of Appeals is to consider all applications for interpretations, variances, and appeals and to take testimony and evidence as they may arise in the administration of the Zoning Ordinance.

Other Activities

This office prepared amendments to the Property Maintenance Ordinance (Ordinance #55) and the Municipal Ordinance Violation Bureau Ordinance (Ordinance #37) and the new DAS Small Cell Wireless Facilities in ROW Ordinance (Ordinance #75), all of which were adopted by the Township this year.

If you have any questions or would like more information, please feel free to contact me.

**CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN
RESOLUTION 2021-02-T**

**RESOLUTION APPROVING FINANCING FOR
FIRE TRUCK PURCHASE**

Resolution of a meeting of the board of Trustees of the Charter Township of Garfield, Grand Traverse County, Michigan held on the _____ day of January, 2021 at _____ o'clock p.m.

PRESENT: _____

The following preamble and resolution were offered by _____ and supported by _____.

WHEREAS, The Township is an Incorporating Township of the Grand Traverse Metro Emergency Services Authority (“Metro”), incorporated under the authority of Public Act 57 of 1988; and

WHEREAS, Article XII of Metro’s Articles of Incorporation provides that a Township must approve capital expenditures requiring allocation of funds or financing for periods exceeding one year if that Township is to be responsible for financial obligations extending beyond Metro’s regular annual budget; and

WHEREAS, Metro has an immediate need for a new 3,000-gallon tanker truck. The vehicle will replace a 1983 1,500-gallon tanker. Metro has solicited bids for tanker trucks that have already been built and has chosen the tanker that best fits the specs and needs of the fire department; and

WHEREAS, the Metro Board approved the purchase of a Pierce Tanker Truck from Halt Fire for \$334,835.00, with total costs not to exceed \$350,000, at its December, 2020 board meeting.

WHEREAS, Metro intends to apply for financing from a commercial bank institution in the amount of \$350,000; and

WHEREAS, the term of the bank financing would extend beyond Metro’s regular annual budget; and

WHEREAS, this equipment purchase and associated financing furthers the Township's interest in efficient provision of fire protection services.

NOW, THEREFORE,

BE IT RESOLVED that the Township hereby commits its financial resources to this expenditure in accordance with Metro's Articles of Incorporation and, subject to final approval of appropriate loan documents by Metro.

Ayes:

Nays:

Absent:

RESOLUTION DECLARED ADOPTED.

By: _____
Lanie McManus, Clerk
Charter Township of Garfield

CERTIFICATE

I, _____, the duly elected and acting Clerk of the Charter Township of Garfield, hereby certify that the foregoing constitutes a true copy of a Resolution of the Township Board for the Charter Township of Garfield, adopted during a meeting of the Garfield Township Board, Grand Traverse County, Michigan, held on January, ____, 2021, at which meeting _____ members were present as indicated in said Minutes and voted as therein set forth and that all signatures affixed thereto are the genuine signatures of those so indicated, and that each signatory was duly authorized to affix his or her signature, that said meeting was held in accordance with the Open Meetings Act of the State of Michigan, and that due and proper notice of the meeting as required by law was given to the members of the Township Board, and that the minutes of said meeting were kept and will be and have been made available as required by said Act.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield
Grand Traverse County, Michigan

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

RESOLUTION 2021-03-T

RESOLUTION ADOPTING TOWNSHIP TRUSTEES SALARY

WHEREAS, according to MCL 41.95(3), the salary of the officers composing the Township Board shall be determined by the Township Board; and

WHEREAS, the Charter Township of Garfield Board deems that an adjustment in the salary of the office of Trustee is warranted in consideration of the increase in the cost of living since Township Board Trustees salaries were last adjusted; and

NOW, THEREFORE, BE IT RESOLVED, that effective as of January 1, 2021, the salary of the office of Trustee shall be as follows:

\$ 300.00 per month with an additional \$ 250.00 per Town Board Meeting and \$125.00 for assigned meetings, including Personnel, Planning Commission, Joint Recreational Authority, Fire Board, Parks and Recreation Commission, Special Board Meetings, Study Sessions and Zoning Board of Appeals Meetings. Trustees attending educational, informational non decision making meetings for the benefit of the Township will receive \$50.00. \$100.00 per day for training or classes needed.

BE IT FURTHER RESOLVED, that this resolution supersedes Resolution 2019-06-T (Amended).

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

RESOLUTION 2021-03-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 a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 12th day of January, 2021.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

RESOLUTION # 2019-06-T (Amended)

RESOLUTION ADOPTING TOWNSHIP TRUSTEES SALARY

WHEREAS, according to MCL 41.95(3), the salary of the officers composing the Township Board shall be determined by the Township Board; and

WHEREAS, the Charter Township of Garfield Board deems that an adjustment in the salary of the office of Trustee is warranted in consideration of the increase in the cost of living since Township Board Trustees salaries were last adjusted; and

NOW, THEREFORE, BE IT RESOLVED, that effective as of February 26, 2019, the salary of the office of Trustee shall be as follows:

\$ 300.00 per month with an additional \$ 250.00 per Town Board Meeting and \$ 100.00 for assigned meetings, including Personnel, Planning Commission, Joint Recreational Authority, Fire Board, Parks and Recreation Commission, Special Board Meetings, Study Sessions and Zoning Board of Appeals Meetings, and Trustees attending educational, informational non decision making meetings for the benefit of the Township will receive \$50.00. \$100.00 per day for training or classes needed.

Moved: Molly Agostinelli

Supported: Dan Walters

Ayes: Agostinelli, Walters, Schmuckal, Duell, Blood Law, McManus, Korn

Nays: None

Absent and Excused: None

RESOLUTION 2019-06-T (Amended) DECLARED ADOPTED.

By:

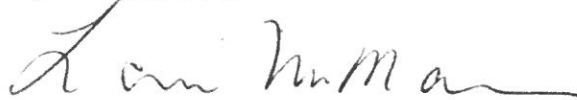


Lanie McManus, Clerk
Charter Township of Garfield


CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 25th day of June, 2019.

Dated: 6-26-19



Lanie McManus, Clerk
Charter Township of Garfield

 Charter Township of Garfield Planning Department Report No. 2021-1			
Prepared:	January 5, 2021	Pages:	8
Meeting:	January 12, 2021 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Carter Lumber I-G Rezoning – Township Board Introduction		
File No.	Z-2020-05	Parcel No.	05-025-014-00
Owner:	Hammond Development Group		
Applicant:	Carter-Jones Companies, Inc.		

PURPOSE OF APPLICATION:

This application requests the rezoning of one parcel at the southeast corner of Garfield Road and Hammond Road, totaling 36.50 acres, from the A-Agricultural zoning district to the I-G General Mixed-Use Industrial Business zoning district via the Zoning Map Amendment process, without restriction.

BACKGROUND:

The Planning Commission has seen this application at the following meetings:

- October 14, 2020 – Introduction (PD Report 2020-133)
- November 12, 2020 – Public Hearing (PD Report 2020-154)
- December 9, 2020 – Findings of Fact (PD Report 2020-166)

This report contains much of the same information as in these previous reports, including Findings of Fact adopted by the Planning Commission at their December 9, 2020 regular meeting.

SUBJECT PROPERTY:

The subject property is currently undeveloped. The site has approximately 21.7 acres of upland and approximately 14.8 acres of wetlands. Most of the wetlands are on the east side of the property. The upland located at the west and south portions of the property is divided by a branch of Mitchell Creek traversing diagonally across the parcel. The site has approximately 1,300 feet of frontage on Hammond Road and 600 feet of frontage on Garfield Road. The Garfield Heidbreder Industrial Park abuts the subject property on the eastern and southern boundaries.

Zoomed-out aerial view of the subject property (highlighted in blue)



Zoomed-in aerial view of the subject property (highlighted in blue)

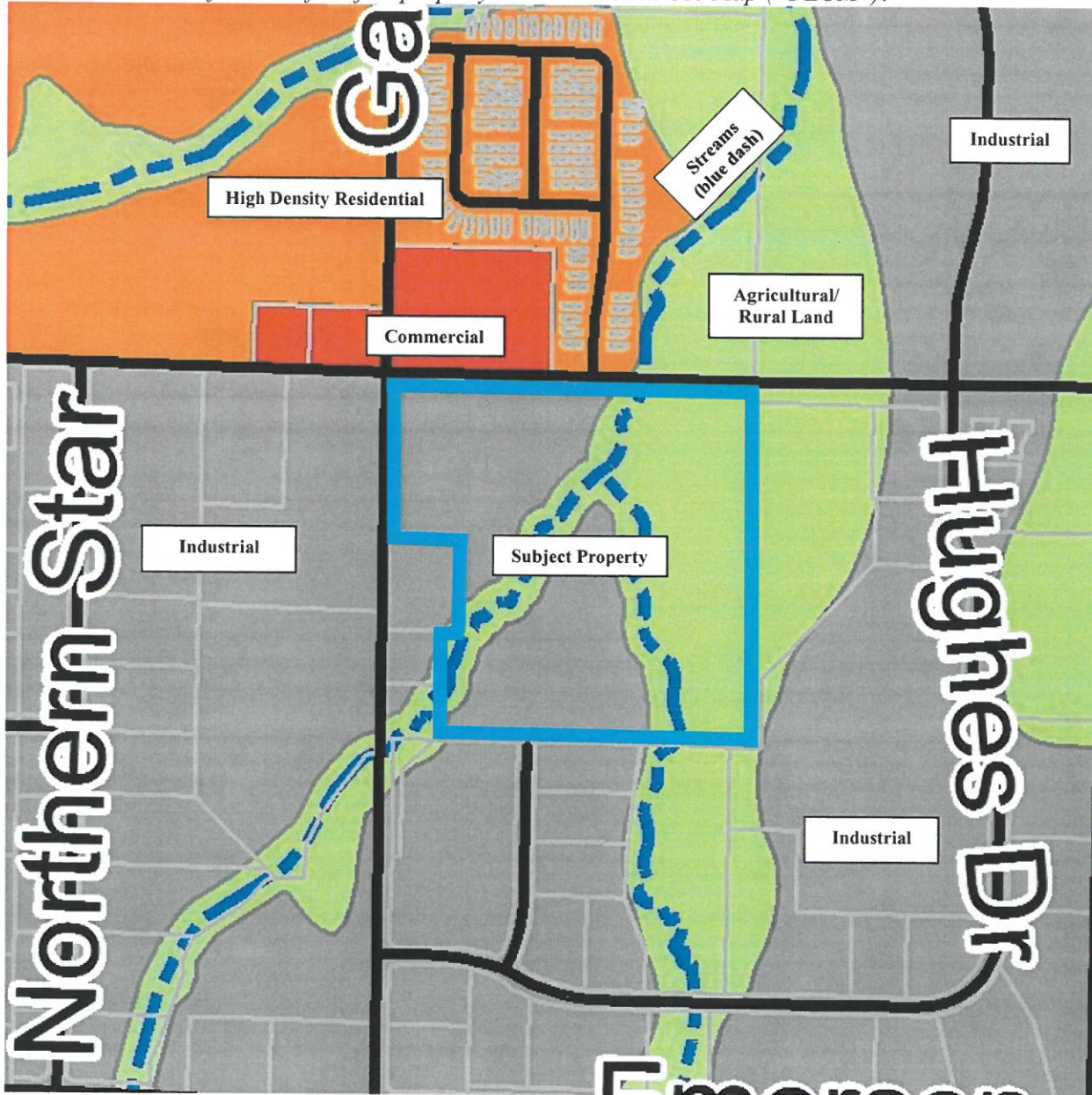


MASTER PLAN CONSIDERATIONS:

A key factor in considering rezoning requests is whether the request is consistent with the Master Plan. In this case, the Master Plan shows the subject parcel with an “Industrial” designation on the Future Land Use Map. This future land use designation is intended to “remain primarily industrial in nature while allowing a limited number of non-industrial uses that are envisioned as accessory or complimentary to existing and future industrial uses of the districts.” When reviewing the Hammond Road corridor, “Industrial” is the most common Future Land Use designation for the properties along the south side of Hammond Road, east and west of Garfield Road. The wetland areas in this area are designated as “Agricultural/Rural Land” due to their limitations for development.

The most compatible zoning districts for the “Industrial” designation are I-G General Mixed-Use Industrial Business and I-L Limited Mixed-Use Industrial Business. R-M Mobile Home Residential is a potentially compatible zoning district. The proposed zoning of I-G would be compatible with the Future Land Use on the subject site and with other sites along the Hammond corridor and the surrounding Garfield Heidbreder Industrial Park. An excerpt from the Zoning Plan for the I-G zoning designation is provided below.

Location and classification of subject property on Future Land Use Map (“FLUM”):



Excerpt from Zoning Plan for subject property’s FLUM classification:

Master Plan Designation	Industrial
[Requested] Zoning	I-G General Mixed-Use Industrial Business
Zoning Ordinance District Intent	The intent of the General Mixed-Use Industrial Business (I-G) District is to remain primarily industrial in nature while allowing a limited number of non-industrial uses that are envisioned as accessory or complimentary to existing and future industrial uses of the districts. Non-industrial uses of property within these districts are subject to industrial impacts from adjacent parcels including, but not limited to, noise, dust, and vibrations.
Potentially Compatible District	R-M Mobile Home Residential/I-L Limited Mixed-Use Industrial Business

Considerations for Downzoning (Less Density)	The R-M district may be deemed compatible in various areas of the Township. These areas could provide workforce housing in close proximity to manufacturing opportunities. Nuisance issues should be considered for future residents when considering a change in zoning to allow for residential uses. Generally, the I-G and I-L districts should remain as employment hubs and not changed to a commercial zoning.
Considerations for Upzoning (More Density)	In areas adjacent to I-L, consideration could be given to rezoning an area to a more intense zoning classification. The I-L district allows far more intense uses so consideration to surrounding areas should be carefully scrutinized.

SUBJECT SITE AND SURROUNDING PROPERTY ZONING:

The subject property is currently zoned A Agricultural, shown in green. Surrounding zoning is as follows:

- North: C-L Local Commercial and R-3 Multiple Family Residential
- Northeast: I – Industrial (City of Traverse City Zoning)
- East: I-L Limited Mixed-Use Industrial Business
- South: I-L Limited Mixed-Use Industrial Business
- Southwest: A Agricultural
- West: I-G General Mixed-Use Industrial Business

Zoning classifications for subject site and surrounding sites



USES OF SUBJECT SITE AND SURROUNDING SITES:

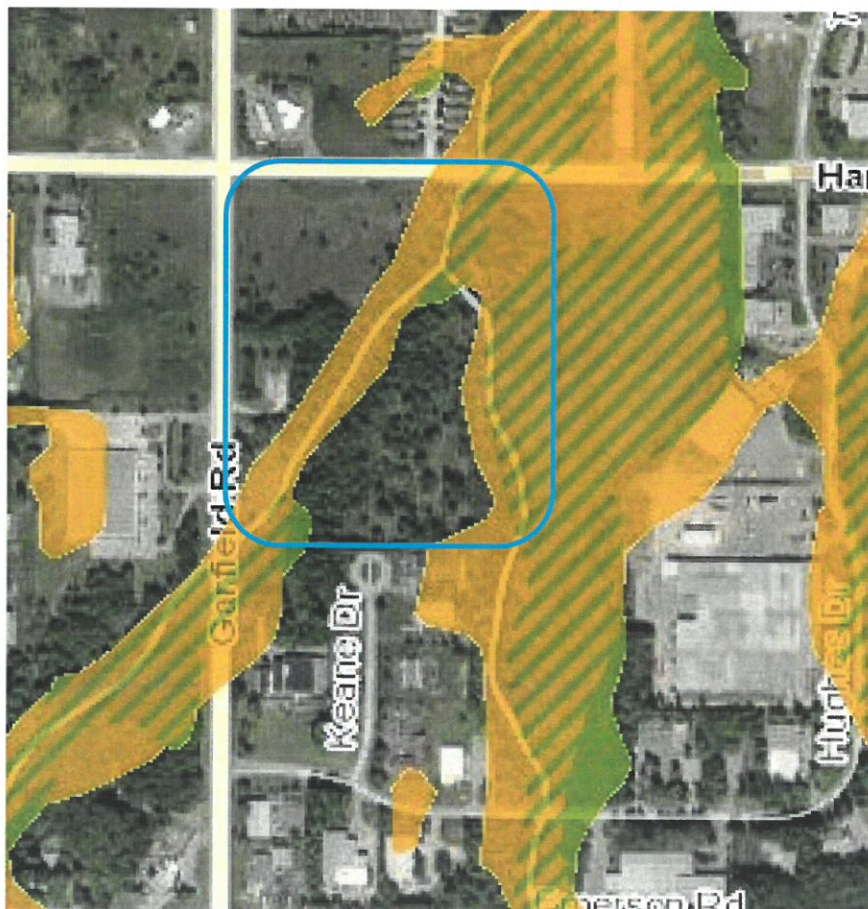
The subject site is currently undeveloped. Uses of the surrounding sites are as follows:

- North: Shell Gasoline Station and Hammond Place Condominiums
- Northeast: Traversefield Industrial Park (City of Traverse City)
- East: Wetlands/woodland, American Waste facility, and other industrial businesses
- South: Record Eagle facility, other industrial businesses, and wetlands/open space
- Southwest: Wetlands/woodland
- West: Consumers Energy substation, two single family homes, undeveloped parcels, light industrial businesses, and United States Postal Service facility across Garfield Road

STAFF COMMENT:

Upon review of the Master Plan and Future Land Use designation for the subject site, context of zoning and future land uses of the surrounding neighborhood, and other factors, Staff is of the opinion that this Map Amendment is justifiable. The Amendment is consistent with the Master Plan and generally compatible with the adjoining zoning and land uses. The proposed zoning would match that of the parcels immediately west across Garfield Road and is compatible with parcels to the east and south. The subject parcel meets the minimum lot size and lot width dimensional requirements in the I-G district.

