 Charter Township of Garfield Planning Department Report No. 2020-159			
Prepared:	December 1, 2020	Pages:	5
Meeting:	December 8, 2020 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Oakleaf Village of Garfield Township PUD – Final Review		
Applicant:	Wallick Communities		
Owner:	OTTO, LLC		
File No.	PUD 2020-01		
Parcel No.	05-018-013-00		

During the Final Engineering Review process, a change was made to the building configuration on the site plan due to the requirement of a fire apparatus access road by the Grand Traverse Metro Fire Department at the north end of the site in Phase 1. This requirement resulted in the removal of the planned Phase 2 addition to the Adult Care Facility and a reduction of 42 units.

SUBJECT PROPERTY:

- 5143 North Long Lake Road, west of Zimmerman Road
- 52.56 acres in area
- Currently undeveloped open land
- A-Agricultural zoning

PURPOSE OF APPLICATION:

The application proposes a Planned Unit Development (PUD) for senior living campus including the following:

- Phase 1 – 154 units
 - 155,000 square-foot one-story and two-story licensed Adult Care Facility (50 Independent Living Apartments, 60 Assisted Living, and 24 Memory Care units)
 - 20 Independent Living detached villas
 - 1,800 square-foot maintenance building
- Phase 2 – 33 units
 - 33 detached single-family homes

Based on this configuration, 187 total units are proposed.

Aerial image of the subject property (property lines highlighted in blue):



PROCEDURE:

PUD applications are reviewed in a two-step process. Preliminary Approval for the Oakleaf Village PUD was granted by the Township Board on July 14, 2020. The applicant is now returning for Final Approval of the PUD application. At its meeting on November 12, 2020, the Planning Commission conducted a final review and made a recommendation of approval of the PUD application. Following the public hearing scheduled for tonight's meeting, the Township Board will consider final action on the application.

AGENCY REVIEWS:

The following agency reviews have been conducted:

- Township Engineer – Water and Sewer Review
- Township Engineer – Stormwater Review
- Grand Traverse County Road Commission
- Grand Traverse County Metro Fire Department
- Grand Traverse County Soil Erosion & Sedimentation Control

FINDINGS OF FACT:

- 1) An application has been received to develop a 187-unit Planned Unit Development (PUD) for senior living (including an adult care facility and detached villas) and single-family residential dwellings.
- 2) The proposed development will be comprised of the following two phases:
 - a. Phase 1 – 154 units containing a 155,000 square-foot one-story and two-story licensed Adult Care Facility (50 Independent Living Apartments, 60 Assisted Living, and 24 Memory Care units), 20 Independent Living detached villas, and an 1,800 square-foot maintenance building
 - b. Phase 2 – 33 detached single-family homes
- 3) The subject parcel is 52.56 acres located at 5143 North Long Lake Road.

Section 426.E(4) Criteria

- (a) The uses will be compatible with the natural environment, and with adjacent and surrounding land uses and properties, and will not have an adverse economic, social or environmental impact on adjacent and surrounding land uses and properties;
 - Finding: The Planning Commission finds that this standard HAS BEEN MET because the application proposes a variety of senior living and single family residential housing units which are compatible with surrounding institutional, multi-family, and single-family residential uses; are located on a large parcel which will provide open space and landscaping between uses; and will not have an adverse impact on adjacent or surrounding properties.
- (b) The uses will be compatible with the capacity of existing public services and facilities, or of planned and feasible future public services and facilities, and such use is consistent with the public health, safety and welfare of the Township residents;
 - Finding: The Planning Commission finds that this standard HAS BEEN MET. The proposed development is located in an area with a variety of existing institutional, office, and residential uses and will be adequately served by existing available services, including water and sewer services. Other agency reviews have been conducted to ensure that road design and emergency service requirements have been met.

- (c) The uses and development are warranted by the design of additional amenities made possible with, and incorporated by, the development proposal;
- Finding: The Planning Commission finds that this standard HAS BEEN MET. The proposed development includes outdoor amenities such as a multi-use path, pocket neighborhood parks, outdoor patio, gazebos, pickleball courts and water features. The development will include many indoor amenities for residents including 24-hour care and security, state of the art dining and exercise facilities, multi-purpose room used for movie nights and large group activities, bistros and pubs, classes, planned indoor and outdoor activities, beauty salon and barbershop, and large living rooms to gather with friends and family.
- (d) Insofar as practicable, the landscape shall be preserved in its natural state by minimizing tree and soil disturbance and removal;
- Finding: The Planning Commission finds that this standard HAS BEEN MET. The proposed development has an extensive landscaping plan that utilizes existing trees where possible, provides landscaped buffers with adjacent properties and creates an attractive visual aesthetic for the site.
- (e) Existing important natural, historical and architectural features within the development shall be preserved;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the applicant has made reasonable efforts to provide open space on the property. The previous use of the site was farmland with no identifiable features.
- (f) Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the proposed building setbacks are compatible and create a residential campus setting for all the uses. Building architecture, street layouts, signs, park features, and landscaping create a unified look for the development.
- (g) With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, minimizing potential motorized/non-motorized conflict points, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as is practicable, do not detract from the design of proposed structures and neighboring properties;
- Finding: The Planning Commission finds that the standard HAS BEEN MET because the proposed roadways, drives, sidewalks, and walking paths are laid out in a cohesive manner, including safe and separate areas for pedestrians and vehicles. Two previous issues have been resolved:
 - i. The Road Commission approved a public street connection in Phase II between the two adjacent neighborhoods, Heritage Estates and Eaglehurst Estates.
 - ii. The applicant prepared a Traffic Impact Report. Based on the Report and as required by the Road Commission, the applicant designed the appropriate

improvements along North Long Lake Road for Phase I. A two-way left-turn lane will be constructed along Long Lake Road from Lone Pine Drive to Zimmerman Road to provide a continuous center lane from the high school driveway to Zimmerman Road. However, for Phase II, the Road Commission would like an evaluation performed for the project impact on Zimmerman Road prior to construction.

