

CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
November 13, 2018

Supervisor Korn called the Town Board Meeting to order on November 13, 2018 at 6:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan.

Pledge of Allegiance

Roll Call of Board Members

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

Staff Present: Erik Perdonik

1. Public Comment (6:00)

None

2. Review and Approval of the Agenda - Conflict of Interest (6:01)

Agostinelli moved and Walters seconded to approve the agenda as presented.

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

3. Consent Calendar (6:02)

a. Minutes

October 23, 2018 (Recommend Approval)

b. Bills

General Fund	\$165,388.43
(Recommend Approval)	

Gourdie-Fraser

Developer's Escrow Fund – Storm Water Review	\$ 585.00
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Developer's Escrow Fund – Utility Plan Review	\$ 10,153.15
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Oversight & Closeout

Utility Receiving Fund	472.50
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Total	\$ 11,210.15
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(Recommend Approval)

c. MTT Update – Receive and File

- d. PD 2018-111 3717 W. South Airport Road Rezoning from A Agricultural District to R-3 Multi-Family Residential District, without restriction – Introduce and Schedule for Public Hearing on December 11, 2018. (Recommend Approval)**

Item 3.b. was removed from the Consent Calendar.

Walters moved and Duell seconded to approve the Consent Calendar as amended.

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

Nays: None

4. Items removed from the Consent Calendar (6:04)

a. Bills

Duell had a question regarding the LIAA expense as presented. It was explained that the LIAA expense was for Public, Education and Government .

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

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

Nays: None

5. Correspondence (6:05)

a. Grand Traverse Conservation District – October 2018 Report

b. Letter from a resident

6. Reports

a. Sheriff's Report (6:06)

Lt. Chris Barsheff reported that Garfield Township had 39% of the total calls for service in the county. He has been busy with active shooter educations and gave the board statistics on the drug takebacks. He presented a comparison of policing and numbers in Garfield Township and the City of Traverse City. He will have some information on the traffic sign which sat at E. Silver Lake Road for the past few weeks.

b. County Commissioner's Report (6:14)

No report

c. Personnel Committee (6:14)

Schmuckal said that the committee has four interviews for the position of Planning Director. A special meeting may need to be held to hire a candidate.

d. Treasurer's Report (6:15)

Blood Law gave an updated shared revenue report and said that the revenues should exceed the budget line item for 2018.

e. Clerk's Report (6:16)

McManus said the election went well and there was an excellent turnout. She shared the numbers of registered voters in the Township and a new precinct may be needed. Precinct 1, at Station 12, does not have enough parking so she will be looking for other options. She will need some help for the next election because of the increased number of absentee ballots.

f. Supervisor's Report (6:21)

Korn said that he attended the MTA on the Road held at Crystal Mountain where discussion centered upon legislation in the lame duck session of Congress. Much of the proposed legislation is aimed at local controls. Consumers Power will bring power in from the direction of the mall to Vista Manor and trim some trees to address the frequent power outages. They will also be addressing burned out streetlights.

7. Unfinished Business**a. Public Hearing PD 2018-112 – Schostak Brothers & Company, Inc./Amerco Real Estate Company – U-Haul Zoning Ordinance Text Amendment (6:26)**

Deputy Planner Erik Perdonik gave board members some background on the proposed text amendment and recommend denial based on the Planning Commission's recommendation. The proposed text amendments would establish an additional definition for warehousing within the C-P Planned Shopping Center district and allow the use in all C-P districts in the township.

Korn opened the Public Hearing at 6:28pm.

Bill Marsh Jr. of Traverse City spoke in support of the project.

Jonathan Gilmore, President of U-Haul Michigan spoke regarding the project.

Jeffrey Schostak of Schostak Brothers spoke regarding the project which would change the text amendment.

Bill Range with U-Haul discussed the reuse of the area and how the U-Haul use would work on the property.

Korn closed the Public Hearing at 6:44pm.

Board members discussed the proposal and shared concerns with the proposed project. Attorney Scott Howard answered questions regarding the Finding of Facts that were drafted as well as the proposed project and the use. Jeffrey Schostak explained to the Board why a text amendment was sought. He requested that the Board let them work with staff and Planning further to arrive at an amiable conclusion.

Schmuckal moved and Blood Law seconded that the Findings of Fact as presented in PD 2018-112 be adopted, except that the Township Board rather than the Planning Commission considers all findings not met.

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

Schmuckal moved and Blood Law seconded that Application Z-2017-04 be denied based on the Findings of Fact as adopted.

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

8. New Business**a. Consideration of Resolution 2018-37-T, a resolution of approval of Financial Institutions with which the township will do business with in 2019. (7:14)**

Schmuckal moved and McManus seconded to adopt Resolution 2018-37-T, a resolution of approval of Financial Institutions with which the township will do business with in 2019.

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

Nays: None

b. Request to add delinquent Special Assessments to the Winter Tax Roll (7:15)

Duell moved and Schmuckal seconded to authorize the Township Supervisor to add delinquent special assessments from Foxcraft Roads, Forest Lane Roads, and Oak Terrace Roads onto the Winter Tax Roll.

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

Nays: None

c. Request to write off unpaid Personal Property Taxes for years (2014-2017) (7:16)

Agostinelli moved and Schmuckal seconded to write off personal property taxes for the years 2017.

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

Nays: None

d. Consideration of Resolution 2018-38-T, a Resolution on Senate Bill 396 (7:19)

Korn said that this Resolution would formally oppose Senate 396 allowing logging trucks to be exempt from frost laws on the roads of Michigan.

Agostinelli moved and Duell seconded to adopt Resolution 2018-38-T, a Resolution on Senate Bill 396.

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

Nays: Walters

e. PD 2018-113 – Winter Trail Grooming Proposal for Silver Lake Recreation Area (7:20)

Peter Zirnhelt presented his grooming proposal to the Board. Board members asked questions and discussed the proposal. They shared concerns with possible ice on the paved portion of the trails. Zirnhelt said he would work with staff to groom the best possible trails for the use of the Township residents. He will not groom on the same track as the asphalt.

Walters moved to approve the winter trail grooming proposal on a one year trial basis provided that only the inside of the paved trail is groomed. Schmuckal seconded the motion.

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

Nays: None

f. Consideration of Building Committee's recommendations for Snow Plowing bids (7:35)

Korn said that bids were received for plowing at various township locations and he recommends awarding bids to SVE for the Township Hall Parking lot; Alpers for the Silver Lake Recreation Area parking lot; and Double R for the Barnes Trail snow blowing, the Buffalo trail snow blowing and the Silver Lake Recreation Walking Trail snow blowing.

Duell moved and Walters seconded to approve snow removal bids to the companies recommended by the Township Supervisor.

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

9. Public Comment (7:38)

Dennis Ditmer of Mayfield commented on the effect of the U-Haul application on independent storage facilities in the area and asked about security during the dark hours.

10. Other Business (7:40)

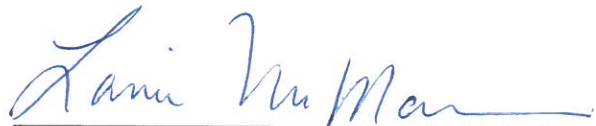
Budget meetings were discussed and set for November 19th and 20th.
Vacation property rentals may come up in the lame duck session.

11. Adjournment

Korn moved to adjourn the meeting at 7:44pm.



Chuck Korn, Supervisor
Charter Township of Garfield
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Lanie McManus, Clerk
Charter Township of Garfield
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