The primary concern for this site will be the development of the site and its relation to the existing wetlands and streams. From the State of Michigan Department of Environment, Great Lakes, and Energy Wetland Map Viewer, the following excerpt notes wetlands in green, soil areas which include wetland soils in yellow, and wetlands and soil areas which include wetland soils are striped.



FINDINGS OF FACT:

Section 421.E Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E(1) Master Plan Consistency through § 421.E(8) Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

1. Master Plan Consistency

Rezoning should be consistent with the intent and purpose of the adopted master plan.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The proposed Map Amendment matches the Future Land Use designation from the Master Plan for most of the property, which is Industrial. Many adjacent properties, all located south of Hammond Road, are designated Industrial.
- A significant portion of the subject property is wetlands and streams. These areas of the subject property are designated Agricultural/Rural Land. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) and the Township Zoning Ordinance requirements will restrict use of the wetland/stream areas and require setbacks from any development.
- The proposed I-G General Mixed-Use Industrial Business zoning district is a compatible district for Industrial. Many nearby sites, all located south of Hammond Road, are zoned either I-G General Mixed-Use Industrial Business or I-L Limited Mixed-Use Industrial Business.

2. Adverse Impacts on Neighboring Lands

The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- There are other sites along the south side of Hammond Road with the Future Land Use designation of Industrial and are currently used as industrial uses, including the Garfield Heidebreder Industrial Park.
- The proposed I-G General Mixed-Use Industrial Business zoning district permits land uses with a limited amount of retail. The limited retail uses complement the primary industrial uses but typically do not create a significant amount of traffic.
- There are two adjacent single-family homes that front on Garfield Road. Buffering between any non-residential development and these homes is required by the Zoning Ordinance.

3. Suitability as Presently Zoned

The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The subject site is currently zoned A Agricultural and is currently undeveloped. With only 22 acres of upland, the site is unlikely to be farmed. Development of housing is possible but not likely due to the surrounding non-commercial uses and the busy Garfield-Hammond intersection.
- The land uses permitted in the proposed I-G General Mixed-Use Industrial Business zoning district are congruent to the existing nearby land uses.

4. Changed Conditions

The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The property has been vacant for more than 10 years. The current Zoning Ordinance was adopted in 2015. No conditions have changed since adoption of the Zoning Ordinance.

5. Health, Safety, and Welfare

The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- Due to the onsite stream and wetlands, stormwater management (including required setbacks, natural buffers, and stormwater systems) and wetland requirements for any development will be essential in protecting the water quality of the stream and wetlands. There appear to be no nearby historical or cultural places or areas.

6. Public Policy

Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- Hammond Road is an essential east-west transportation corridor. Non-commercial uses within the Hammond Road corridor allow for needed development space while not drawing increased traffic typically found with commercial uses. Other measures, such as access management, will help reduce the impact on traffic flows.

7. Size of Tract

The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The subject site is 36.5 acres with approximately 1,300 feet of frontage on Hammond Road and 600 feet of frontage on Garfield Road. The lot meets the minimum dimensional standards for the

proposed I-G district. Of the total acreage, approximately 21.7 acres of the parcel or 60% of the total parcel area is upland and useable for development. The subject site is of a suitable size for Industrial uses while accommodating required buffers and setbacks.

8. Other Factors

The Township may consider any other factors relevant to a rezoning application under state law.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- Due to the presence of the streams and wetlands, any development on the subject site will have to adhere to the requirements of the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

ACTION REQUESTED:

The purpose of this item being placed on tonight's agenda is to introduce the application and schedule it for public hearing. If the Board is prepared to accept the application and schedule it for public hearing, the following motion is suggested:

MOTION THAT application Z-2020-05 BE SCHEDULED for public hearing for the Garfield Township Board of Trustees meeting to be held on February 9, 2021.

Any additional information deemed necessary by the Township Board should be added to the motion.

Attachments:

1. Impact statement provided by the Applicant
2. Property survey map provided by the Applicant

E. Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E.1 Master Plan Consistency through § 421.E.8 Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

(1) Master Plan Consistency: Rezoning should be consistent with the intent and purpose of the adopted master plan.

The proposed rezoning to industrial is consistent with the objectives of the planning commissions master plan.

(2) Adverse Impacts on Neighboring Lands: The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control

Proposed zoning change of the subject parcel is consistent with adjacent surrounding industrial park. As such, the rezoning should not contribute to any social separation nor any pollution (physical or audible) that is inconsistent with surrounding uses. Traffic is afforded ingress and egress on three roads around the parcel (Hammond Rd, Garfield Rd and Keane Dr).

(3) Suitability as Presently Zoned: The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.

Current zoning restricts usage of parcel to agricultural usage, and as such impedes the potential economic output of the subject parcel. Considering the location of the parcel, suitability for industrial development and adjacent industrial uses, rezoning to industrial would effectuate both the planning commissions goals as well as maximizing utility of the subject parcel.

(4) Changed Conditions: The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment. Charter Township of Garfield Zoning Ordinance Article 4, Page 4-16

A significant growth in the area's population in the past decade has created demand for additional industrial capacities in our area. Adjacent Heidbreder Industrial Park and Traversefield Industrial Park are substantially fully. The proposed rezoning of the subject parcel is consistent with surrounding industrial parks and Master Plan's continued economic development of our region.

(5) Health, Safety, and Welfare: The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

A significant growth in the area's population in the past decade has created considerable demand for additional industrial capacities in our area. The proposed rezoning of the subject parcel is consistent with Master Plan's continued economic development of our region.

(6) Public Policy Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

The proposed rezoning is accordance to the Master Plan's objectives and is consistent with adjacent property uses and zoning.

(7) Size of Tract: The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

The subject parcel is a contiguous, 36 +/- acre parcel with adequate ingress and egress to multiple roads.

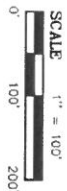
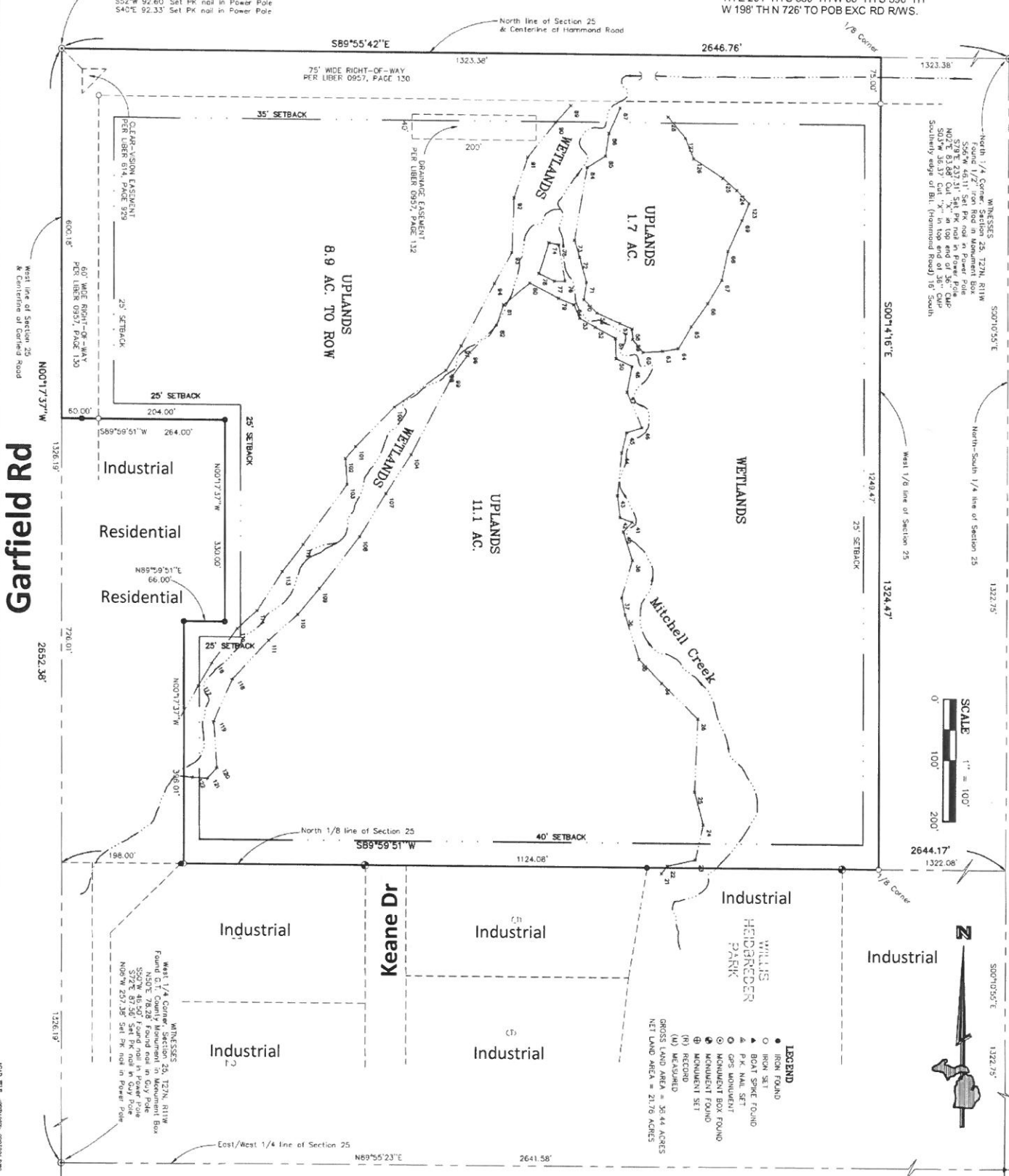
(8) Other Factors: The Township may consider any other factors relevant to a rezoning application under state law.

Hammond Rd

Legal Description: NW 1/4 OF NW 1/4 SEC 25
T27N R11W EXC COM 594' S OF NW COR
TH E 264' TH S 330' TH W 66' TH S 396' TH
W 198' TH N 726' TO POB EXC RD RW'S.

WITNESSES
Northwest Corner, Section 25, T27N, R11W
Found Iron in Monument Box
N10°W 158.99' S.E. Bolt in base of Light Pole
N67°W 157.36' S.E. Bolt in base of Light Pole
S52°W 92.60' Set PK nail in Power Pole
S40°E 92.33' Set PK nail in Power Pole


Garfield Rd



- LEGEND**
- IRON FOUND
 - BOAT SPIKE FOUND
 - ▲ P.K. NAIL SET
 - CORP MONUMENT
 - MONUMENT BOX FOUND
 - ⊕ MONUMENT SET
 - (R) RECORD
 - (M) MEASURED
- GROSS LAND AREA = 36.44 ACRES
NET LAND AREA = 21.76 ACRES

WITNESSES
West 1/4 Corner, Section 25, T27N, R11W
Found C.I.T.
N50°E 78.28' Found nail in Coy Pole
S50°W 48.50' Found nail in Power Pole
N07°W 287.25' Set PK nail in Power Pole
N07°W 287.25' Set PK nail in Power Pole

Sheet Title: Wetlands Delineation Survey Client: Hammond Development Company	Location: PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 25, T 27 N, R 11 W, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN	Date: 06/05/97 Scale: AS NOTED	Drawn By: Checked By: J.F.K.	No. _____ Date: _____ Revision: _____ By: _____	<p>Gosling-Creech ENGINEERING SCIENCES, INC. Engineers - Surveyors Environmental Services</p> <p style="font-size: small;">12600 Riverchase Park Drive Birmingham, AL 35244 205-998-8800 800-998-1952 Fax: 205-998-8803</p>
---	--	---	------------------------------------	--	--

		Charter Township of Garfield	
		Planning Department Report No. 2021-3	
Prepared:	January 5, 2021	Pages:	1
Meeting:	January 12, 2021 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Child Care Centers, Major Thoroughfares ZO Text Amendment – Introduction		

BACKGROUND:

The Township recently received an application for the Prince of Peace Lutheran Church, including a child development center, for a site on the east side of LaFranier Road, located immediately south of the Village of LaFranier Woods Planned Unit Development and zoned as A-Agricultural. Churches are considered an Institutional Use and are permitted within the A-Agricultural district by Special Use Permit with conditions. During its Completeness Review of the application, staff identified two issues with the proposed uses based on the current Zoning Ordinance requirements:

- A church, regulated as an Institutional Use, is required to be located on a major thoroughfare based on Section 753. A major thoroughfare is defined as an arterial route for through traffic which has been classified as such in the Master Plan. The Master Plan classifies LaFranier Road as a Minor Collector, not an arterial road, and so the proposed church would not be permitted.
- The Zoning Ordinance defines Child Care Center separately from Institutional Use and does not permit Child Care Centers in the A-Agricultural district.

Staff and the Planning Commission worked together on a proposed Zoning Ordinance amendment which would address these issues, beginning with the October 28, 2020 study session. A proposed amendment to the Zoning Ordinance was introduced at the November 12, 2020 meeting and a public hearing was held at the December 9, 2020 meeting. These changes include the items shown below. The complete text of the proposed Zoning Ordinance amendment is attached to this report with all proposed changes shown.

- Section 201 General Definitions – update the definitions so that major thoroughfares would include both “arterial” and “collector” roads, and base road-related definitions on the National Functional Classification (NFC) system as used by the Michigan Department of Transportation (MDOT)
- Section 325 A (Agricultural), subsection C. Uses Permitted by Special Use Permit – allow Child Care Centers in the A-Agricultural zoning district via Special Use Permit

ACTION REQUESTED:

If, following the discussion, the Township Board is prepared to schedule the *attached* Amendment 26 to Ordinance No. 68, the Garfield Township Zoning Ordinance, for public hearing, then the following motion is suggested:

MOTION THAT the proposed Amendment 26 to Ordinance No. 68, the Garfield Township Zoning Ordinance, as attached to Planning Department Report 2021-3, BE SCHEDULED for public hearing for the February 9, 2021 Township Board Regular Meeting.

Any additional information deemed necessary by the Township Board should be added to this motion.