(h) Landscaping is provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property and, where applicable, to create a pleasant pedestrian scale outdoor environment;

- Finding: The Planning Commission finds that the standard HAS BEEN MET because consistent landscaping is proposed that is attractive and serves to provide buffers where needed.

(i) The development consolidates and maximizes useable open space;

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the development plan provides approximately 12.6 acres of open space. Common areas and activities have also been identified, including a multi-use path, pocket neighborhood parks, outdoor patio, gazebos, pickleball courts and water features.

(j) The benefits of the development are not achievable under any single zoning classification; and

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the development plan presents a mixed-use development which is not achievable under any single zoning district.

(k) The development is compatible with the intent and purpose of the adopted master plan.

- Finding: The Planning Commission finds that the standard HAS BEEN MET because the development plan remains generally consistent with the Master Plan and surrounding existing land uses. The planned density for the PUD is approximately 3.6 units per acre. Planned unit developments in the vicinity have densities ranging from 3.4 to 4.8 units per acre.

ACTION REQUESTED:

The following motion is offered for consideration:

MOTION THAT the Findings of Fact for application PUD 2020-01, as presented in Planning Department Report 2020-159, BE ADOPTED.

The following motion is to grant *final* approval for the project in accordance with Section 426 of the Zoning Ordinance:

MOTION 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.

Attachments:

1. Township Engineer (GFA) – Water and Sewer Review – November 3, 2020
2. Township Engineer (GFA) – Stormwater Review – November 5, 2020
3. Township Engineer (GFA) – Private Road Review – November 5, 2020
4. Grand Traverse County Road Commission Permit – November 5, 2020
5. Grand Traverse Metro Fire Department – October 21, 2020
6. Grand Traverse County Soil Erosion & Sedimentation Control – October 14, 2020
7. Conclusions and Recommendations from Traffic Impact Study prepared by Progressive AE – August 2020
8. Excerpt of Oakleaf Village of Garfield Township PUD Plan Set – October 30, 2020 – Including Cover Sheet and Sheets C1.0, C3.0, C3.1, A-2, A-3, and L-1



November 3, 2020

Charter Township of Garfield
Attn: Chuck Korn, Supervisor
3848 Veterans Drive
Traverse City, Michigan 49684

RE: Oakleaf Village- Phase I
Water Main and Sanitary Sewer Extension
GFA No. 20231

Dear Mr. Korn,

We have reviewed the plans for the proposed water and sewer system improvements associated with the above referenced project. The review was based on the current standards adopted by Garfield Township in conjunction with the Grand Traverse County Department of Public Works as well as Michigan Department of Environmental Quality requirements, Ten State Standards and accepted engineering practice for this area. The plans were prepared by Landtech and dated 10-19-20.

A preliminary review was conducted by GFA with comments and revisions submitted via email. A revised set of plans were submitted to our office dated 10-30-2020. The revised plans are found to be acceptable and the following general comments are to be acknowledged with a letter of understanding.

DESCRIPTION OF THE PROPOSED PROJECT

The project consists of approximately 3,800 linear feet and 350 linear feet of 8-inch water main and 6-inch water main (respectively), hydrants and service leads and 2,530 linear feet of 8-inch sanitary sewer main including manholes and service leads. Infrastructure is to connect to available existing infrastructure and provide extension to extension to service an independent and assisted living facility complex located along North Long Lake Road just east of Zimmerman Road. Phase I includes construction of twenty (20) villas and one (1) main building providing 60 assisted living units, 50 independent living units and 24 memory care units.

IMPACT ON THE EXISTING SYSTEM

SANITARY SEWER SYSTEM

The Garfield Township sanitary sewer collection system is divided up into eight (8) distinct service areas, designated by name according to the primary trunkline running along the respective road. In this case the proposed development would be immediately serviced by the Wyatt Road Service District. The extension proposes to connect to the existing sanitary sewer system at one (1) location, Manhole No. 951 located in the Eaglehurst Development. From this location, the flow will follow the 8-inch diameter gravity sewer system flowing south through the Heritage Estates development, transition to a 12-inch diameter flowing east along Wyatt Road, then northeast to Franke Road, then east to US-31 and north along US-31 to the political boundary of the City of Traverse City. This flow then discharges directly into



the Traverse City Front Street Lift Station (No. 1), located along Front Street west of the Wellington Street intersection. Review of the downstream capacity, the immediate 8" sanitary sewer and siphon on M37 both have a remaining available capacity of approximately 200 GPM. A preliminary evaluation of the sanitary systems capacity, with respect to the demands required to serve the extension that are projected to be around 60 GPM support the ability for the Township to accept and process the sanitary sewer flows. A further review will be completed and submitted to EGLE for acceptance and permitting of the development at a later date at which time GFA will complete a more in depth analysis of the sewer capacity.

WATER SYSTEM

The Garfield Township water distribution system is divided up into five (5) distinct service districts with the limits defined by the existing infrastructure that services the users. In this case the proposed developed would be immediately serviced by the Heritage District. The Development proposed to connect to the existing 12" watermain along North Long Lake Road and the existing 8" watermain in Eaglehurst.