Attachments:

1. Proposed Amendment 26 to Ordinance No. 68, Garfield Township Zoning Ordinance.

SECTION 201 GENERAL DEFINITIONS

For the purpose of this Ordinance, certain terms or words used herein shall be interpreted or defined as follows:

Highway: See "Road, Highway" ~~A street, defined herein, which is under the jurisdiction of the Michigan Department of Transportation. Highways may also be classified as freeways and interstates.~~

Major Thoroughfare: See "Road, Major Thoroughfare" ~~A public street, the principal use or function of which is to provide an arterial route for through traffic, with its secondary use or function being the provision of access to abutting property, and which has been classified as such in the Master Plan.~~

Road, Arterial: Any road designated as an "Other Principal Arterial" or "Minor Arterial" on the National Functional Classification (NFC) system as defined by the Michigan Department of Transportation (MDOT). ~~The following roads are Arterial Roads: Barlow; Cass; Garfield; Hammond; Keystone; LaFranier; N. Long Lake; N. Silver Lake; W. Silver Lake; W. South Airport~~

Road, Collector: Any road designated as a "Major Collector" or "Minor Collector" on the National Functional Classification (NFC) system as defined by the Michigan Department of Transportation (MDOT).

Road, Highway: Any road designated as an "Interstate" or "Other Freeway" on the National Functional Classification (NFC) system as defined by the Michigan Department of Transportation (MDOT).

Road, Local: Any road designated as "Local" on the National Functional Classification (NFC) system as defined by the Michigan Department of Transportation (MDOT), including public and private roads. ~~Any road not considered a State Highway, Arterial Road or Primary Road~~

Road, Major Thoroughfare: Any road designated as either an arterial road or a collector road.

Road, Primary: See "Road, Collector" ~~The following roads are Primary Roads: Barnes; Birmley; Cedar Run; E. Silver Lake; Hartman; Park; Silver Pines; Rennie School; Townline; Zimmerman;~~

SECTION 325 A (AGRICULTURAL)

C. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Adult Foster Care, Small Group Home (7-12)
- (2) Adult Foster Care, Large Group Home (13-20)
- (3) Airports and Airfields
- (4) Bed & Breakfast– See § 714
- (5) (Reserved)
- (6) Campgrounds
- (7) ~~(Reserved)~~ [Child Care Center – § 720](#)
- (8) Drive-In Theaters– See § 736
- (9) Game or Hunting Preserves operated for profit
- (10) Golf Courses and Country Clubs, not including stand-alone golf-driving ranges and miniature golf courses, subject to § 749
- (11) Greenhouses and nurseries selling at retail on the premises
- (12) Incinerators
- (13) Institutional Uses and Structures– See § 753
- (14) Kennels– See § 756
- (15) Livestock Auction Yards
- (16) Essential Service Facilities – See § 737
- (17) Raising of Fur Bearing Animals for profit
- (18) Reserved
- (19) Recreational Field Complex– See § 772
- (20) Reserved
- (21) Sand or Gravel Pits, Quarries– See § 774
- (22) Sawmills
- (23) Veterinary hospitals
- (24) Wireless Communication Facilities – See § 792
- (25) Wind Energy Conversion System (WECS) – See § 780



123 West Front Street
 Traverse City, Michigan 49684
 231 946 5874
 231 946 3703

January 6, 2021

Charter Township of Garfield
 Attn: Chuck Korn
 2848 Veterans Drive
 Traverse City, MI 49684

RE: Traditions at Ashland Park Phase IV
 GFA #17088
 Close-out & Turnover

Dear Chuck:

The project for Traditions at Ashland Park has been completed. Enclosed please find copies of the following items submitted by the contractor in compliance with the contract documents:

1. \$80,000 Escrow Previously Deposited with Township (In place of Maintenance Bond)
2. Letter of Guarantee
3. Affidavit of Completion/Consent of Surety
4. Recorded Grant of Easement – Previously completed with Project in 2005 and on file with Township
5. Bill of Sale

The Record Drawings and reports are completed and both paper and USB copies will be delivered to the Grand Traverse County Department of Public Works.

GFA has provided construction oversight for this project and hereby verifies to the best of our knowledge, the contractor has installed the facilities according to the approved plans and specifications. Based on this information, we recommend that the Township accept the facilities.

If you have any questions regarding this matter, please do not hesitate to contact our office.

Sincerely,
 Gourdie-Fraser, Inc.

Jennifer Hodges

Jennifer Hodges, P.E.
 Project Manager

Enclosures

cc: John Divozzo, Grand Traverse County DPW

T:\Projects\17088\Closeout\Turnover Letter to Township.docx

OFFICIAL TREASURER'S RECEIPT OF FUNDS

CHARTER TOWNSHIP OF GARFIELD
 Jeane Blood Law, Treasurer
 3848 Veterans Dr.
 Traverse City, MI 49684

Contact us at:
 Ph: (231) 941-1620
 online: www.garfield-twp.com

Checks are accepted as conditional payment. If the check does not clear, this receipt is considered VOID. A \$25 NSF fee will be added to the balance due.

Received From:	Date: 10/08/2018	Receipt #: 48221
STEVEN ZAKRAJSEK		Cashier: CHLOE
		Total Received: \$80,000.00
		Batch #: 13412

Notes:
 WATER SEWER BOND
Escrow # 215.841

RECEIPT ITEM	DESCRIPTION	AMOUNT
ESCROWS		\$80,000.00
	Total Amount Due:	\$80,000.00
	PAYMENTS RECEIVED	
	Tendered:	\$80,000.00
	CHECKS 2297	
	CHANGE:	\$0.00

LETTER OF GUARANTEE

DATE: 01-05-2021

17088
PROJECT NO.

OWNER: Charter Township of Garfield

2848 Veterans Drive

Traverse City, MI 49684

PROJECT: Traditions at Ashland Park – Phase IV

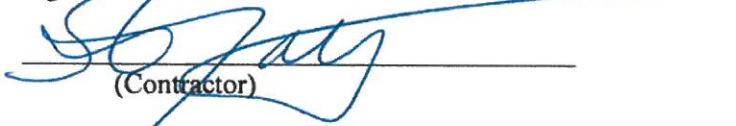
Gentlemen:

As the Contractor for this Project, I hereby guarantee all materials and equipment furnished and all Work performed on this Project including any restoration Work necessary to be repaired or replaced.

With respect to this Project, to our personal knowledge, all payments have been made and there are no Liens on said system

This guarantee will remain in effect for a period of one (1) year from the date of acceptance by the Municipality.

Signature:



(Contractor)

Title: Steven Zakrajsek, President
(Please Print or Type)

Company Name:

Whitewater Restoration and Building
(Please Print or Type)

Address:

PO Box 76, Williamsburg, MI 49690

AFFIDAVIT OF COMPLETION/CONSENT OF SURETY

Whitewater Restoration and Building / Steve Zakrajsek
Name of Contractor

PO Box 76, Williamsburg, MI 49640
Address of Contractor

being duly sworn, deposes and says that they entered into a Contract with Elmer's Crane and Dozer on the ____ day of _____, 20__, for the Traditions - Phase IV Project.

Contractor further says that the said Contract has been completed and all indebtedness incurred by him to Subcontractors, Suppliers, and laborers in their employ has been paid in full. Contractor further says that there are no outstanding or pending Claims, Liens or actions in Law involving this Contract. Contractor further says this affidavit is furnished as an inducement to the Owner to make final payment on said Contract.

WITNESSES:

SIGNED:

Print

Steve Zakrajsek
Print

Subscribed and sworn to before me this 6th day of January, 2021.

MELANIE SUE NICKERSON
NOTARY PUBLIC, STATE OF MI
COUNTY OF GRAND TRAVERSE
MY COMMISSION EXPIRES Nov 28, 2023
ACTING IN COUNTY OF

Melanie Sue Nickerson
Print Name
Melanie Sue Nickerson
Notary Public Sign

SEAL

My commission expires: 11-28-2023

CONSENT OF SURETY

We, as Surety on the above-described Contract, hereby give our consent to the payment to the Contractor as indicated.

NAME OF SURETY COMPANY: _____

PERFORMANCE AND PAYMENT BOND NO.: _____

Date: _____

Signed: _____

Name: _____

BILL OF SALE

TNR Investment Corporation, whose address is P.O. Box 76, Williamsburg, MI 49690, (herein referred to as "Seller") for and in consideration of One (\$1.00) Dollar and other good and valuable consideration, does hereby grant, dedicate, transfer, and deliver to The charter Township of Garfield, whose address is 3848 Veterans Drive Traverse City, MI 49684, (herein referred to as the "Township"), 8" water main and appurtenances and 8" sewer main and appurtenances (hereinafter referred to as the "Improvement").

DESCRIPTION OF WATER MAIN

Approximately 1,153 linear feet of 8" C-900 water main along with hydrants, valves and appurtenances the locations of which are as follows:

Approximately 283 linear feet of 8" C-900 water main connecting to existing 8" C-900 water main at the intersection of Umber Dr. and continuing west along Mica Ct. to Hydrant #903.

Approximately 404 linear feet of 8" C-900 water main connecting to existing 8" C-900 water main at the intersection of Mica Ct and continuing north along Umber Dr. to 8" Tee at the intersection of Ashland Dr.

Approximately 60 linear feet of 8" C-900 water main connecting to an 8" Tee at the intersection of Umber Dr. and continuing east along Ashland Dr. to an 8" Plug.

DESCRIPTION OF SEWER MAIN

Approximately 1,865 linear feet of 8" SDR-35 sanitary sewer with manholes to service said sewer the location of which is as follows:

Beginning at manhole #1432 at the intersection of Ashland Drive and Sepia Street approximately 133 linear feet of 8" SDR-35 sanitary sewer, east along Sepia Street connecting to manhole #1431; then approximately 317 linear feet east along Sepia Street to manhole #1426.

Beginning at manhole #1438 at the intersection of Umber Drive and Mica Court approximately 318 linear feet of 8" SDR-35 sanitary sewer, west along Mica Court connecting to manhole #1439.

Beginning at manhole #1422 on Sienna Street approximately 132 linear feet of 8" SDR-35 sanitary sewer, south along Sienna Street connecting to manhole #1423; then approximately 256 linear feet south along Sienna Street to manhole #1424.

Beginning at manhole #1438 at the intersection of Umber Drive and Mica Court approximately 159 linear feet of 8" SDR-35 sanitary sewer, north along Umber Drive connecting to manhole #1437; then approximately 334 linear feet north along Umber Drive connecting to manhole #1436.


Seller hereby warrants and certifies to the Township that the Improvement has been acquired, constructed and completed in accordance with the Plans and Specifications of Jowiak Consulting for the Improvement previously approved by the Township, and that no claim, action, or liability exists with respect to the Improvement and its construction and installation.

Seller further warrants and represents to the Township that it is the lawful owner of the Improvement, and that the Improvement is free of all liens and encumbrances of any kind. Seller further represents that is has the authority to transfer the Improvement. All warranties and guarantees pertaining to the Improvement are hereby assigned and transferred to the Township.

Dated: 01-06-21

Witnessed By:

Kerri Scheller

By: 
Steve Zakrajsek
Owner/Developer



**Eaglehurst
Sanitary Sewer
Estimated Construction Cost of
\$67,655**

Cost per Customer

Lateral Fee Per Lot (estimated 16 parcels)	\$4,228
---	----------------

The lateral fee may be financed over 10 years at 4.4% interest. (estimated = Treasury Bill +2%)

If financed the approximate cost would be as follows:

Projected total fee per property: <i>includes interest</i>	\$5,234
Per year for 10 years: <i>includes interest</i>	\$523

Township Connection Fees

When the property is ready to connect to the sewer system there are some initial connection fees:

\$20.00 permit fees

These are due up front with the permit application.

There is also a benefit charge that would be a minimum cost of \$3,925.

The benefit charge is a one time capital cost that is able to be amortized over a 10 year period at 5% interest as a part of the monthly sewer use bill from the County Department of Public Works.

Below is a sample of a monthly sewer bill:

\$20.90 sewer use rate (based on 1.0 benefit)
32.70 benefit principal
<u>16.49</u> benefit interest (<i>based on 5% annual interest</i>)
\$70.09 total

This is billed through the County DPW every month. The benefit charge may be paid in full at anytime if the property owner would rather not pay the interest.

Other Costs

Each property owner will have the responsibility to contract with an excavator to make the connection from the sewer service, at the front property line, to the house. It is recommended to obtain 2 or 3 bids because there could be a large variation in cost due to service lead depth and site conditions.

Prepared for Garfield Township By

gfa Gourdie-Fraser
Municipal | Development | Transportation

AMENDMENT NO. 37

Section 4 entitled, "Lateral Benefit Charge," is hereby amended to add the following language after the last paragraph in that section:

27. Sewer Line 27 consists of approximately 950 linear feet of 8-inch sewer main from Manhole #956, running east along Eaglehurst Drive terminating at the end of the Drive (Manhole # 1688). Sewer Line 27 shall be subject to a lateral charge in the amount and method of payment specified as follows:

Abutting properties that are connected to Sewer Line 27 shall pay a lateral charge of \$4,230 per parcel. In the event that any of these parcels are split to create an additional parcel, then the above lateral charge shall also apply to those parcels.

Payment may be made in up to twenty (20) equal annual installments with an annual interest rate as established per township policy on the unpaid balance. For parcels connecting to Sewer Line 26 at the time of construction, this 20 year payment period shall commence on January 1, 2020 and end on January 1, 2040.

Parcels connecting to Sewer Line 26 after January 1, 2020 may pay up to twenty (20) equal annual installments with an annual interest rate as established per township policy on the unpaid balance starting at the date of connection to Sewer Line 26 and continuing for 20 years. However, a parcel connecting to sewer Line 26 after January 1, 2040 shall also be responsible for payment of interest accrued on the lateral charge from January 1, 2020 until the date of connection. Any interest accrued prior to connection on the lateral charge shall be paid at the time of connection.

This Amendment 37 to the Charter Township of Garfield Ordinance No. 13 shall take immediate effect upon passage by the Garfield Township Board.

A copy of the Ordinance, including this Amendment, may be purchased or inspected at the Garfield Township Offices, 3848 Veterans Drive, Traverse City, Michigan 49684, between the hours of 7:30 a.m. and 6:00p.m., Monday through Thursday.



**Eaglehurst
Water main
Estimated Construction Cost of
\$111,339**

Cost per Customer

Lateral Fee Per Lot (estimated 20 parcels) **\$5,567**

The lateral fee may be financed over 20 years at 6.4% interest. (estimated = Treasury Bill +4%)

If financed the approximate cost would be as follows:

Projected total fee per property: *includes interest* **\$9,883**

Per year for 20 years: *includes interest* **\$494**

Township Connection Fees

When the property is ready to connect to the water system there are some initial connection fees:

\$20.00 permit fees

These are due up front with the permit application.

There is also a benefit charge that would be a minimum cost of \$3,925.

The benefit charge is a one time capital cost that is able to be amortized over a 20 year period at 6% interest as a part of the monthly sewer use bill from the County Department of Public Works.

Below is a sample of a monthly sewer bill:

\$11.50 minimum rate for 1st 462 cft (\$1.80 every additional 100 cft)

13.33 benefit principal

17.07 benefit interest (*based on 6% annual interest*)

\$41.90 total

This is billed through the County DPW every month. The benefit charge may be paid in full at anytime if the property owner would rather not pay the interest.

Other Costs

Each property owner will have the responsibility to contract with an excavator to make the connection from the water service, at the front property line, to the house. It is recommended to obtain 2 or 3 bids because there could be a large variation in cost due to service lead depth and site conditions.

Prepared for Garfield Township By

gfa Gourdie-Fraser
Municipal Development | Transportation

AMENDMENT NO. 38

Section 4 entitled, "Lateral Benefit Charge," is hereby amended to add the following language after the last paragraph in that section:

34. Water Line 34 consists of approximately 1,275 linear feet of 8-inch water main from Valve #622, running east along Eaglehurst Drive and south along Owlhurst Lane terminating at existing Valve #618. Water Line 34 shall be subject to a lateral charge in the amount and method of payment specified as follows:

Abutting properties that are connected to Water Line 34 shall pay a lateral charge of \$5, 570 per parcel. In the event that any of these parcels are split to create an additional parcel, then the above lateral charge shall also apply to those parcels.

Payment may be made in up to twenty (20) equal annual installments with an annual interest rate as established per township policy on the unpaid balance. For parcels connecting to Water Line 34 at the time of construction, this 20 year payment period shall commence on January 1, 2020 and end on January 1, 2040.

Parcels connecting to Water Line 34 after January 1, 2020 may pay up to twenty (20) equal annual installments with an annual interest rate as established per township policy on the unpaid balance starting at the date of connection to Water Line 34 and continuing for 20 years. However, a parcel connecting to water Line 24 after January 1, 2040 shall also be responsible for payment of interest accrued on the lateral charge from January 1, 2020 until the date of connection. Any interest accrued prior to connection on the lateral charge shall be paid at the time of connection.

This Amendment 38 to the Charter Township of Garfield Ordinance No. 15 shall take immediate effect upon passage by the Garfield Township Board.

A copy of the Ordinance, including this Amendment, may be purchased or inspected at the Garfield Township Offices, 3848 Veterans Drive, Traverse City, Michigan 49684, between the hours of 7:30 a.m. and 6:00p.m., Monday through Thursday.

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): #REF!		Application Number: #REF!										
Application Period: #REF!		Application Date: #REF!										
A		B			C		D		E		F	
Bid Item No.	Item Description	Contract Information			Qty Instd Prev	Value of Work Instd Prev	Qty Instd This Period	Value of Work Instd This Period	Value of Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% Complete (F / B)	Balance to Finish (B - F)
		Item Qty	Units	Unit Price								
1	Mobilization	1	LS	\$11,000.00	\$11,000.00	1	\$11,000.00		\$11,000.00	100.0%		
2	Water Main, C900, 8"	1460	LF	\$31.85	\$46,501.00	1455	\$46,341.75		\$46,341.75	99.7%	\$159.25	
3	Connect to Existing, Water Main, 8"	2	EA	\$1,000.00	\$2,000.00	2	\$2,000.00		\$2,000.00	100.0%		
4	Gate Valve and Box, 8"	3	EA	\$1,675.00	\$5,025.00	4	\$6,700.00		\$6,700.00	133.3%	(\$1,675.00)	
5	Fire Hydrant Assembly	3	EA	\$4,760.00	\$14,280.00	3	\$14,280.00		\$14,280.00	100.0%		
6	Blow-Off Assembly, Permanent	1	EA	\$1,225.00	\$1,225.00	1	\$1,225.00		\$1,225.00	100.0%		
7	Service Lead, 1"	960	LF	\$18.15	\$17,424.00	824	\$14,955.60		\$14,955.60	85.8%	\$2,468.40	
8	Corporation, 1"	20	EA	\$335.00	\$6,700.00	19	\$6,365.00		\$6,365.00	95.0%	\$335.00	
9	Curb Stop and Box, 1"	20	EA	\$284.00	\$5,680.00	19	\$5,396.00		\$5,396.00	95.0%	\$284.00	
10	Sanitary Sewer, 8" - SDR35	1030	LF	\$31.50	\$32,445.00	941	\$29,641.50		\$29,641.50	91.4%	\$2,803.50	
11	Sanitary Manhole, 4' Diameter	3	EA	\$2,892.00	\$8,676.00	3	\$8,676.00		\$8,676.00	100.0%		
12	Connect to Existing, Manhole	1	EA	\$1,000.00	\$1,000.00	1	\$1,000.00		\$1,000.00	100.0%		
13	Wye Assembly	16	EA	\$222.00	\$3,552.00	16	\$3,552.00		\$3,552.00	100.0%		
14	Sewer Lead, 6"	775	LF	\$17.00	\$13,175.00	630	\$10,710.00		\$10,710.00	81.3%	\$2,465.00	
15	Patch Concrete, Drive	265	SF	\$6.25	\$1,656.25	240.3	\$1,501.87		\$1,501.87	90.7%	\$154.38	
16	Soil Erosion Control	1	LS	\$2,500.00	\$2,500.00	1	\$2,500.00		\$2,500.00	100.0%		
17	Restoration	1	LS	\$13,150.00	\$13,150.00	1	\$13,150.00		\$13,150.00	100.0%		
Totals					\$185,989.25		\$178,994.72		\$178,994.72	96.2%	\$6,994.53	

Water \$5,500.00 \$5,500.00
 Sewer \$46,341.75
 \$2,000.00
 \$6,700.00
 \$14,280.00
 \$1,225.00
 \$14,955.60
 \$6,365.00
 \$5,396.00
 \$29,641.50
 \$8,676.00
 \$1,000.00
 \$3,552.00
 \$10,710.00
 \$750.94
 \$1,250.00
 \$6,575.00

\$111,339.29 \$67,655.44



**Randolph Street
Sanitary Sewer
Estimated Construction Cost of
\$141,163**

Cost per Customer

Lateral Fee Per Lot (estimated 6 parcels)	\$23,527
--	-----------------

The lateral fee may be financed over 10 years at 4.4% interest. (estimated = Treasury Bill +2%)

If financed the approximate cost would be as follows:

Projected total fee per property: <i>includes interest</i>	\$27,483
Per year for 10 years: <i>includes interest</i>	\$2,748

Township Connection Fees

When the property is ready to connect to the sewer system there are some initial connection fees:

\$20.00 permit fees

These are due up front with the permit application.

There is also a benefit charge that would be a minimum cost of \$3,925.

The benefit charge is a one time capital cost that is able to be amortized over a 10 year period at 2.93% interest as a part of the monthly sewer use bill from the County Department of Public Works.

Below is a sample of a monthly sewer bill:

\$20.90 sewer use rate (based on 1.0 benefit)
32.71 benefit principal
<u>9.58</u> benefit interest (<i>based on 2.93% annual interest</i>)
\$63.19 total

This is billed through the County DPW every month. The benefit charge may be paid in full at anytime if the property owner would rather not pay the interest.

Other Costs

Each property owner will have the responsibility to contract with an excavator to make the connection from the sewer service, at the front property line, to the house. It is recommended to obtain 2 or 3 bids because there could be a large variation in cost due to service lead depth and site conditions.

Prepared for Garfield Township By

gfa **Gourdie-Fraser**
Municipal | Development | Transportation

AMENDMENT NO. 38

Section 4 entitled, "Lateral Benefit Charge," is hereby amended to add the following language after the last paragraph in that section:

28. Sewer Line 28 consists of approximately 380 linear feet of 8-inch sewer main from Manhole #344, running west along Randolph Street terminating Manhole # 1761. Sewer Line 28 shall be subject to a lateral charge in the amount and method of payment specified as follows:

Abutting properties that are connected to Sewer Line 28 shall pay a lateral charge of \$23,527 per parcel. In the event that any of these parcels are split to create an additional parcel, then the above lateral charge shall also apply to those parcels. The Lateral Charge for each parcel wishing to connect to the sewer lines described above is determined based upon per lead (single family) service and applies to the following parcels:

51-104-022-00

05-315-014-20

05-315-015-10

Payment may be made in up to twenty (20) equal annual installments with an annual interest rate as established per township policy on the unpaid balance. For parcels connecting to Sewer Line 28 at the time of construction, this 20 year payment period shall commence on January 1, 2021 and end on January 1, 2041.

Parcels connecting to Sewer Line 28 after January 1, 2021 may pay up to twenty (20) equal annual installments with an annual interest rate as established per township policy on the unpaid balance starting at the date of connection to Sewer Line 28 and continuing for 20 years. However, a parcel connecting to sewer Line 28 after January 1, 2041 shall also be responsible for payment of interest accrued on the lateral charge from January 1, 2021 until the date of connection. Any interest accrued prior to connection on the lateral charge shall be paid at the time of connection.

This Amendment 38 to the Charter Township of Garfield Ordinance No. 13 shall take immediate effect upon passage by the Garfield Township Board.

A copy of the Ordinance, including this Amendment, may be purchased or inspected at the Garfield Township Offices, 3848 Veterans Drive, Traverse City, Michigan 49684, between the hours of 7:30 a.m. and 6:00p.m., Monday through Thursday.

December 9, 2020

Mr. Chuck Korn, Supervisor
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

Dear Chuck,

On behalf of the Rec Authority Board of Directors, please accept the enclosed Resolution of Thanks and Appreciation and extend it to your colleagues on the Board of Trustees and on staff.

The guidance, input and collaboration provided by the Township has been one of the keys to the Authority's success over the years and will continue to be over the next 20 years of Authority operations. Your collective efforts are much appreciated.

Sincerely,



Matt Cowall
Executive Director

Enclosure
Copy: Recreational Authority Board

K:\recreationalauthority\thank_you_letter.doc





RESOLUTION OF THANKS AND APPRECIATION

WHEREAS, after years of public input and planning, the City of Traverse City and Charter Township of Garfield Recreational Authority (the "Recreational Authority") wished to levy a new millage for the purposes of continuing operations of the Recreational Authority, continued historic preservation of the Historic Barns, and acquiring property adjoining Hickory Hills, and all other purposes of the Rec Authority; and

WHEREAS, the Friends of Public Lands and Preservation, a volunteer citizen ballot committee organized and led by Mr. Richard Lewis, spent countless hours researching and supporting the millage effort; and

WHEREAS, the Traverse City City Commission and the Charter Township of Garfield Board of Trustees provided valuable input and encouragement for the effort; and

WHEREAS, the Grand Traverse Regional Land Conservancy and the Trust for Public Land gave of their time and expertise; and

WHEREAS, the Recreational Authority submitted a millage proposal to the City of Traverse City and Charter Township of Garfield electors at the regular election held on November 3, 2020; and

WHEREAS, the electors overwhelmingly approved the millage proposal with 72 percent voting in support;

NOW, THEREFORE, BE IT RESOLVED that the Recreational Authority Board of Directors does hereby tender its sincere thanks and appreciation to Mr. Richard Lewis and the Friends of Public Lands and Preservation for their many labors and for a job well done; to the elected officials of Traverse City and Garfield Township for their guidance; to the Grand Traverse Regional Land Conservancy and the Trust for Public Land for their time and expertise; and to the citizens of Traverse City and Garfield Township for their ongoing trust and support.

I hereby certify that the foregoing constitutes a true and complete copy of a Resolution adopted by the City of Traverse City and Charter Township of Garfield Recreational Authority at a special meeting held on December 2, 2020.

Michael Groleau, Secretary



December 2020

Happy Holidays!

Recycle By City has a great list of ways to get creative with your holiday gift wrap this year. All of these ideas promote reusing items that you may already have. It's time to get creative with old paper bags, books, sheet music and even chip bags!



Click Here for [DIY Gift Wrap Ideas](#)



Green Gifts in Traverse City

Follow 9&10 News anchor Melissa Smith to area stores for some great green gift ideas. And learn about recycling along the way!

[BAABAAZUZU](#)

[Green Island](#)

[Great Lakes Bath and Body](#)

\$10 TV Recycling!

The Grand Traverse County RecycleSmart program is happy to announce that beginning October 1st, [Bay Area Recycling for Charities](#) (BARC) will be accepting your old TVs and Computer monitors, to be fully recycled, for just \$10 each. This program is for Grand Traverse County Residents only

and is limited to 1 TV per household up to 500 TVs total. You must have proof of residency to get this great deal. For more information call BARC at 231-632-2272 or visit their website [here](#).



The Keystone Brush Site is closed for the season.

The first day of the 2021 season will be Saturday, April 10th.

The Brush Site is now accepting Credit Cards as a form of payment.

Please note that the site is closed on all major holidays and for severe weather conditions.

Brush Site information and hours of operation can be found by clicking [here](#).



All 2020 HHW Events have been completed



Great job residents of Grand Traverse County!
Because of your efforts we were able to reuse, recycle or properly dispose of 98,502 pounds of Household Hazardous Waste and almost 60,000 pounds of Scrap Tires at our special collection events in 2020.

HHW Event Dates for 2021

([Sign up](#) will be available online approximately one month before each event.) **Appointments are required**

Thursday, April 15th

Thursday, May 13th

Thursday, June 17th

Thursday, August 12th

Saturday, September 18th

Thursday, October 14th

What Can I Bring to a Household Hazardous Waste Event?

[Click Here.](#)



Have questions about
where to recycle an
item?

Click on the Take it
Back Logo and you will
be magically
transported to the Take
it Back Directory!

If you are unable to find a solution on the directory, please contact the Resource Recovery Department and we'll be sure to help you out!



Smoke Alarm Drop Off Program

The GTC Resource Recovery Department and the Grand Traverse Metro Fire Department have teamed up to bring GTC residents a Smoke Alarm Drop Off program.

You may now bring your old smoke alarms to either the **Grand Traverse Metro Fire Administration at 897 Parsons Rd. in Traverse City** or the **Grand Traverse Metro Fire Station #11 at 3000 Albany Dr. in Traverse City** during their normal hours of operation.

The drop off containers are located just inside the main entry doors. It is recommended that smoke alarms be tested monthly, the batteries replaced bi-annually and whole units replaced every 10 years. Batteries can be brought to any of the 9 drop off locations (listed below) around GTC. Please contact the Resource Recovery Department if you have any questions.

Recycle right or lose it

Illegal dumping at the Recycling Sites in Grand Traverse County will no longer be tolerated. Violators will be prosecuted.

Please spread the word. Items must never be left on the ground. If the sites continue to be misused, not only will the abusers be held accountable but we run the risk of losing these great assets to our community.

To learn more about what can and can't be recycled, please visit the link below.

[GUIDELINES AND EXCLUDED](#)





Looking for
the latest
episodes of
the very
popular
9&10 News

TV series "Talking Trash"?

Look no further.

Click this the picture above and you
will be whisked away to the glorious
land of responsible recycling!

Drop Off Battery Recycling

Some sites may be closed or have altered hours at this time.
Thank you for understanding

**BE SURE TO TAPE ALL YOUR BATTERY TERMINALS
(CLEAR MASKING TAPE PLEASE)**

Batteries from Grand Traverse County residents are accepted at any of the battery drop off locations.
Batteries from commercial businesses or nonresidents are not accepted. Businesses may bring
batteries to the Household Hazardous Waste Collection events.

Battery drop off boxes are at the following locations:

**Building / Location
Address**

Acme Township Hall
[6042 Acme Road](#)
[Williamsburg, MI 49690](#)

Blair Township Hall
[2121 County Road 633 Grawn, MI 49637](#)

City of Traverse City / Grand Traverse County Building
[400 Boardman Avenue](#)
[Traverse City, MI 49684](#)

Civic Center
[1213 W Civic Center Drive](#)
[Traverse City, MI 49686](#)

Fife Lake True Value
[119 East Lake Street Fife Lake, Mi. 49633](#)

Grand Traverse County Public Service Building
[2650 LaFranier Road](#)
[Traverse City, MI 49686](#)

Metro Emergency Services Building
[897 Parson Road](#)
[Traverse City, MI 49686](#)

Traverse City Fire Department
[500 W Front Street](#)
[Traverse City, MI 49684](#)

Whitewater Township Hall
[5777 Vinton Road](#)
[Williamsburg, MI 49690](#)



Grand Traverse Sheriff's Office Citation, Accident & Arrest Statistics

Fourth Quarter Totals October - December 2020

Location	Citations	Traffic Crashes			Arrests		Traffic Crash Totals
		Fatal	PIA	PDA	OWI	Criminal	
01 Acme	31	0	4	40	5	10	44
02 Blair	57	0	8	67	5	35	75
03 East Bay	146	0	8	85	6	34	93
04 Fife Lake	8	0	6	28	0	6	34
05 Garfield	238	0	23	248	33	144	271
06 Grant	2	0	1	12	1	2	13
07 Green Lake	21	0	6	37	1	16	43
08 Long Lake	11	0	4	49	2	6	53
09 Mayfield	7	0	6	27	2	0	33
10 Peninsula	3	0	2	17	2	3	19
11 Paradise	11	0	3	36	1	4	39
12 Union	13	0	0	11	0	0	11
13 Whitewater	8	0	5	33	2	5	38
29 Fife Lake Vlg	0	0	0	1	0	0	1
30 Kingsley Vlg	12	0	3	3	3	4	6
66 Traverse City	7	0	0	9	4	55	9
84 Out of County	0	0	0	0	0	18	0
Totals	575	0	79	703	67	342	782

Ticket stats are based on what District Court has entered as of 1/05/21.

Arrest stats are as of 1/05/21.