The proposed development will be directly served by the newly constructed ground storage tank, sized at 1,000,000 gallons (1.0 MG), located off Cedar Run Road. The tank maintains water pressure (minimum 40 psi) to the system users but is restricted to surface elevation of 1005 and less. This zone provides domestic and fire suppression to the users it serves. The storage facility for this district is a 2.25 million gallon underground tank located off McRae Hill Road, just south of Silver Pines Road, which supplies the new Tank via Garfield Booster Station No. 3, located along Silver Pines Road (west of McRae Hill Road). The overall capacity of this service district is limited by the firm capacity of Garfield Booster Station No. 3 rated at 2,300 gpm (3.31 MGD). The current Maximum Day Usage for the district is 2.21 MGD. Hydrant testing results recently completed for the area indicated available flows of 1,500 GPM with static and working pressures of 75 and 45 psi respectively.

A preliminary evaluation of the water system capacity, with respect to the demands required to serve the extension that are projected to be around 0.0435 MGD and support the ability for the Township to accept and provide adequate water service. It should be noted the Township is in the process of reorganizing pressure districts on this side of town and there is potential that a portion of this development will need to be serviced by the upper pressure district (station no. 5). There was limited information available to the number of stories and required fire flow for the development and once received modifications to the service may be necessary. A further review will be completed and submitted to EGLE for acceptance and permitting of the development at a later date at which time GFA will complete a more in-depth analysis.

General Comments

1. All design standards shall comply with the Current Standards adopted by Grand Traverse County Sewer and Water Systems. Copies may be obtained from the Grand Traverse County Department of Public Works.
2. All construction standards shall comply with the Current Grand Traverse County Specifications and Details for Sewer and Water System. Copies may be obtained from the Grand Traverse County Department of Public Works.



3. Please ensure all local regulatory permits including Soil Erosion and EGLE NPDES Permits are obtained. Please ensure Township receives copies of issued permits.
4. Please ensure all easements have been obtained and recorded with the Township prior to final acceptance of the utilities.
5. Please ensure the Grand Traverse County DPW and Fire Department has reviewed the proposed plans and accepted.
6. Please note per the Grand Traverse County BPW requirements:

“Any water main and sewer main meeting requirements applicable to public water mains and sewer mains which services two or more separate buildings or dwellings shall be deemed a public water main unless the buildings are part of a singly-owned industrial or commercial complex or a public complex where future division of ownership is not anticipated, and the extension of the system will not be required by the Township”

Please clarify if the buildings are to be owned by one common entity and the intentions for installation of water meters for each of the buildings.

7. The installation of watermain, sewer main, hydrants, valves, and manholes shall not be installed within proposed sidewalk, and/or asphalt that would inhibit access by the DPW. Please ensure that there are no obstructions that would prohibit access. If this cannot be complied with, please note the DPW is not responsible for any costs associated with replacement of such infrastructure such as the parking lot, dumpster pad and access drives. It appears some of the hydrants are in close proximity to the proposed sidewalk.
8. Please also note the following: In order for a developer to obtain their building permit and begin site work all permits must be issued including benefit fee payment to the DPW. However, the DPW cannot accept this payment unless the infrastructure is either in place (water / sewer main) or a bond is provided by the developer equivalent to 100% of the cost of the utility. Please contact the DPW if you need further clarification, etc.
9. Two (2) Benchmarks must be provided on each plan sheet.
10. Please note per the BPW design standards all utilities are to be extended to the limits of the property if topography permits. Per notes identified on the plans, with the succession of Phase II, the applicant agrees to extend applicable sanitary sewer and watermain to the limits of their property.
11. Proposed easements shall be shown on the drawings for the utilities. Please note that a 20' minimum are to be provided to facilitate access for the DPW centered over each pipe. This includes, hydrants, leads, etc. Final easements upon completion of project shall be surveyed, sealed and recorded prior to acceptance of the utility.
12. This review does not evaluate the ability to provide basement and/or second story service for either water or sewer. Our review is limited to review to ensure adequate finish floor service is sufficient to meet 10 State Standards. The applicant is responsible to ensure sufficient pressures and capacity are sufficient for both basement and second story in compliance with Michigan Plumbing Code.

At this time GFA finds the application and proposed plans acceptable and recommend approval by both the Township Planning Commission and Township Board. It is requested the applicant provide a formal



acknowledgement letter of the above items along with submission of five (5) copies of signed and sealed plans and specifications and one (1) pdf copy respectively.

We appreciate the opportunity to assist the Township during the approval of this project. If you have any questions, please don't hesitate to contact me at (231) 946-5874.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Hodges".

Jennifer Hodges, P.E.
Project Manager

A handwritten signature in black ink that reads "Mark Maguire".

Mark Maguire, P.E.
Project Engineer

CC:

Mr. John Sych, Garfield Township
Mr. John Urbain, PE – Landtech
Mr. Jeff Black, Rembrandt Construction



Engineering
Surveying
Testing &
Operations

123 West Front Street
Traverse City, Michigan 49684
231.946.5874
231.946.3703

November 5, 2020

Mr. Michael Green, Zoning Administrator
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

RE: Oakleaf Village- Phase I
Storm Water Review
GFA No. 20321

Dear Mr. Green,

The following summarizes of GFA's storm water review of the of the plans for the Oakleaf Village - Phase I. Revised plans and storm water management summary were prepared by Landtech and dated 10-30-30 and 10-29-30, respectively. The submitted items were in response to GFA's initial storm water review dated 10-27-20. We have reviewed the plans for their accordance to Garfield Township's Storm Water Control Ordinance Number 49, hereinafter referred to the Ordinance. A summary of our review is as follows.

EXISTING CONDITIONS

Site & Storm Water Conditions

1. The existing terrain is undulating with and drainage sheds south from North Long Lake road. The parcel is approximately 52.5-ac of undeveloped land.
2. The undulating land forms localized natural depressions in the south part of the property where existing runoff can be stored and seep into the ground.
3. No apparent outlet is available for the site.
4. A geotechnical report and soil borings were completed for this project and indicate granular soils and no ground water was encountered in the study.