Grand Traverse Sheriff's Office Citation, Accident & Arrest Statistics

December 2020

Location	Citations	Traffic Crashes			Arrests		Traffic Crash Totals
		Fatal	PIA	PDA	OWI	Criminal	
01 Acme	17	0	2	7	1	3	9
02 Blair	16	0	2	23	2	14	25
03 East Bay	42	0	1	25	0	20	26
04 Fife Lake	2	0	0	5	0	1	5
05 Garfield	90	0	5	76	8	58	81
06 Grant	1	0	0	6	0	1	6
07 Green Lake	11	0	2	13	0	9	15
08 Long Lake	3	0	1	10	2	1	11
09 Mayfield	3	0	2	7	0	0	9
10 Peninsula	2	0	1	5	0	0	6
11 Paradise	5	0	0	15	0	1	15
12 Union	4	0	0	0	0	0	0
13 Whitewater	2	0	1	5	1	0	6
29 Fife Lake Vlg	0	0	0	1	0	0	1
30 Kingsley Vlg	8	0	1	1	0	1	2
66 Traverse City	4	0	0	3	2	18	3
84 Out of County	0	0	0	0	0	5	0
Totals	210	0	18	202	16	132	220

Ticket stats are based on what District Court has entered as of 1/05/21.

Arrest stats are as of 1/05/21.

Grand Traverse Sheriff's Office Citation, Accident & Arrest Statistics

November 2020

Location	Citations	Traffic Crashes			Arrests		Traffic Crash Totals
		Fatal	PIA	PDA	OWI	Criminal	
01 Acme	8	0	1	15	2	1	16
02 Blair	26	0	3	20	0	11	23
03 East Bay	69	0	1	34	2	6	35
04 Fife Lake	3	0	2	18	0	1	20
05 Garfield	80	0	5	88	13	43	93
06 Grant	1	0	0	4	1	1	4
07 Green Lake	3	0	3	17	1	2	20
08 Long Lake	3	0	2	18	0	2	20
09 Mayfield	3	0	2	11	1	0	13
10 Peninsula	0	0	1	4	0	2	5
11 Paradise	5	0	2	11	1	2	13
12 Union	9	0	0	10	0	0	10
13 Whitewater	4	0	2	18	1	3	20
29 Fife Lake Vlg	0	0	0	0	0	0	0
30 Kingsley Vlg	0	0	2	2	2	1	4
66 Traverse City	1	0	0	1	0	25	1
84 Out of County	0	0	0	0	0	5	0
Totals	215	0	26	271	24	105	297

Ticket stats are based on what District Court has entered as of 12/23/20.

Arrest stats are as of 12/13/20.

Grand Traverse Sheriff's Office Citation, Accident & Arrest Statistics

October 2020

Location	Citations	Traffic Crashes			Arrests		Traffic Crash Totals
		Fatal	PIA	PDA	OWI	Criminal	
01 Acme	6	0	1	18	2	6	19
02 Blair	15	0	3	24	3	10	27
03 East Bay	35	0	6	26	4	8	32
04 Fife Lake	3	0	4	5	0	4	9
05 Garfield	68	0	13	84	12	43	97
06 Grant	0	0	1	2	0	0	3
07 Green Lake	7	0	1	7	0	5	8
08 Long Lake	5	0	1	21	0	3	22
09 Mayfield	1	0	2	9	1	0	11
10 Peninsula	1	0	0	8	2	1	8
11 Paradise	1	0	1	10	0	1	11
12 Union	0	0	0	1	0	0	1
13 Whitewater	2	0	2	10	0	2	12
29 Fife Lake Vlg	0	0	0	0	0	0	0
30 Kingsley Vlg	4	0	0	0	1	2	0
66 Traverse City	2	0	0	5	2	12	5
84 Out of County	0	0	0	0	0	8	0
Totals	150	0	35	230	27	105	265

Ticket stats are based on what District Court has entered as of 10/30/20.

Arrest stats are as of 11/02/20.

Charter Township of Garfield
Engineering Report / Construction Update
January 7, 2021

I. Water Projects

Northwest Service District – Water System Improvements

Status below:

Division I: Tank was officially placed online in September 2019 and project is closed out

Division II: Project was completed and accepted (utilities turned over) by Township.

Division III: Booster Station / Mechanical Upgrade design is 75% complete and expected to be finalized in March. Project is slated to be bid in June with a late summer construction pending status of Executive Order. Upon completion, the abandonment of three (3) booster station will occur, area overall will experience 5-10 psi increase in pressure and west side of town will be serviced from the new tank rather than directly from the city.

US31 / 37 Water Pressure Issues

This area historically experiences low pressure and fire suppression difficulties, specifically Cracker Barrel / Sam's Club. Water that services this area is from McCrea groundwater tank which services the US31/ 37 corridor by gravity and controlled by Pressure Control Valves to maintain pressures less than 80 psi. McCrea PRV has been proposed to be relocated to address this pocket of low pressure in past water studies and capital improvement plans. Recent interest in development in this vicinity have initiated reviews / consideration to complete this work item. Township board approved GFA contract to provide design, permitting and construction / installation of PRV. Project bidding is on hold awaiting status of the economy (material and labor fees are high as a result of COVID). Starting to see some relief and intend on putting out for bids this winter for late spring construction (2021)

II. Sewer Projects

SAW Grant – US 31 Siphon Flow Monitoring

Township board approved recommendations in report at September 26th 2017 meeting. GFA coordinated with the DPW to initiate operations change. Siphon continues to be monitored with increase in growth and permits on west side of town as a capacity restriction exists based upon study results. In March 2019, flows were rerouted to Pump Stations #2 at logans landing from Pump Station #6 at Applebees to alleviate the capacity at the siphon. DPW has been monitoring and discharge has been going well without incident. A need for a pump station may be more imminent to bypass siphon as it continues to present both a maintenance issue and capacity restriction but for the time being, the bypass of flows is working well and DEQ has accepted and permitting new development on west side of town.

General Utilities

Sewer / Water City Contracts

GFA continues to assist the Township on the proposed Lafranier Water Tank Rehabilitation Project that the City is conducting. Project has been reviewed and approved for storm water and utility compliance with Township Ordinances (subject to conditions). The evaluation of the new tank being a benefit to the existing Townships' infrastructure has been disputed by the Township and many discussions with the City, DEQ and Township have occurred over the past couple years. Restrictions exist for the area serviced by Garfield Booster Station #7 which currently is limited to provide supply to 150 benefits. Based upon past meeting with DEQ, there is a potential for the new tank the City is constructing to benefit the Township and ability to eliminate the need / requirement to install a tank on the southeast side of the Township for Traditions and allow for excess of 150 benefits. Township and GFA are coordinating with City on specifics of operations, ability to initiate and costs. The City has completed construction of the new tank and rehab of the old tank and both are currently in operation.

Water Reliability Study

GFA completed the last study in 2012 and are to be completed every 5 years. GFA had requested a time extension from DEQ awaiting completion of work on Northwest side of town. With growth and interest to extend system to Olesons / Meadowlane and need for tank to service Traditions, DEQ has requested GFA complete a mini study for each service area (there are 5). This would include flow data and capacity assessment of existing infrastructure. GFA is currently in process of preparing. A complete water study including hydraulic can be completed in future at a date to be determined. Three (3) of the five (5) have already been completed and approved by DEQ

GIS Mapping

GFA has been working with the DPW to create an asset management program for the Township with respect to the Water and sewer Infrastructure. The 1st step of this process which includes creation of a GIS map that includes all record drawing information has been completed. GFA / DPW are now pursuing forward to inventory major and minor assets and GPS the locations of each.

The BPW was awarded the CGAP grant as offered by the Michigan Dept of Treasury. This grant promotes collaboration of communities and efficiency in government. The funds covered 75% of the expenses including equipment (GPS handheld).

Drainage District Improvements / Cass Road 20" Watermain (exposed)

GFA continues to assist the Drain Commission and Township. An agreement was reached between the Drain Commission and Design consultant with respect to existing contracts, fees and will provide a transition of data to GFA as the design consultant. Based upon a recent meeting with the Township, Road Commission, County and Drain Commissioner, it was decided to proceed with Division 1 and 2 only this time (RR and Cass Road Crossing and overflow project). GFA will further evaluate the Cass Road Project upgrade to see if other options are viable that are less costly and that Division of the project will be placed on hold. The project is fully permitting and bids were received with the contract awarded to

Elmers Crane and Dozer. Project is slated to start this month and GFA will be providing full time inspection.

Water Service Expansion

Southwest Part of Township: Olesons Development have initiated and expressed an interest to partner to facilitate the extension of municipal watermain to service the respective developments. GFA has prepared budgetary cost estimates for various options to provide access to water service to the southwest side of the township which currently does not exist (terminates at McCrae / US-37). No status update since November 2018

West (Long Lake Township): Two (2) Developments off Gray Road have initiated and expressed an interest to partner to facilitate the extension of municipal watermain to service them GFA has prepared budgetary cost estimates to provide access to water. GFA with the DPW prepared a memo to discuss methods (bulk water versus franchise agreement) for Long Lake to consider. The State of Michigan recently has provided grant funds to cover expenses related to water treatment, consolidation of system and asset management. GFA is pursuing a grant for this project to cover expenses related to design and construction as it is considered a consolidation. Application is due January 31st with award notice in March.

Township Roof

GFA Staff with Township Staff are reviewing existing conditions and historical data and preparing a scope of work and Request Proposal to be solicited to contractors to perform upgrades to the existing roof. Work is intended to be bid later winter with work to be completed by early Summer 2021.

III. Parks & Recreation

East River Park – Capitol Improvements

GFA worked Township staff on preparing a conceptual plan and budgetary cost estimates for discussion purposes at upcoming Park and Rec Meeting. Amenities proposed include trail, dog parks, parking lot, pavilion, signage and seating areas. GFA recently had an onsite meeting to review project scope and costs based upon the adopted 2021 budget providing some funds to implement some improvements.

Utility Plan Reviews

Windy Hills (60 Acre Herkner Parcel) – Phase II

GFA has completed preliminary review and awaiting final plan submission to establish escrow and complete full review. GFA to provide oversight with fulltime inspection to be provided by applicant.

Traditions

The final phase of traditions has been completed with full time inspection provided by GFA. Included in your board packet are the closeout documents and letter of recommendation to accept utilities.

Ashland Park - Phase 2 & 3

Plan review has been completed by GFA and in receipt of all DEQ permits. GFA will be providing as needed construction oversight. Watermain to storage units have been installed and inspected by GFA. We are awaiting closeout documents for this portion before recommending approval to accept.

Fox Run

Plans have been approved and am in receipt of all DEQ permits. GFA will be providing as needed construction oversight. Some challenges to access connection to existing gravity sewer have presented themselves and worked with developer / DPW to provide connection.

Chelsea Park – West

All utilities have been installed and GFA provided fulltime inspection. Included in board packet is project closeout / turnover recommendation.

Harris Hills

GFA has completed final plan review and submitted permits to DEQ which have been recieved. GFA to provide oversight with fulltime inspection to be provided by applicant.

Chelsea Park West – Phase II

Plans have been approved and am in receipt of all DEQ permits. GFA will be providing as needed construction oversight.

Village at Lafranier Woods

All permits have been issued and construction has been postponed and slated to start next spring (2021) GFA to provide fulltime construction oversight / inspection.

Northern Michigan Hospitality Management (Hotels on US-31 south)

GFA has completed initial review and awaiting resubmission before sending to DEQ for permits. GFA to provide fulltime construction oversight / inspection.

The Oaks

GFA has completed final review of plan submission and awaiting receipt of permits to submit. GFA to provide oversight with fulltime inspection to be provided by applicant.

TCAPS Montessori


Sanitary sewer lines have been installed and inspected by GFA / approved by DPW. Currently working on closeout paperwork.

BATA Facility

GFA has completed a preliminary review and provided comments to Planning Department requesting additional information to be provided.

2020 / 2021 Storm Water & Private Road Plan Reviews

Lake Michigan Federal Credit Union	Approved (permit and maintenance plan to be submitted to Twp)
Mich St U Fed Credit Union/US 3	Approved (final plans with permit and maintenance plan to be submitted to Twp)
2487 Rice Street - Habitat for Humanity	Approved (final plans with permit and revisions to be submitted to Twp)
Safety Net - 1771 Park Dr.	Approved (final plans with permits, agreements, to be submitted to Twp)
Chick-Fil-A-3980 US-31	Application was withdrawn 7/3/20
Tru Hotel	Approved (final plans with permits, agreements, to be submitted to Twp)
Village at Lafranier Woods	Approved (final plans with permits to be submitted to Twp)
Building 57	Approved (drian commission, permit and maintenance plan to be submitted to Twp)
3044 Contractors D	Approved (final plans with permits to be submitted to Twp)
1800 S Garfield Rd - Wendy's	Approved (cond'nl support for d/s system, ermit and maintenance plan to be submitted to Twp)
5136 N Royal Dr. - Active Brace & Limb	GFA's Rev 1 sent 8/20. Waiting on revised signed seald plans.
Harris Hills	In Review #1- GFA requested additional info 3-16: Waiting
2020 Road Reconstruction Project - Historic Barns	Initial review sent 9/9 to Jozwiak Consulting
363 W. South Airport Rd-Global Ashpalt	GFA received rev. plans with new re pond location out of ROW. Approved (pending maint)
1461 Industry Drive - Unit 37 HIC Site Plane	Approved: see email: (final plans with agreements and permits to be submitted to Twp)
2468 W South Airport Rd-McDonalds	Approved (final plans with agreements and permits to be submitted to Twp)
1449 Industry Drive - Unit 36 HIC Site Plans	Approved: see email 10/14: (final plans with agreements and permits to be submitted to Twp)
Willoughby Supply (3225 Astro Place)	Approved Per Email 11/25: (final plans with agreements and permits to be submitted to Twp)
2460 North Vision Storage	Initial review sent to Schiffer 11/20/20
Once Upon a Child	Approved (final plans with agreements and permits to be submitted to Twp)
BATA SW Review	In Review
TCAPS Motntessori	In Review

 Charter Township of Garfield Planning Department Report No. 2021-2		
Prepared:	January 5, 2021	Pages: 2
Meeting:	January 12, 2021 Township Board	Attachments: <input type="checkbox"/>
Subject:	Planning Department Monthly Report for January 2021	

PURPOSE:

Staff provides a monthly report to the Township Board on activities of the Planning Department and the Planning Commission. Presentation of this report also provides a venue for the Township Board to have dialog with staff about any of the activities or planning-related issues facing the Township.

DEVELOPMENTS:

The Planning Commission is currently conducting the following development review activity:

Carter Lumber Rezoning

- Location: Southeast corner of Garfield and Hammond Roads
- Development Description: Rezoning from the A – Agricultural district to I-G – General Industrial district to accommodate a building supply and light manufacturing facility
- Status: Planning Commission recommended approval of the rezoning to the Township Board on 12/9/2020. The application will be introduced to the Township Board on 1/12/2021.

Ligon Bed and Breakfast SUP

- Location: 5885 Hainey Lane, near northeast corner of Gray Road and Cedar Run Road
- Development Description: A proposed bed and breakfast in an existing single-family home
- Status: The Planning Commission will hold a public hearing on this application on 1/13/2021.

BATA Facility / Traverse City Housing Commission Mixed-Use Project

- Location: Northeast corner of LaFranier and Hammond Roads
- Status: A PUD application was received and will be introduced to the Planning Commission on 1/13/2021.

Sign Review for Copper Ridge PUD

- Location: 4290 Copper Ridge Drive
- Development Description: A new sign for the new Building 7 (Novello) on Copper Ridge Drive
- Status: Planning Commission will review the sign application on 1/13/2021.

Sign Review for Copper Ridge PUD

- Location: 4100 Barnes Road
- Development Description: A new sign for the Central Day Care Center/Copper Village Apartments on Barnes Road
- Status: Planning Commission will review the sign application on 1/13/2021.

Fox Run Planned Unit Residential Development (PURD)

- Location: East side of Garfield Road between South Airport and Hammond Roads
- Development Description: The Fox Run PURD will consist of 84 two-bedroom apartment units on about 4.27 acres, with about 3.77 acres of environmentally sensitive area to remain open space.
- Status: Planning Commission extended approval of the Fox Run PURD until 4/25/2022.

Prince of Peace Lutheran Church SUP

- Location: LaFranier Road, North of Hammond Road
- Development Description: New 8,768 square-foot church building
- Status: Application received, but there are several use issues that will need to be addressed prior to moving the application forward.