PROPOSED SITE PLAN

The proposed plan shows phased development of the site. Phase I is currently proposed and develops the north half of the property which consists of 29.9 ac. The phase includes twenty (20) cottages and one larger multi-use building (congregate building). A network of paved private drives and parking is shown throughout. Primary access to the site is with a divided commercial drive off North Long Lake Road. Emergency access is provided off N. Long Lake Rd east of the main entrance. Drainage of the access drives shed on-site. A storm water management plan is proposed that consists of a series of piping and catchbasins that collect stormwater to convey to an onsite centrally located storm water retention basin.



Determination of Surface Runoff

1. Storm water is managed on-site with a system of paved roads, storm sewer, and one retention basin. The storm sewer collects drainage and routes all drainage from the proposed phase to the retention basin located in the south-middle of the property.
2. The hydrology method used is the CN method (SCS)
3. A HydroCAD Model was used to calculate the surface runoff volumes. The design rainfall and depths used appear acceptable. Back to back 100-year events were evaluated for the proposed retention basin.
4. Drainage areas are clearly shown on the plans and show management of the entire developed area.
5. Some minor off-site drainage is included in the calculations as well.

Conveyance system

1. Storm sewer calculations were provided.
2. The calculations show the system meeting ordinance requirements to convey the 10-year and indicate no adverse effects from the 25-year flows.
3. Storm sewer pipe is ADS N-12 pipe and is an MDOT approved smooth lined plastic pipe.
4. Pipe sized, roughness, and slopes meet Ordinance criteria.
5. The plans do not depict how the stormwater is collected and managed from the building roofs or if footing drains are to be installed. It is recommended the applicant address this comment and consider incorporating gutters and downspouts to connect into the proposed storm network.
6. Approval for the driveway shall be obtained by the GTCRC which may require a cross culvert to installed at the entrance. Applicant responsible to coordinate and provide if required in addition to permit to Township for their files.

Storm Water Facilities

Retention Basin:

1. The retention basin is shows sufficient storage for the back-to-back 100 year event.
2. The design high water level is shown and is well below the adjacent buildings.
3. It's noted that 6-in/hr infiltration rate is modeled at the pond. This is reasonable the soils for the area and supported by the testing results.
4. Per the ordinance, the applicant checked the condition where infiltration is zero. A flooded area was shown in the southerly PH II part of the property. An existing sanitary manhole and some low-lying neighboring properties are within this zone. No adverse change from existing conditions are expected.
5. The proposed forebays to the retention basin exceed the required volume.
6. The retention pond water depth is less than five feet deep. Therefore, no additional safety measures area required.
7. It is noted the provided calculations apply for Phase I only. Connections during future phases will require additional analysis and be evaluated at the time of submittal for consideration.



Erosion Control

8. Sufficient measures for erosion control are present on the plans. It is recommended the Design Engineer should provide provisions in the Plans to address slopes graded in excess of 3:1 (three feet of horizontal to one feet of vertical change). It is suggested the use of Turf Reinforcement Matting (TRM) in the event that mulch blanketing is not adequate to stabilize grading slopes.
9. The applicant is responsible to obtain SESC and NPDES NOC permit and provide copies to the Township for their files.

Maintenance

10. A Site Maintenance Plan and Budget was included and appears to be acceptable. Document to be recorded and copy provided to the Township.
11. Please clarify the plan for maintenance of the central pond. Are there means to prevent stagnation and mosquito breeding such as a fountain?
12. Snow storage shows adequate management. No storage is planned within the proposed basin.

RECOMMENDATION

The plans are considered approved as submitted subject to the applicant provided corrective revisions to the plans and /or clarification to address our comments noted above.. At this point it is requested the Applicant submit a final signed and sealed copy of the revised plans with corrections (as applicable) to the Township.

We appreciate the opportunity to assist the Township during the approval of this project. If you have any questions, please don't hesitate to contact me at (231) 946-5874.

Sincerely,

GFA

Handwritten signature of Jennifer Hodges in black ink.

Jennifer Hodges, P.E.
Project Manager

Handwritten signature of Mark Maguire in black ink.

Mark Maguire, P.E.
Project Engineer

CC:

- Mr. John Sych, Garfield Township
- Mr. John Urbain, PE – Landtech
- Mr. Jeff Black, Rembrandt Construction



November 5, 2020

Mr. Michael Green, Zoning Administrator
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

RE: Oakleaf Village – Phase I Private Road Review
Garfield Township, Grand Traverse County, Michigan
Job # 20321

Dear Mr. Green,

We have reviewed the road plans for Phase I of the Oakleaf Village development in Garfield Township. The plans reviewed were prepared by Landtech and dated 10-30-20. Garfield Township Article 5 Development Standards section 521 Street Design and Transportations was referenced in this review. Based upon our review on behalf of Garfield Township with respect to the private roads, we offer the following comments.