PLANNING:

The Planning Commission has been discussing several proposed Zoning Ordinance amendments:

- Solar Energy Systems – The Planning Commission recommended adoption of this proposed amendment to the Township Board to allow solar energy systems as a use by right and by special use permit. The Township Board is conducting a public hearing on this proposed amendment on 1/12/2021.
- Child Care Centers / Major Thoroughfares – The Planning Commission recommended approval of this proposed amendment to the Township Board to allow Child Care Centers via Special Use Permit in the A-Agricultural district and update several definitions relating to roads and major thoroughfares. The proposed amendment will be introduced to the Township Board on 1/12/2021.
- C-P / PUD Signs – The Planning Commission has reviewed proposed changes to regulations for signs in the C-P Planned Shopping district and in Planned Developments. The Planning Commission will conduct a public hearing on the proposed amendment on 1/13/2021.

Other ongoing projects include the following:

- The Planning Commission continues to review and update the use names and definitions as part of developing a use chart for the Zoning Ordinance. Commissioners will continue this discussion in 2021 and will prepare a Zoning Ordinance amendment incorporating these changes.
- Staff is working on or preparing to begin several projects to help advance the Township within the Redevelopment Ready Communities (RRC) program, including the following:
 - Master Plan Implementation Schedule – Staff and the Planning Commission will review the Township’s progress in implementing the Master Plan as part of the Annual Report in January 2021 and will use this to develop priority projects for the upcoming year.
 - Staff is gathering information on potential upgrades to the Township website.
 - Staff is updating forms and applications to allow for them to be filled electronically and to create consistency among all documents.

STAFF:

John Sych, AICP, Planning Director
Email: jsych@garfield-twp.com
Direct Line: (231) 225-3155

Stephen Hannon, AICP, Deputy Planning Director
Email: shannon@garfield-twp.com
Direct Line: (231) 225-3156



Charter Township of Garfield

Parks Report

Silver Lake Recreation Area

Only a few plows this Winter Season, but appears new contractor is figuring it out on the trails & drives.

Leelanau Masonry completed the enclosure for the irrigation Well Head. Weather permitting, we will get a gate on it.

Started Maintenance List for repairs in 2021 (Picnic table boards, new grills, crack/seal paved areas, etc.)

Commons

Talked with Planning Department on the progress with deed for Commons & potential meets with stakeholders for the new development.

Conservation District cleaned up some more graffiti and abandoned homeless camp.

River East

No additional camps popping up at River East. Appears our communication with Mr. Hannon at Goodwill has helped, along with our Township CPO's assisting me with contacts.

Spoke to Jennifer Hodges about the initial development of River East and which areas are best suited for parking, sign, and potential pavilion in future.

Boardman Valley

All the Fall rain has dried up a bit & Boardman Valley remains status quo. Tennis Court transformation awaits Springtime Temperatures for paving and striping.

Contact with YMCA, in regard to plowing concerns of kayak launch area.

Secured Black Locus for Boardwalk south of crush gravel trail that has washed out. Lumber secured through Youth Works. Looking to construct that extension in Spring when ground thaws & dries out.

Miller Creek

Rogue Dams & Trail building has ceased since Conservation District has made contact with local resident. Spring Maintenance for some Boardwalks are on the radar for Spring.

Kid's Creek

Working on budget for 2021-2022 & getting ideas about making the pond more accessible & functionable for fishing. Received quote for aeration system.

Conservation District Meets

Meetings with Planning/Conservation District working on signing agreement for budgeting towards 2021. Identifying & prioritizing work plans & projects moving forward.

Contractor Bids

Once projects are identified for Boardman Valley, River East & Commons, I will be confirming with the Boards which phases to start sending out to bid.

Submitted,

Derek Morton

Park Steward

January 5, 2021

2020 State Shared Revenue

State of Michigan Revenue Sharing - Constitutional & (EVIP)

Period For	2016	2017	2018	2018 Total	2019	2019 Total	2020	2020 Total	(%) of Change from 2019	Difference From 2019 to 2020
Nov - Dec PD Mar	\$ 205,411.00	\$ 217,905.00	\$ 220,248.00	\$ 229,618.00	\$ 231,217.00	\$ 240,881.00	\$ 241,649.00	\$ 251,228.00	4.43%	\$ 10,647.00
Jan - Feb PD May	\$ 195,372.00	\$ 225,890.00	\$ 209,998.00	\$ 219,968.00	\$ 214,862.00	\$ 224,226.00	\$ 234,720.00	\$ 244,299.00	8.95%	\$ 20,073.00
Mar - April PD July	\$ 195,055.00	\$ 203,234.00	\$ 207,404.00	\$ 216,774.00	\$ 218,924.00	\$ 228,288.00	\$ 204,151.00	\$ 213,730.00	-6.38%	\$ (14,558.00)
May - June PD Sept	\$ 214,895.00	\$ 225,598.00	\$ 235,957.00	\$ 245,330.00	\$ 244,196.00	\$ 253,561.00	\$ 205,456.00	\$ 220,350.00	-13.10%	\$ (33,211.00)
July - Aug PD Oct	\$ 218,959.00	\$ 238,999.00	\$ 248,099.00	\$ 257,463.00	\$ 253,080.00	\$ 262,659.00	\$ 285,785.00	\$ 295,364.00	12.45%	\$ 32,705.00
Sept - Oct PD Dec	\$ 217,140.00	\$ 230,686.00	\$ 247,255.00	\$ 256,619.00	\$ 264,132.00	\$ 273,711.00	\$ 273,177.00	\$ 282,756.00	3.30%	\$ 9,045.00
TOTAL	\$ 1,246,833.00	\$ 43,023.00	\$ 1,289,856.00	\$ 1,342,312.00	\$ 1,426,411.00	\$ 1,483,026.00	\$ 1,444,938.00	\$ 1,507,727.00	1.61%	\$ 24,701.00

Personal Property Community Stabilization Share Revenue

Received separate from State

\$1,400,000.00	Township Budgeted for 2020
\$ 1,507,727.00	YTD Received From State
\$ 107,727.00	DIFFERENCE

\$ 1,447,600.00 State Projected for 2019 (Constitutional \$ 1,404,553....and EVIP \$ 43,051....Total \$ 1,459,607.)

Clerk's Report

For December 31,2020

Submitted 1/06/2021

If you have any questions or would like further clarification,
please feel free to contact Lanie McManus at : 231-941-1620

To: The Garfield Township Board,

On the following pages you will find a copy of the Revenue and Expenditure Report. This Report is an informational report that gives you an overview of what has happened in that month, along with what has happened for the whole year. It also compares what has happened for the year with the Budget and gives you a final figure of what is left in that budgeted line item. The Budget is a tool to go by for that year. Nothing is guaranteed in the Budget, it is your best estimate. The Township's Budget is also a Cost Center Budget not a Line Item Budget, which means that what is important is the final figure. Some line items may run over as long as the final cost center total is not over. On this Report you will find the following captions on the top: Original and Amended Budget, Annual and Current Month, and finally Balance.

For the month of December in the General Fund, you will find that we had a total of \$503,737.18 Revenues and \$549,598.33 Expenditures. For the year we have a total of \$4,020,687.82 Revenues and 3,865,257.17 Expenditures.

If you have any questions or would like further clarification, please feel free to contact me at: 231-941-1620.

Lanie McManus

Township Clerk

GL NUMBER	DESCRIPTION	2020		YTD BALANCE 12/31/2020	ACTIVITY FOR MONTH 12/31/2020	AVAILABLE BALANCE
		ORIGINAL BUDGET	AMENDED BUDGET			
Fund 101 - GENERAL OPERATING FUND						
Revenues						
Dept 000						
101-000-403.000	CURRENT REAL PROPERTY TAXES	1,900,000.00	1,900,000.00	1,962,429.52	228,489.04	(62,429.52)
101-000-407.000	DEL PERSONAL PROP TAXES	500.00	500.00	1,888.07	0.00	(1,388.07)
101-000-412.000	SWAMP TAX COLLECTIONS	50.00	50.00	2.00	1.00	48.00
101-000-414.000	Protested PRE Interest	500.00	500.00	2,278.17	0.00	(1,778.17)
101-000-423.000	TRAILER PARK FEES	8,500.00	8,500.00	9,116.83	762.00	(616.83)
101-000-445.000	PENALTIES & INT. ON TAXES	4,000.00	4,000.00	4,156.20	0.00	(156.20)
101-000-476.000	BUILDING PERMITS	180,000.00	180,000.00	147,819.00	3,224.00	32,181.00
101-000-476.001	PLANNING FEES	12,000.00	12,000.00	11,900.00	1,000.00	100.00
101-000-476.002	MAINT INSPECTION FEES	800.00	800.00	0.00	0.00	800.00
101-000-476.003	TREASURER FEES	500.00	500.00	900.00	0.00	(400.00)
101-000-476.004	PARK USE FEES	0.00	0.00	0.00	(3,276.00)	0.00
101-000-476.005	ZONING FEES	16,000.00	16,000.00	14,128.54	550.00	1,871.46
101-000-574.000	STATE SHARED REVENUE	1,400,000.00	1,400,000.00	1,444,938.00	273,177.00	(44,938.00)
101-000-574.001	STATE SHARED REV. - LIQUOR LA	20,000.00	20,000.00	22,313.50	0.00	(2,313.50)
101-000-612.000	CHARGES FOR TOWNSHIP SERVICES	5,000.00	5,000.00	10,067.48	(413.20)	(5,067.48)
101-000-627.000	TAX COLLECTION FEES	22,000.00	22,000.00	26,132.50	0.00	(4,132.50)
101-000-656.000	Ordinance Enforcement Fees	500.00	500.00	666.70	133.34	(166.70)
101-000-664.000	EARNED INTEREST	50,000.00	50,000.00	74,028.29	0.00	(24,028.29)
101-000-668.002	RENTS & ROYALTIES CABLE VIS	300,000.00	300,000.00	274,718.63	0.00	25,281.37
101-000-668.003	RENTS & ROYALTIES CABLE EQUIP	29,000.00	29,000.00	26,308.39	0.00	2,691.61
101-000-670.000	UNREALIZED LOSS ON INVESTMENT	0.00	0.00	(43,647.85)	0.00	43,647.85
101-000-676.000	REIMBURSEMENTS	14,000.00	14,000.00	30,418.05	90.00	(16,418.05)
101-000-676.001	Reimbursed Treasurer Legal Fees	600.00	600.00	125.80	0.00	474.20
Total Dept 000		3,963,950.00	3,963,950.00	4,020,687.82	503,737.18	(56,737.82)
TOTAL REVENUES						
		3,963,950.00	3,963,950.00	4,020,687.82	503,737.18	(56,737.82)
Fund 101 - GENERAL OPERATING FUND:						
TOTAL REVENUES						
		3,963,950.00	3,963,950.00	4,020,687.82	503,737.18	(56,737.82)

GL NUMBER	DESCRIPTION	2020		YTD BALANCE 12/31/2020	ACTIVITY FOR MONTH 12/31/20	AVAILABLE BALANCE	% BDC USED
		ORIGINAL BUDGET	AMENDED BUDGET				
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
Dept 101 - TOWNBOARD							
101-101-701.100	WAGES - TRUSTEE	12,000.00	12,000.00	9,550.00	750.00	2,450.00	79.58
101-101-701.101	WAGES - FILE CLERK	36,197.99	36,197.99	37,584.00	4,176.00	(1,386.01)	103.83
101-101-701.102	WAGES - TRUSTEE	12,000.00	12,000.00	8,200.00	400.00	3,800.00	68.33
101-101-701.103	WAGES - TRUSTEE	12,000.00	12,000.00	8,350.00	650.00	3,650.00	69.58
101-101-701.104	WAGES - TRUSTEE	12,000.00	12,000.00	10,200.00	750.00	1,800.00	85.00
101-101-701.105	WAGES - OFFICE COORDINATOR	33,657.10	33,657.10	34,717.13	3,883.20	(1,060.03)	103.15
101-101-726.000	SUPPLIES	6,000.00	6,000.00	6,624.67	239.50	(624.67)	110.41
101-101-726.001	POSTAGE	8,000.00	8,000.00	10,149.30	424.41	(2,149.30)	126.87
101-101-726.002	SUPPLIES - COPIER MAINTENANCE	7,500.00	7,500.00	4,707.56	709.52	2,792.44	62.77
101-101-801.002	LEGAL SERVICES - TOWNBOARD	16,000.00	16,000.00	2,025.05	121.80	13,974.95	12.66
101-101-801.004	LEGAL -Tax Tribunal	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
101-101-802.000	AUDIT AND ACCOUNTING	0.00	0.00	28,800.00	0.00	(28,800.00)	100.00
101-101-805.000	CONTRACTED AND OTHER SERVICES	7,500.00	7,500.00	4,073.29	156.00	3,426.71	54.31
101-101-860.000	MILEAGE	500.00	500.00	0.00	0.00	500.00	0.00
101-101-900.000	PRINTING & PUBLISHING	3,000.00	3,000.00	3,413.14	1,071.00	(413.14)	113.77
101-101-901.000	ADVERTISING	7,500.00	7,500.00	3,217.30	486.65	4,282.70	42.90
101-101-960.000	EDUCATION & TRAINING	4,000.00	4,000.00	627.00	0.00	3,373.00	15.68
101-101-965.101	DUES & PUBLICATIONS -TOWNBOAR	2,500.00	2,500.00	468.49	0.00	2,031.51	18.74
101-101-965.102	DUES - MICHIGAN TOWNSHIP ASSO	6,500.00	6,500.00	6,170.02	0.00	329.98	94.92
Total Dept 101 - TOWNBOARD		196,855.09	196,855.09	178,876.95	13,818.08	17,978.14	90.87
Dept 171 - TOWNSHIP SUPERVISOR							
101-171-701.201	WAGES - SUPERVISOR	77,416.12	77,416.12	80,393.58	8,932.62	(2,977.46)	103.85
101-171-701.202	WAGES - APPRAISER II	45,228.51	45,228.51	46,110.54	5,217.60	(882.03)	101.95
101-171-701.204	WAGES - APPRAISER III	53,914.54	53,914.54	56,809.14	6,220.80	(2,894.60)	105.37
101-171-701.205	WAGES - ASSESSOR	95,584.61	95,584.61	99,260.91	11,028.99	(3,676.30)	103.85
101-171-726.000	SUPPLIES	2,000.00	2,000.00	2,083.73	173.88	(83.73)	104.19
101-171-726.001	POSTAGE	3,700.00	3,700.00	3,290.69	10.13	409.31	88.94
101-171-805.000	CONTRACTED AND OTHER SERVICES	31,085.00	31,085.00	5,907.66	0.00	25,177.34	19.00
101-171-860.200	MILEAGE - SUPERVISOR	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-171-860.201	MILEAGE - ASSESSOR	1,000.00	1,000.00	298.25	298.25	701.75	29.83
101-171-900.000	PRINTING & PUBLISHING	2,125.00	2,125.00	2,301.35	426.50	(176.35)	108.30
101-171-901.000	ADVERTISING	500.00	500.00	0.00	0.00	500.00	0.00
101-171-960.000	EDUCATION & TRAINING	7,000.00	7,000.00	1,127.35	91.00	5,872.65	16.11
101-171-960.200	EDUCATION - SUPERVISOR	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-171-965.000	DUES & PUBLICATIONS	3,000.00	3,000.00	1,758.72	0.00	1,241.28	58.62
Total Dept 171 - TOWNSHIP SUPERVISOR		324,553.78	324,553.78	299,341.92	32,399.77	25,211.86	92.23
Dept 191 - ELECTIONS							
101-191-701.000	WAGES	78,000.00	78,000.00	63,137.13	5,250.00	14,862.87	80.95
101-191-726.000	SUPPLIES	24,000.00	24,000.00	17,071.73	905.23	6,928.27	71.13
101-191-726.001	POSTAGE	8,000.00	8,000.00	7,914.84	0.00	85.16	98.94
101-191-860.000	MILEAGE	400.00	400.00	230.59	0.00	169.41	57.65
101-191-901.000	ADVERTISING	600.00	600.00	744.90	328.50	(144.90)	124.15
101-191-935.010	MACHINE MAINTENANCE	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00
101-191-935.015	COMPUTER SUPPORT SYSTEMS	5,000.00	5,000.00	3,600.00	1,800.00	1,400.00	72.00
Total Dept 191 - ELECTIONS		119,000.00	119,000.00	92,699.19	8,283.73	26,300.81	77.90
Dept 215 - TOWNSHIP CLERK							