Proposed

1. The plans for Phase I propose the construction of a network roads for circulation to service to the large multi-use building, parking areas, and twenty single-unit cottages. The roads also provide a means of circulation or fire apparatus. They are detailed as follows.
 - Minimum paved width shown is 24' and meet or exceed table 5-10 requirements. A majority of these roads have a 26' paved width thus complying with the Ordinance
 - It's noted the access road to assisted living overflow parking lot is 22' wide. This area is considered exempt from table 5-10 width regulations as it's not part of the circulation route nor considered a road.
 - Access is provided with a divided commercial drive entrance off North Long Lake Road along with a gated emergency access drive located east of this entrance. A dead-end is provided at the south limits of Phase I to accommodate future extension to Phase II
 - The Private roads need to be constructed within private easements for ingress / egress a minimum of 48'. The plans shall be updated to reflect these easements. The easements upon completion of the project are to be recorded with copies provided to the Township.
2. The plans show Phase II as future and proposes, a traditional residential development is proposed. Thirty-three 33 units (lots) are shown with network of roads. A preliminary review is as follows
 - 24' paved width and 66' easements are planned and meet table 5-10 requirements.
 - Two points of access are provided off Zimmerman road and PH I road networks.
 - Future connections to the Eaglehurst Estates and Heritage Estate are shown as well promoting connectivity as required in the ordinance.
 - A further more indepth review of Phase II will be completed upon time of application. Preliminarily it appears to comply with the ordinance.



3. Driveway entrances will need to meet GTCRC review. Site distance does not appear to have been evaluated and is subject to approval by GTCRC. Copies of permits shall be provided to the Township for their files
4. The proposed cross-section appears to comply with the Township and GTCRC requirements.
 - The light duty pavement section is comprised of a six-inch 22A compacted gravel base beneath a 13A leveling and top course placed at 165 pounds per square yard each. 18" MDOT CL II sand is indicate as underlying the gravel base. Consideration to modify pavement to LVSP is suggested as it is more industry standard and GTCRC approved.
 - The heavy duty pavement section is comprised of a eight-inch 22A compacted gravel base beneath a 13A leveling and top course placed at 220 and 165 pounds per square yard each. 18" MDOT CL II sand is indicate as underlying the gravel base. Consideration to modify pavement to LVSP is suggested as it is more industry standard and GTCRC approved.
5. The road profile is graded to accommodate the existing terrain and ranges from 0.5% to 8.00% slopes. A maximum slope of 8.93% is shown at the drive entrance to North Long Lake Road although steep it does comply and is less than the ordinance requirements of 9%.
6. The plans do not indicate the proposed design speed. The road profile was reviewed and found not compliant with AASHTO at 25 MPH for vertical curves K values at some points. It's reasonable to assume that a lower design value can be considered however unclear and needs to be clarified.

Maintenance

The Ordinance requires that private roads be maintained by adjoining property owners or users who shall enter into and record an agreement for the joint maintenance of the road in a reasonably safe condition. The developer shall provide appropriate documents to the Township prior issuance of a land use permits.

Certification

The developer shall provide a written certification, signed and sealed by their engineer, certifying the design, construction and installation is compliant with the ordinance prior to issuance of a land use permit.

Connectivity

Cross-access agreements may become necessary for future connections to Eaglehurst Estates and Heritage Estates.

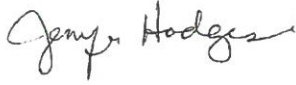
Summary

We find the proposed private road meets the ordinance and recommend approval subject to receiving GTCRC communications, bond, and copies of final signed and sealed plans addressing the above comments.

Please do not hesitate to contact our office with any questions regarding this letter or if you need additional information.

Respectfully Submitted,

GFA

A handwritten signature in black ink that reads "Jennifer Hodges".

Jennifer Hodges, P.E.
Project Manager

A handwritten signature in black ink that reads "Mark Maguire".

Mark Maguire, P.E.
Project Engineer

CC:

Mr. John Sych, Garfield Township
Mr. John Urbain, PE – Landtech
Mr. Jeff Black, Rembrandt Construction



**APPLICATION AND PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN
 WITHIN THE RIGHT-OF-WAY OF; OR TO CLOSE, A COUNTY ROAD
 APPLICATION**

An applicant is defined as an owner of property adjacent to the right-of-way, the property owner's authorized representative; or an authorized representative of a private or public utility who applies for a permit to construct, operate, use, and/or maintain a facility within the right-of-way for the purpose outlined within the application. A contractor who makes application on behalf of a property owner or utility must provide documentation of authority to apply for a permit.

APPLICANT	OTTC, LLC - Oakleaf Village 5161 Silver Pines Rd Traverse City, MI 49685-0000 Phone(s): 740-632-8373 - - - EMail: mdicarantonio@wallick.com	CONTRACTOR	TBD
Applicant/Contractor request a permit for the following work within the right of way of a county road: Commercial - Commercial Drive LOCATION: County Road <u>North Long Lake</u> Between <u>Herkner</u> And <u>Zimmerman</u> Township <u>Garfield</u> Section _____ Side of Road <u>South</u> Property ID <u>28-05-018-013-00</u> DATE: Work to begin on <u>11/03/2020</u> Work to be completed by <u>11/03/2021</u> I certify and acknowledge that (1) the information contained in this application is true and correct, (2) the commencement of the work described in this application shall constitute acceptance of the permit as issued, including all terms and conditions thereof and, (3) if this permit is for commercial or residential driveway work, I am the legal owner of the property that this driveway will serve, or I am the authorized representative.			
Applicant's Signature: <u>On File</u> Title: _____ Date: _____		Contractor's Signature: _____ Title: _____ Date: _____	

PERMIT

The term "Permit Holder" in the terms and conditions set forth on the reverse side hereof, refers to the applicant and the contractor, where applicable. By performing work under this permit, the Permit Holder acknowledges and agrees that this permit is subject to all the rules, regulations, terms and conditions set forth herein, including on the reverse side hereof. Failure to comply with any of said rules,

REQUIREMENTS	FEE TYPE	AMOUNT	RECEIPT NO	DATE	
	Commercial RC	300.00			Letter of Credit _____ <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Surety Bond _____ <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Retainer Letter _____ <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Approved Plans on File <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Certificate of Insurance <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Attachments/Supplemental Specifications <input type="checkbox"/> Y <input checked="" type="checkbox"/> N

OTHER REQUIREMENTS: Oakleaf Village

Permit to install 2 commercial drives per GTCRC standards as per submitted plans 10/23/2020. Permit valid upon GTCRC approved contractor.