GL NUMBER	DESCRIPTION	2020 ORIGINAL BUDGET	2020 AMENDED BUDGET	YTD BALANCE 12/31/2020	ACTIVITY FOR MONTH 12/31/20	AVAILABLE BALANCE	% BGD USED
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
101-215-701.300	WAGES - CLERK	77,416.12	77,416.12	80,393.58	8,932.62	(2,977.46)	103.85
101-215-701.302	WAGES - DEPUTY CLERK	50,000.00	50,000.00	51,923.16	5,769.24	(1,923.16)	103.85
101-215-701.303	WAGES - ACCOUNTANT	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
101-215-726.000	SUPPLIES	1,500.00	1,500.00	1,226.29	83.99	273.71	81.75
101-215-860.300	MILEAGE - CLERK	400.00	400.00	0.00	0.00	400.00	0.00
101-215-860.301	MILEAGE - DEPUTY CLERK	400.00	400.00	0.00	0.00	400.00	0.00
101-215-956.016	MISCELLANEOUS	500.00	500.00	0.00	0.00	500.00	0.00
101-215-960.000	EDUCATION & TRAINING	6,000.00	6,000.00	509.96	0.00	5,490.04	8.50
101-215-965.000	DUES & PUBLICATIONS	700.00	700.00	450.00	0.00	250.00	64.29
Total Dept 215 - TOWNSHIP CLERK		141,916.12	141,916.12	134,502.99	14,785.85	7,413.13	94.78
Dept 247 - BOARD OF REVIEW							
101-247-701.400	WAGES - B OF R	1,500.00	1,500.00	700.00	0.00	800.00	46.67
101-247-701.401	WAGES - B OF R	1,500.00	1,500.00	700.00	0.00	800.00	46.67
101-247-701.402	WAGES - B OF R	1,500.00	1,500.00	500.00	0.00	1,000.00	33.33
101-247-701.403	WAGES - B OF R	1,500.00	1,500.00	300.00	0.00	1,200.00	20.00
101-247-960.000	EDUCATION & TRAINING	200.00	200.00	0.00	0.00	200.00	0.00
Total Dept 247 - BOARD OF REVIEW		6,200.00	6,200.00	2,200.00	0.00	4,000.00	35.48
Dept 253 - TOWNSHIP TREASURER							
101-253-701.500	WAGES - TREASURER	77,416.12	77,416.12	80,393.58	8,932.62	(2,977.46)	103.85
101-253-701.501	WAGES - ASSISTANT	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
101-253-701.502	WAGES - DEPUTY TREASURER	50,000.00	50,000.00	51,923.16	5,769.24	(1,923.16)	103.85
101-253-726.000	SUPPLIES	2,500.00	2,500.00	2,674.02	748.08	(174.02)	106.96
101-253-726.001	POSTAGE	6,500.00	6,500.00	4,737.91	(22.22)	1,762.09	72.89
101-253-801.000	LEGAL SERVICES	3,000.00	3,000.00	1,676.80	422.40	1,323.20	55.89
101-253-809.000	Bank Fees	300.00	300.00	0.00	0.00	300.00	0.00
101-253-860.500	MILEAGE - TREASURER	700.00	700.00	334.33	0.00	365.67	47.76
101-253-860.501	MILEAGE - DEPUTY TREASURER	500.00	500.00	218.16	0.00	281.84	43.63
101-253-900.000	PRINTING & PUBLISHING	2,000.00	2,000.00	1,526.58	766.32	473.42	76.33
101-253-901.000	ADVERTISING	100.00	100.00	0.00	0.00	100.00	0.00
101-253-960.000	EDUCATION & TRAINING	4,500.00	4,500.00	2,920.29	196.00	1,579.71	64.90
101-253-965.000	DUES & PUBLICATIONS	500.00	500.00	349.00	0.00	151.00	69.80
Total Dept 253 - TOWNSHIP TREASURER		153,016.12	153,016.12	146,753.83	16,812.44	6,262.29	95.91
Dept 258 - COMPUTER SUPPORT							
101-258-726.000	SUPPLIES	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00
101-258-935.015	COMPUTER SUPPORT SYSTEMS	30,000.00	30,000.00	25,779.09	705.00	4,220.91	85.93
101-258-935.016	COMPUTER NETWORK	2,000.00	2,000.00	1,765.64	84.99	234.36	88.28
Total Dept 258 - COMPUTER SUPPORT		35,000.00	35,000.00	27,544.73	789.99	7,455.27	78.70
Dept 265 - TOWNSHIP HALL							
101-265-701.011	Maintenance Wages	10,000.00	10,000.00	10,461.64	707.75	(461.64)	104.62
101-265-726.003	SUPPLIES-MAINTANCE	3,500.00	3,500.00	2,916.33	332.35	583.67	83.32
101-265-850.000	TELEPHONE	16,000.00	16,000.00	15,934.73	1,066.78	65.27	99.59
101-265-920.601	HEATING / GAS	14,000.00	14,000.00	7,505.34	872.59	6,494.66	53.61
101-265-920.602	WATER / SEWER	6,000.00	6,000.00	4,227.98	287.55	1,772.02	70.47
101-265-920.603	LIGHTS BUILDING	16,000.00	16,000.00	9,270.98	976.64	6,729.02	57.94

User: Lanie
DB: Garfield

PERIOD ENDING 12/31/2020

GL NUMBER	DESCRIPTION	2020		YTD BALANCE 12/31/2020	ACTIVITY FOR MONTH 12/31/20	AVAILABLE BALANCE	% BDDT USED
		ORIGINAL BUDGET	AMENDED BUDGET				
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
101-265-935.601	SNOW PLOWING	10,000.00	10,000.00	1,280.00	0.00	8,720.00	12.80
101-265-935.602	LAWN MAINTENANCE	10,000.00	10,000.00	5,013.31	0.00	4,986.69	50.13
101-265-935.603	CLEANING SERVICE	15,000.00	15,000.00	14,227.00	2,190.00	773.00	94.85
101-265-935.604	RUBBISH REMOVAL	1,000.00	1,000.00	1,020.00	85.00	(20.00)	102.00
101-265-935.605	BUILDING REPAIR	50,000.00	50,000.00	882.53	723.85	49,117.47	1.77
101-265-935.606	ELECTRONIC PROTECTION SYSTEM	1,500.00	1,500.00	1,461.60	0.00	38.40	97.44
101-265-935.608	MAINTENANCE-OTHER	20,000.00	20,000.00	8,520.83	1,267.77	11,479.17	42.60
Total Dept 265 - TOWNSHIP HALL		173,000.00	173,000.00	82,722.27	8,510.28	90,277.73	47.82
Dept 301 - POLICE SERVICES							
101-301-830.000	POLICE CONTRACT	1,300,000.00	1,300,000.00	1,131,691.20	297,068.94	168,308.80	87.05
Total Dept 301 - POLICE SERVICES		1,300,000.00	1,300,000.00	1,131,691.20	297,068.94	168,308.80	87.05
Dept 371 - TOWNSHIP BUILDING INSPECTOR							
101-371-701.702	WAGES BUILDING ASSISTANT	17,246.97	17,246.97	16,813.52	1,868.17	433.45	97.49
101-371-701.703	WAGES - BUILDING OFFICIAL	80,000.00	80,000.00	83,076.84	9,230.76	(3,076.84)	103.85
101-371-701.704	WAGES - BUILDING INSPECTOR	25,000.00	25,000.00	18,659.48	1,744.82	6,340.52	74.64
101-371-701.705	WAGES - CONSTRUCTION BOARD	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-371-726.000	SUPPLIES	1,000.00	1,000.00	156.80	0.00	843.20	15.68
101-371-960.000	EDUCATION & TRAINING	1,000.00	1,000.00	512.00	0.00	488.00	51.20
101-371-965.000	DUES & PUBLICATIONS	1,500.00	1,500.00	756.00	179.00	744.00	50.40
Total Dept 371 - TOWNSHIP BUILDING INSPECTOR		126,746.97	126,746.97	119,974.64	13,022.75	6,772.33	94.66
Dept 400 - PLANNING COMMISSION							
101-400-701.800	WAGES - PLANNING	2,000.00	2,000.00	2,000.00	100.00	0.00	100.00
101-400-701.801	WAGES - PLANNING	2,000.00	2,000.00	1,900.00	100.00	100.00	95.00
101-400-701.802	WAGES - PLANNING	2,000.00	2,000.00	2,000.00	100.00	0.00	100.00
101-400-701.804	WAGES - PLANNING	2,000.00	2,000.00	1,800.00	100.00	200.00	90.00
101-400-701.805	WAGES - PLANNING	2,000.00	2,000.00	1,900.00	100.00	100.00	95.00
101-400-701.806	WAGES - PLANNING	2,000.00	2,000.00	1,800.00	100.00	200.00	90.00
101-400-701.808	WAGES - PLANNING	2,000.00	2,000.00	2,200.00	100.00	(200.00)	110.00
101-400-801.000	LEGAL SERVICES	25,000.00	25,000.00	10,274.30	222.70	14,725.70	41.10
101-400-805.000	CONTRACTED AND OTHER SERVICES	6,000.00	6,000.00	5,672.28	90.50	327.72	94.54
101-400-900.000	PRINTING & PUBLISHING	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-400-901.000	ADVERTISING	2,000.00	2,000.00	1,648.45	174.00	351.55	82.42
101-400-960.000	EDUCATION & TRAINING	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
101-400-965.000	DUES & PUBLICATIONS	1,000.00	1,000.00	340.00	0.00	660.00	34.00
Total Dept 400 - PLANNING COMMISSION		51,000.00	51,000.00	31,535.03	1,187.20	19,464.97	61.83
Dept 401 - TOWNSHIP PLANNER							
101-401-701.900	WAGES - DIRECTOR OF PLANNING	75,678.00	75,678.00	78,588.63	8,732.07	(2,910.63)	103.85
101-401-701.901	WAGES - DEPUTY PLANNER	54,184.00	54,184.00	56,268.00	6,252.00	(2,084.00)	103.85
101-401-701.902	WAGES - PLANNER ASSISTANT	12,935.79	12,935.79	12,610.11	1,401.14	325.68	97.48
101-401-726.000	SUPPLIES	1,000.00	1,000.00	363.46	0.00	636.54	36.35
101-401-860.900	MILEAGE - TOWNSHIP PLANNER	300.00	300.00	0.00	0.00	300.00	0.00
101-401-860.901	MILEAGE - DEPUTY PLANNER	300.00	300.00	0.00	0.00	300.00	0.00
101-401-900.000	PRINTING & PUBLISHING	2,000.00	2,000.00	127.20	42.40	1,872.80	6.36
101-401-960.000	EDUCATION & TRAINING	5,000.00	5,000.00	608.77	0.00	4,391.23	12.18

GL NUMBER	DESCRIPTION	2020		YTD BALANCE 12/31/2020	ACTIVITY FOR MONTH 12/31/20	AVAILABLE BALANCE	% BDC USED
		ORIGINAL BUDGET	AMENDED BUDGET				
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
101-401-965.000	DUES & PUBLICATIONS	1,000.00	1,000.00	1,036.00	472.00	(36.00)	103.60
Total Dept 401 - TOWNSHIP PLANNER		152,397.79	152,397.79	149,602.17	16,899.61	2,795.62	98.17
Dept 410 - ZONING BOARD OF APPEALS							
101-410-701.001	WAGES - ZONING	1,200.00	1,200.00	0.00	0.00	1,200.00	0.00
101-410-701.002	WAGES - ZONING	1,200.00	1,200.00	100.00	0.00	1,100.00	8.33
101-410-701.003	WAGES - ZONING	1,200.00	1,200.00	0.00	0.00	1,200.00	0.00
101-410-701.004	WAGES - ZONING	1,200.00	1,200.00	100.00	0.00	1,100.00	8.33
101-410-701.005	WAGES - ZONING	1,200.00	1,200.00	100.00	0.00	1,100.00	8.33
101-410-801.000	LEGAL SERVICES	10,000.00	10,000.00	4,159.60	0.00	5,840.40	41.60
101-410-805.000	CONTRACTED AND OTHER SERVICES	1,000.00	1,000.00	270.00	0.00	730.00	27.00
101-410-901.000	ADVERTISING	2,000.00	2,000.00	456.30	0.00	1,543.70	22.82
101-410-960.000	EDUCATION & TRAINING	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
Total Dept 410 - ZONING BOARD OF APPEALS		20,000.00	20,000.00	5,185.90	270.00	14,814.10	25.93
Dept 412 - ZONING ADMINISTRATOR							
101-412-701.601	WAGES - ZONING ADMINISTRATOR	54,000.00	54,000.00	56,076.84	6,230.76	(2,076.84)	103.85
101-412-701.602	WAGES - ZONING CODE ENFORCER	19,999.20	19,999.20	20,797.27	2,499.91	(798.07)	103.99
101-412-726.000	SUPPLIES	1,000.00	1,000.00	101.73	23.99	898.27	10.17
101-412-860.601	MILEAGE - ZONING ADMIN	150.00	150.00	0.00	0.00	150.00	0.00
101-412-860.602	MILEAGE - DEPT ZONING	150.00	150.00	0.00	0.00	150.00	0.00
101-412-960.000	EDUCATION & TRAINING	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
101-412-965.000	DUES & PUBLICATIONS	500.00	500.00	0.00	0.00	500.00	0.00
Total Dept 412 - ZONING ADMINISTRATOR		77,799.20	77,799.20	76,975.84	8,754.66	823.36	98.94
Dept 448 - STREET LIGHTS - TOWNSHIP							
101-448-920.005	STREET LIGHTS TOWNSHIP	90,000.00	90,000.00	73,584.56	5,469.99	16,415.44	81.76
Total Dept 448 - STREET LIGHTS - TOWNSHIP		90,000.00	90,000.00	73,584.56	5,469.99	16,415.44	81.76
Dept 747 - COMMUNITY PROMOTIONS							
101-747-880.003	COM. PROM. - ECONOMIC DEVELOPMENT	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00
101-747-880.004	COM. PROM. - TC-TALUS	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00
101-747-880.007	COM. PROM. - COMMUNITY AWAREN	20,000.00	20,000.00	7,080.00	(28,565.68)	12,920.00	35.40
101-747-880.008	COM. PROM. - CONTRACTED SERVI	20,000.00	318,273.00	298,273.00	0.00	20,000.00	93.72
101-747-880.011	COM. PROM. - P.E.G.	100,000.00	100,000.00	90,581.25	0.00	9,418.75	90.58
101-747-880.018	COM. PROM. - MILFOIL	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00
Total Dept 747 - COMMUNITY PROMOTIONS		166,000.00	464,273.00	395,934.25	(28,565.68)	68,338.75	85.28
Dept 806 - TOWNSHIP VEHICLES							
101-806-862.000	GAS & CAR WASHES	2,500.00	2,500.00	1,204.50	97.37	1,295.50	48.18
101-806-863.000	OIL CHANGES	500.00	500.00	39.09	(39.09)	460.91	7.82
101-806-864.000	MISCELLANEOUS	1,500.00	1,500.00	2,520.93	343.05	(1,020.93)	168.06
Total Dept 806 - TOWNSHIP VEHICLES		4,500.00	4,500.00	3,764.52	401.33	735.48	83.66