Proper signage and traffic control to comply with MMUTCD standards. No work allowed in County Road ROW during a snow/ice event. Work with in the ROW from Nov.1 thru March 31, requires daily verbal permission from the Road Commission. Erosion control to be established which may include top soil, grass seed, and mulch blanket. Prior approval from the GTCRC is required for a shoulder or lane closure. Temporary lane closure must comply with MMUTCD standards. GTCRC is to be notified 48hrs in advance of the start of work.

GTCRC must be notified and approve the start of any construction on N. Long Lake Rd.

Permit for Phase one. Phase two to be reassessed by the GTCRC at the time development is proposed. Phase 2 entrance off Zimmerman Rd may require a left turn lane with future build out.

Referring to the TIS 88270001, page 15, a two-way left-turn lane is to be constructed along N. Long Lake Rd from Lone Pine Dr to

CRA 100 (03/2005)

Grand Traverse County Road Commission
1881 LaFranier Road
Traverse City, MI 49696-0000
Phone: 231-922-4848
Fax: 231-929-1836

Application No. 13007
Permit No. 2020-000536
Issue Date 11/03/2020

Zimmerman Rd to provide a continuous center turn lane from the High School driveway to Zimmerman Rd. Refer to Plan page C-3.4.

Before work starts within the road ROW, developer to provide legal Release-of-Right-of-way records to the GTCRC.

Recommended for Issuance By:



Title: Traffic Services Supervisor Date: 11/03/2020

Approved By:

Title: _____ Date: _____



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: Info@gtfire.org

SITE PLAN REVIEW RECORD

Site Plan Review # 2

ID # P-1249-M6858

DATE: 10/21/2020

PROJECT NAME: Oakleaf Village of Garfield Township

PROJECT ADDRESS: 5143 N. Long Lake Rd.

TOWNSHIP: Garfield

APPLICANT NAME: Michael DiCarlantonio

APPLICANT COMPANY: Wallick Communities

APPLICANT ADDRESS: 160 W. Main, Ste 200

APPLICANT CITY: New Albany STATE: OH ZIP: 43054

APPLICANT PHONE: 740-632-8373

FAX #

REVIEW FEE:

Reviewed By: Kathy Fordyce, Plan Reviewer

This review is based solely on the materials submitted for review and does not encompass any outstanding information. Compliance with all applicable code provisions is required and is the responsibility of the permit holder. Items not listed on the review do not negate any requirements of the code nor the compliance with same. Inspection requests must be made a minimum of 48 hours prior to needed inspection. This plan review is based on the 2015 International Fire Code, as adopted.



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

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Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: Info@gtfire.org

SITE PLAN REVIEW FOR PHASE I OF OAKLEAF VILLAGE

ID # P-1249-M6858

DATE: 10/21/2020

1. 3310.1 Required access.

Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

- Approved vehicle access for fire fighting shall be provided before combustible material arrives on site and construction begins.

2. 3312.1 Water supply when required.

An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.

- Approved water supply for fire protection shall be made available before combustible material arrives on site and construction begins.

3. 505.1 Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

-Provide address on the street side of buildings under construction as well as permanently post construction.

4. 505.2 Street or road signs.

Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: Info@gtfire.org

5. 503.3 Marking.

Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

- Placement of NO PARKING-FIRE LANE signs shall be determined prior to occupancy.

6. 503.6 Security gates.

The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

7. 103.5 Fire apparatus access road gates.

Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Methods of locking shall be submitted for approval by the fire code official.
7. Electric gate operators, where provided, shall be listed in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

- Locking method for the gate shall be determined prior to final inspection.

Project may proceed with township approval process.

Sarah@northview22.com

GRAND TRAVERSE COUNTY ENVIRONMENTAL HEALTH
SOIL EROSION AND SEDIMENTATION CONTROL
SITE DETERMINATION FORM

PART 91, SOIL EROSION & SEDIMENTATION CONTROL, ACT 451 OF 1994,
AS AMENDED & GTCHD SOIL EROSION SEDIIMENTATION CONTROL ORDINANCE

RECEIVED
OCT 13 2020
Environmental Health

Office Use Only	Amount: \$ 25.00
	Receipt #: 51558
	Received By: <i>JM</i>

Project Type: Residential Multi-Family Commercial

Project Address: 5143 N Long Lake Rd City, Zip: Traverse City, MI 49685

Tax #: 28-05-018-013-00 Twp: Garfield Section: 18 Town: 27 Range: 11

Subdivision: _____ Lot: _____

Size of Earth Change: 30 acres Start Date: 5-2021 Completion Date: 10-2024

Name & Distance to Nearest Surface Water, Wetland or Drain: estimated 6,500' to S Twin Lake/pond

Describe Project: Senior Living Development: Independent, Assisted and Memory Care, Independent Cottages

*** DETERMINATIONS MUST BE SUBMITTED WITH AN ACCURATE SITE PLAN OF PROPOSED WORK***

Owner's Name: OTTC, LLC

Owner's Mailing Address: 5161 Silver Pines Rd City, State, Zip: TC, MI 49685

Owner's Phone: _____ Owner's email: _____

Owner (Seller) Signature: [Signature] Date: 10-8-2020

Applicant (if other than owner): Wallick Communities

Address: 160 W Main St., Ste 200 City, State, Zip: New Albany, OH 40354

Phone: 740-632-8373 Email: mdicarlantonio@wallick.com

**Signature: _____ Date: _____

-----DEPARTMENT USE ONLY: COMPLETED BY SANITARIAN-----

THE FOLLOWING CRITERIA DO NOT APPLY:

- | | | | |
|---|---|--|---|
| SOM PA 451, PART 91 REQUIREMENTS | | GTCHD SESC REQUIREMENTS | |
| <input checked="" type="checkbox"/> Within 500' of Lake or Stream | <input type="checkbox"/> Disturb 1 acre or more | <input checked="" type="checkbox"/> Within 500' of Regulated Wetland | <input checked="" type="checkbox"/> Within 500' of a County Drain |
| | | <input checked="" type="checkbox"/> Slopes of 20% or greater | <input type="checkbox"/> Group D Hydrologic Soils |

Comments: Nearest Lake/stream 2300' East Euphrat stream, 6000' to nearest wetland west, 71 ac, Emmet Scavally loan 0 → 18% Slope, no county drains

OFFICE REVIEW FIELD REVIEW

Based on information provided by the Land Owner, the requirement for a Soil Erosion/Sedimentation Control (SESC) Permit has been reviewed in accordance with Part 91, Act 451 of 1994 and the Grand Traverse County Soil Erosion and Sedimentation Control Ordinance, as amended. Grand Traverse County Health Department, County Enforcing Agency, has determined that a SESC Permit is:

NOT REQUIRED REQUIRED

Sanitarian Reviewer: *[Signature]* Date: 10/14/20

CHAPTER 4

CONCLUSIONS AND RECOMMENDATIONS

The chapter summarizes the results of the analyses performed as part of the study. Recommendations to improve the surrounding roadway network are also presented.

Conclusions

Based on the analyses performed as part of this study, the development of the Oakleaf Village site will have little to no impact to the surrounding roadway network. The findings of this study are as follows:

Existing Conditions

The existing conditions capacity analyses show the signalized intersections within the study area are currently operating at an overall LoS "C" or better during the morning and afternoon peak-hours. All individual movements at the signalized and unsignalized intersections currently operate at LoS "D" or better during the morning and afternoon peak-hours, except for the following movements.

- The southbound left-turn movement at the high school exit driveway currently operates at LoS "E" during the morning and afternoon peak-hours. This would be considered acceptable and is attributed to the 120-second cycle length and the signal timing favoring east-west traffic along Long Lake Road.
- The southbound approach movements at the Long Lake Road/Zimmerman Road intersection currently operate at LoS "E" and LoS "F" during the morning and afternoon peak-hours. This would be considered acceptable as these are low volume movements and the signal timing favors the east-west movements along Long Lake Road and the northbound left-turn movement from Zimmerman Road.

Future (2023) and Future (2028) Conditions

The future (2023) and future (2028) conditions capacity analyses show all signalized intersections are anticipated to continue to operate at an overall LoS "C" or better during the morning and afternoon peak-hours. All individual movements at the signalized and unsignalized intersections are anticipated to continue to operate at LoS "D" or better during the morning and afternoon peak-hours, except for the same movements as existing conditions shown above.

The application of MDOT's turn lane warrant guidelines show an eastbound right-turn lane would not be warranted at the proposed driveway to Long Lake Road after the completion of Phase I or Phase II. Similarly, neither a northbound left-turn lane nor a southbound right-turn lane would be warranted at the proposed Phase II driveway to Zimmerman Road.

Recommendations

The following is a list of recommendations to mitigate the impact of the Oakleaf Village development and improve operations within the study area:

- As proposed, a two-way left-turn lane should be constructed along Long Lake Road from Lone Pine Drive to Zimmerman Road to provide a continuous center lane from the high school driveway to Zimmerman Road.
- No additional improvements would be recommended to mitigate the impacts of the proposed development.

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231) 946-2000
Fax (231) 946-8273

ORDER CONFIRMATION (CONTINUED)

Salesperson: DENISE LINGERFELT

Printed at 11/18/20 14:02 by dling

Acct #: 5508

Ad #: 556809

Status: New

LEGAL NOTICE
CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

NOTICE OF PUBLIC HEARING TO BE HELD ELECTRONICALLY

TO: THE RESIDENTS AND PROPERTY OWNERS OF CHARTER TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Garfield Township Board of Trustees will hold a public hearing during its regular meeting on Tuesday, December 8, 2020 at 6:00 p.m., as required under the provisions of the Michigan Zoning Enabling Act.

In response to COVID-19, the Open Meetings Act, as amended by Public Act 228 of 2020, allows virtual meetings to be held for any reason through December 31, 2020. The public may participate in the meeting through Zoom access using a computer, smart phone, or telephone. Instructions and a link for accessing the meeting will be located on the Garfield Township website, www.garfield-twp.com.

PLEASE TAKE FURTHER NOTICE that the items to be considered at said electronic public hearing on December 8, 2020, include, in brief, the following:

1. Consideration of an application received from Wallick Communities for the proposed Oakleaf Village of Garfield Township project, a Planned Unit Development (PUD) for senior living campus including detached independent living villas and congregate residential buildings for independent living, assisted living, and memory care. The site is located at 5143 North Long Lake Road, west of Zimmerman Road, Parcel No. 05-018-013-00, and is currently undeveloped open land zoned as A-Agricultural.
2. Such other and further matters as may properly come before the Township Board at the public hearing.

Requests to examine materials relating to the PUD application, or any comments you would like to submit in lieu of attending electronically, may be made to the Garfield Township Board by contacting the Garfield Township Planning Director at (231) 941-1620 or at jpsych@garfield-twp.com.