User: Lanie
 DB: Garfield
 PERIOD ENDING 12/31/2020

GL NUMBER	DESCRIPTION	2020		YTD BALANCE 12/31/2020	ACTIVITY FOR MONTH 12/31/20	AVAILABLE BALANCE	% BDC USED
		ORIGINAL BUDGET	AMENDED BUDGET				
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
Dept 851 - EMPLOYEE BENEFITS & INSURANCES							
101-851-701.000	WAGES	100.00	100.00	0.00	0.00	100.00	0.00
101-851-701.027	UNEMPLOYMENT	4,000.00	4,000.00	0.00	0.00	4,000.00	0.00
101-851-873.001	John Hancock 403B	93,000.00	93,000.00	99,300.00	0.00	(6,300.00)	106.77
101-851-873.010	SOCIAL SECURITY - EMPLOYER	80,000.00	80,000.00	79,533.40	8,596.39	466.60	99.42
101-851-873.020	VACATION & PERSONAL PAYOUT	1,000.00	1,000.00	434.80	0.00	565.20	43.48
101-851-873.030	INSURANCE - EMPLOYEE HEALTH	395,000.00	395,000.00	365,397.21	0.00	29,602.79	92.51
101-851-873.040	INSURANCE - EMPLOYEE LIFE	10,000.00	10,000.00	5,757.25	0.00	4,242.75	57.57
101-851-912.001	INSURANCE - LIABILITY	13,000.00	13,000.00	13,260.00	0.00	(260.00)	102.00
101-851-912.002	INSURANCE - WORKMENS COMP.	8,000.00	8,000.00	5,991.00	0.00	2,009.00	74.89
Total Dept 851 - EMPLOYEE BENEFITS & INSURANCES		604,100.00	604,100.00	569,673.66	8,596.39	34,426.34	94.30
Dept 890 - CONTINGENCIES							
101-890-890.000	CONTINGENCIES	42,929.64	42,929.64	0.00	0.00	42,929.64	0.00
Total Dept 890 - CONTINGENCIES		42,929.64	42,929.64	0.00	0.00	42,929.64	0.00
Dept 900 - CAPITAL OUTLAY							
101-900-970.001	CAPITAL OUTLAY - ELECTIONS	2,000.00	2,000.00	7,575.00	0.00	(5,575.00)	378.75
101-900-970.002	CAPITAL OUTLAY - TOWNSHIP HAL	50,000.00	50,000.00	1,653.52	0.00	48,346.48	3.31
101-900-970.003	CAPITAL OUTLAY - COMPUTER	15,000.00	15,000.00	3,465.00	1,093.00	11,535.00	23.10
101-900-970.004	CAPITAL OUTLAY - VEHICLES	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00
101-900-970.005	CAPITAL OUTLAY - LAND	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
Total Dept 900 - CAPITAL OUTLAY		83,000.00	83,000.00	12,693.52	1,093.00	70,306.48	15.29
Dept 965 - TRANSFERS TO OTHER FUNDS							
101-965-990.308	TRANFERS TO #308 PARK SYS	200,000.00	330,000.00	330,000.00	130,000.00	0.00	100.00
Total Dept 965 - TRANSFERS TO OTHER FUNDS		200,000.00	330,000.00	330,000.00	130,000.00	0.00	100.00
TOTAL EXPENDITURES		4,068,014.71	4,496,287.71	3,865,257.17	549,598.33	631,030.54	85.97
Fund 101 - GENERAL OPERATING FUND:							
TOTAL EXPENDITURES		4,068,014.71	4,496,287.71	3,865,257.17	549,598.33	631,030.54	85.97

User: Lanie
DB: Garfield

PERIOD ENDING 12/31/2020

GL NUMBER	DESCRIPTION	2020		YTD BALANCE 12/31/2020	ACTIVITY FOR MONTH 12/31/20	AVAILABLE BALANCE	% BDC USED
		ORIGINAL BUDGET	AMENDED BUDGET				
Fund 308 - PARK SYSTEM FUND							
Expenditures							
Dept 000							
308-000-701.308	WAGES - PARKS AND RECREATION	0.00	0.00	(100.00)	0.00	100.00	100.00
308-000-701.905	WAGES - REC BOARD	4,200.00	4,200.00	2,600.00	0.00	1,600.00	61.90
308-000-701.906	Parks Steward	25,000.00	25,000.00	24,777.06	2,744.40	222.94	99.11
308-000-801.000	LEGAL SERVICES	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
308-000-864.000	MISCELLANEOUS	800.00	800.00	23.28	0.00	776.72	2.91
308-000-880.001	COM. PROM. - SILVER LAKE PARK	92,000.00	40,000.00	0.00	0.00	40,000.00	0.00
308-000-880.006	COM. PROM. - BVNP (YMCA)	23,000.00	3,000.00	0.00	0.00	3,000.00	0.00
308-000-880.008	COM. PROM. - Cont. Serv GTCD	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
308-000-880.012	COM. PROM. - GT COMMONS	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
308-000-880.013	COM. PROM. - BOARDMAN RIVER	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
308-000-880.014	COM. PROM. - MILLER CREEK	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
308-000-880.016	COM. PROM. - KIDS CREEK PARK	20,000.00	10,000.00	0.00	0.00	10,000.00	0.00
308-000-880.019	RIVER EAST RECREATION AREA	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
308-000-935.000	MAINTENANCE - MISC, EQUIP	128,500.00	128,500.00	136,583.96	35,701.83	(8,083.96)	106.29
308-000-970.000	CAPITAL OUTLAY	0.00	221,000.00	218,944.32	38,836.68	2,055.68	99.07
Total Dept 000		300,500.00	439,500.00	382,828.62	77,282.91	56,671.38	87.11
Dept 851 - EMPLOYEE BENEFITS & INSURANCES							
308-851-873.010	SOCIAL SECURITY - EMPLOYER	2,000.00	2,000.00	1,979.11	102.29	20.89	98.96
Total Dept 851 - EMPLOYEE BENEFITS & INSURANCES		2,000.00	2,000.00	1,979.11	102.29	20.89	98.96
TOTAL EXPENDITURES		302,500.00	441,500.00	384,807.73	77,385.20	56,692.27	87.16
Fund 308 - PARK SYSTEM FUND:							
TOTAL EXPENDITURES		302,500.00	441,500.00	384,807.73	77,385.20	56,692.27	87.16

		Charter Township of Garfield	
		Planning Department Report No. 2021-4	
Prepared:	January 5, 2021	Pages:	1
Meeting:	January 12, 2021 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Requirements for Siting Solar Energy Systems – Public Hearing / Resolution		

BACKGROUND:

Recently, there has been an increased interest in developing solar energy systems, particularly solar arrays, in the region. This recent activity has parallels to the interest in wind energy systems about a dozen years ago, when the Township adopted siting requirements for wind energy systems in the Zoning Ordinance.

Staff and the Planning Commission worked together to develop these proposed regulations for solar energy systems, first by studying the issue during the June, July, and August study sessions. The proposed Zoning Ordinance amendment was first introduced at the October 14, 2020 Planning Commission meeting with the public hearing at their November 12, 2020 meeting. After the public hearing, the Planning Commission recommended to the Township Board to adopt this proposed Zoning Ordinance amendment. The Township Board introduced this proposed amendment at the December 8, 2020 Township Board meeting.

The proposed Zoning Ordinance amendment would establish new regulations for solar energy systems, add new language for essential service facilities, and include several new definitions. All the proposed changes to the Zoning Ordinance are described in the proposed Resolution #2021-01-T which would adopt these changes as Amendment No. 25 to Ordinance No. 68, the Garfield Township Zoning Ordinance, and which is attached to this report.

ACTION REQUESTED:

The proposed text amendment is being placed on tonight's agenda for public hearing and potential adoption by the Township Board. If, following discussion and the public hearing, the Township Board is satisfied with the proposed text amendment as presented, the next step is to adopt the proposed resolution attached to this report. The following motion is suggested:

MOTION THAT Resolution #2021-01-T adopting Amendment No. 25 to Ordinance No. 68, Garfield Township Zoning Ordinance regarding requirements for solar energy systems, BE ADOPTED.

Any additional information deemed necessary by the Township Board should be added to this motion.

Attachments:

1. Proposed Resolution #2021-01-T regarding Amendment No. 25 to Ordinance No. 68, Garfield Township Zoning Ordinance, including proposed amendment language.

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

ORDINANCE NO. 68 (Zoning Ordinance): AMENDMENT NO. 25

RESOLUTION #2021-01-T

A RESOLUTION TO AMEND GARFIELD TOWNSHIP ORDINANCE NO. 68 (Zoning Ordinance), in accordance with the provisions of Act 110 of the Public Acts of 2006, as amended.

WHEREAS the Charter Township of Garfield regulates the use and development of land pursuant to the authority of the Michigan Zoning Enabling Act, Act 110 of 2006, as amended;

WHEREAS the Garfield Township Board of Trustees, following their January 12, 2021 public hearing, finds that an amendment to the Charter Township of Garfield Zoning Ordinance is necessary to incorporate the following changes:

- In Section 201, General Definitions, add definitions for various Solar Energy systems that differentiate between a small Solar Energy System affixed to a building or a freestanding structure and a large Primary Solar Energy System.
- Insert a new Section 775 Solar Energy Systems that describes requirements for permitting Accessory and Primary Solar Energy Systems by regulating their siting, design, and installation.
- For Section 737.B.2(i) Essential Services Facilities, request an above ground Major Essential Service Facility shall include any required hazard warning in its signage.
- For Section 737.B Essential Services Facilities, add language covering abandonment and decommission requirements for Essential Service Facilities.

NOW, THEREFORE, THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

AMENDMENT NO. 25 TO CHARTER TOWNSHIP OF GARFIELD ORDINANCE NO. 68 (Zoning Ordinance):

A. THAT the following language BE ADDED to **Article 2, Section 201 GENERAL DEFINITIONS:**

Solar Collector Surface: Any part of a solar energy system that absorbs solar energy for use in the system's transformation process. The collector surface does not include frames, supports, and mounting hardware.

Solar Energy: Radiant energy received from the sun that can be collected in the form of heat or light by a solar energy system.

Solar Energy System: A system (including solar collectors and ancillary equipment) either affixed to a permanent principal or accessory building or functioning as a freestanding structure, that collects, stores, and distributes solar energy for heating or cooling, generating electricity, or heating water. Solar energy systems include, but are not limited to, photovoltaic (PV) power systems and solar thermal systems. Solar energy systems shall not be considered essential services. Solar energy systems do not include a panel or panel array less than 10 square feet.

Solar Energy System, Accessory: A solar energy system that meets the following:

- (1) The system is an accessory use of the property.
- (2) The system is primarily used for generating electricity for on-site use.

Solar Energy System, Primary: A solar energy system that meets the following:

- (1) The system is the primary use of the property.
- (2) The system is primarily used for generating electricity for sale and distribution off-site.

Solar Equipment, Ancillary: Any accessory part or device of a solar energy system that does not require direct access to sunlight, such as but not limited to batteries, electric meters, converters, or water heater tanks.

B. THAT Article 7, SUPPLEMENTAL USE REGULATIONS, Section 737.B (2) (i) Essential Service Facilities, BE AMENDED to replace “may” with “shall” in the last sentence as follows:

- (i) An above ground Major Essential Service Facility which is fenced or which is housed in an equipment building shall include a sign placard of not more than two square feet which shall indicate the owner or operator’s name, address and emergency contact information. In addition, such facilities shall include any required hazard warning signage.

C. THAT Article 7, SUPPLEMENTAL USE REGULATIONS, Section 737.B Essential Service Facilities, BE AMENDED to add a new subsection (3) which includes the following language:

- (3) Any Major Essential Service Facility which has reached the end of its useful life or has been abandoned consistent with this Section of this Ordinance shall be removed and parcel owners shall be required to restore the site.
 - (a) Absent a notice of a proposed date of decommissioning or written notice of extenuating circumstances, a Major Essential Service Facility shall be considered abandoned when it fails to operate continuously for more than one year. The property owner shall physically remove the installation no more than one-hundred and eighty (180) days after the date of discontinued operations.
 - (b) The property owner shall notify the Township and the Planning Commission by certified mail of the proposed date of discontinued operations and plans for removal.

- (c) If the property owner fails to remove the installation within 180 days of abandonment or the proposed date of decommissioning, the Township is permitted to enter the property and physically remove the installation.
- (d) Any decommissioning of a Major Essential Service Facility shall include at minimum:
 - (i) Physical removal of all Major Essential Service Facility equipment, structures, buildings, security barriers, and transmission lines from the site.
 - (ii) Disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations.
 - (iii) Stabilization and re-vegetation of the site as necessary to minimize erosion.

D. THAT **Article 7, SUPPLEMENTAL USE REGULATIONS**, BE AMENDED to add the following new section: **Section 775, Solar Energy Systems**, and to include the following language:

SECTION 775 SOLAR ENERGY SYSTEMS

It is the intent of this Section to permit solar energy systems by regulating their siting, design, and installation to protect public health, safety, and welfare, to ensure compatibility with adjacent land uses, and to protect active farmland, prime soils, and forested properties.

A. ACCESSORY SOLAR ENERGY SYSTEMS

- (1) Accessory solar energy systems shall be permitted by right in any zoning district for on-site use.
- (2) Ground mounted solar energy systems shall only be in a side or rear yard and shall meet or exceed required yard setbacks. Placement of ground mounted solar energy systems is not permitted within the required front yard.
- (3) Roof mounted solar energy equipment shall be located so as not to increase the total height of the structure above the maximum allowable height of the structure on which it is located, in accordance with the applicable zoning district height regulations.
- (4) Ground mounted solar energy systems shall not exceed 10 feet in height and shall be securely anchored into the ground.
- (5) Solar panels shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways.

B. PRIMARY SOLAR ENERGY SYSTEMS

- (1) Primary solar energy systems may be permitted by special use permit in any zoning district provided it is demonstrated that the requirements of this section and all other applicable sections of this Ordinance are satisfied.
- (2) All structures and equipment for a primary solar energy system shall be 100 feet from any front property line and 50 feet from any side or rear property line.
- (3) Ground mounted solar energy systems shall not exceed 15 feet in height and shall be securely anchored into the ground.

- (4) Solar panels shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways.
- (5) Primary solar energy systems shall not include any image except to identify the manufacturer or operator of the solar energy system. All signage shall conform to the requirements of this Ordinance.
- (6) All utility collection lines from the primary solar energy system shall be placed underground.
- (7) Primary solar energy systems shall provide a Type "D" buffer for all adjacent land uses as required in Section 531.G of this Ordinance.
- (8) The primary solar energy system operator shall maintain the facility in good condition, including but not limited to structural repairs and integrity of security measures and maintaining site access to a level acceptable to local emergency response personnel.
- (9) The applicant for a primary solar energy system shall provide a form of surety, either through escrow account, bond, or otherwise, to cover the cost of removal of the system in the event the Township removes the installation as authorized in this section. The applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation. The amount and form of financial surety is to be determined by the Planning Commission, but in no event to exceed more than 125 percent of the cost of removal and compliance with the additional requirements set forth herein. The amount of financial surety shall be reviewed by the Planning Commission every 10 years and may be adjusted by the Planning Commission to reflect increased cost of removal and compliance with the additional requirements set forth herein.
- (10) Any primary solar energy system which has reached the end of its useful life or has been abandoned consistent with this Section of this Ordinance shall be removed and parcel owners shall be required to restore the site.
 - (a) Absent a notice of a proposed date of decommissioning or written notice of extenuating circumstances, a primary solar energy system shall be considered abandoned when it fails to operate continuously for more than one year. The property owner shall physically remove the installation no more than one-hundred and eighty (180) days after the date of discontinued operations.
 - (b) The property owner shall notify the Township and the Planning Commission by certified mail of the proposed date of discontinued operations and plans for removal.
 - (c) If the property owner fails to remove the installation within 180 days of abandonment or the proposed date of decommissioning, the Township is permitted to enter the property and physically remove the installation.
 - (d) Any decommissioning of a primary solar energy system shall include at minimum:
 - (i) Physical removal of all aboveground primary solar energy systems and ancillary solar equipment, structures, equipment, security barriers, and transmission lines from the site.
 - (ii) Disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations. Any hazardous material in the solar

panels, electronics and parts are required to provide proper disposal and profiling and documentation of the disposal.

(iii) Stabilization and re-vegetation of the site as necessary to minimize erosion.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

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 2021-01-T which was adopted by the Township Board of the Charter Township of Garfield on the 12th day of January 2021. Amendment No. 25 to Garfield Township Ordinance No. 68 (Zoning Ordinance) shall take effect upon the expiration of seven (7) days following publication.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield

Introduced: December 8, 2020
Adopted: January 12, 2021
Published: January 17, 2021
Effective: January 24, 2021