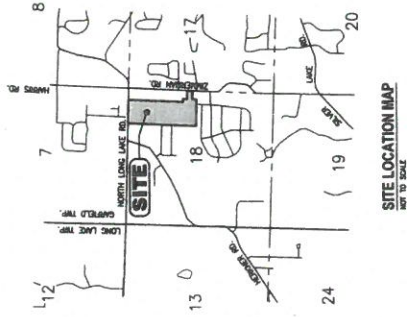
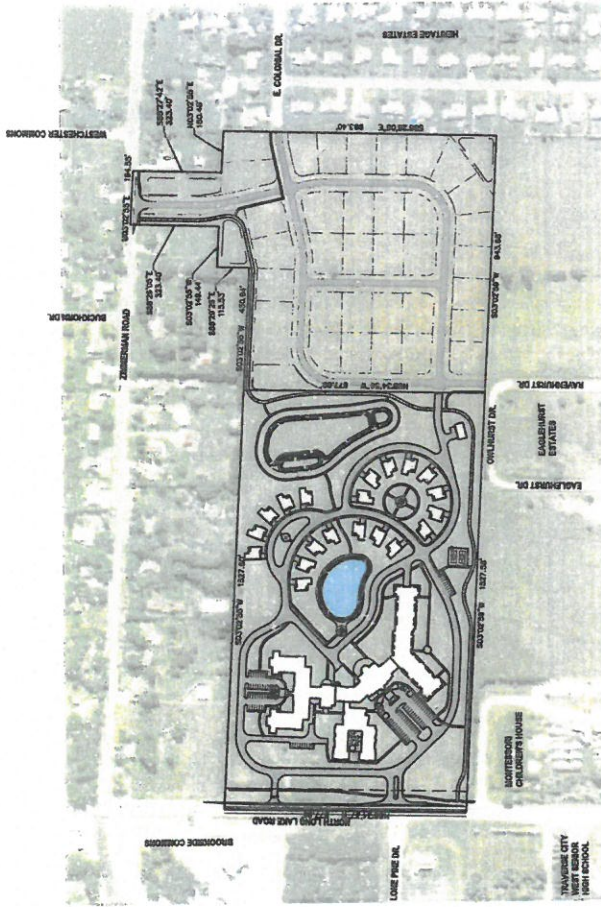
Garfield Township will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to Garfield Township. Individuals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

CHARTER TOWNSHIP OF GARFIELD BOARD OF TRUSTEES
(231) 941 - 1620

November 22, 2020-1T

556809

OAKLEAF VILLAGE OF GARFIELD TOWNSHIP
PLANNED UNIT DEVELOPMENT
 NE 1/4, SECTION 19, T27N-R11W
 GARFIELD CHARTER TOWNSHIP
 GRAND TRAVERSE COUNTY, MICHIGAN



Sheet Number	Sheet Title
C1.0	Existing Conditions and Demolition Plan
C1.1	Site Layout Plan (Phase 1)
C1.2	Site Layout Plan (Phase 2)
C1.3	Site Layout Plan (Phase 3)
C1.4	Site Layout Plan (Phase 4)
C1.5	Site Layout Plan (Phase 5)
C1.6	Site Layout Plan (Phase 6)
C1.7	Site Layout Plan (Phase 7)
C1.8	Site Layout Plan (Phase 8)
C1.9	Site Layout Plan (Phase 9)
C1.10	Site Layout Plan (Phase 10)
C1.11	Site Layout Plan (Phase 11)
C1.12	Site Layout Plan (Phase 12)
C1.13	Site Layout Plan (Phase 13)
C1.14	Site Layout Plan (Phase 14)
C1.15	Site Layout Plan (Phase 15)
C1.16	Site Layout Plan (Phase 16)
C1.17	Site Layout Plan (Phase 17)
C1.18	Site Layout Plan (Phase 18)
C1.19	Site Layout Plan (Phase 19)
C1.20	Site Layout Plan (Phase 20)
C1.21	Site Layout Plan (Phase 21)
C1.22	Site Layout Plan (Phase 22)
C1.23	Site Layout Plan (Phase 23)
C1.24	Site Layout Plan (Phase 24)
C1.25	Site Layout Plan (Phase 25)
C1.26	Site Layout Plan (Phase 26)
C1.27	Site Layout Plan (Phase 27)
C1.28	Site Layout Plan (Phase 28)
C1.29	Site Layout Plan (Phase 29)
C1.30	Site Layout Plan (Phase 30)
C1.31	Site Layout Plan (Phase 31)
C1.32	Site Layout Plan (Phase 32)
C1.33	Site Layout Plan (Phase 33)
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C1.41	Site Layout Plan (Phase 41)
C1.42	Site Layout Plan (Phase 42)
C1.43	Site Layout Plan (Phase 43)
C1.44	Site Layout Plan (Phase 44)
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C1.96	Site Layout Plan (Phase 96)
C1.97	Site Layout Plan (Phase 97)
C1.98	Site Layout Plan (Phase 98)
C1.99	Site Layout Plan (Phase 99)
C2.0	Site Layout Plan (Phase 100)



DEVELOPER

W WALLICK
Smart & Safe
 100 West Main Street
 Grand Haven, MI 49434
 Phone: 616.841.1111
 www.wallick.com

ARCHITECT

RDL
 ARCHITECTS
 46120 Chagrin Blvd.
 Chagrin Falls, OH 44022
 Phone: 440.285.4100
 rdlarchitects.com

CIVIL ENGINEER

LANDTECH
 Professional Surveying & Engineering
 1278 MARSHWOOD WAY
 GRAND HAVEN, MI 49437
 Phone: 616.841.1111
 www.landtechpe.com

LANDSCAPE ARCHITECT

ANITA SILVERMAN
 LANDSCAPE ARCHITECT
 300 W. WALTON AVENUE
 TRAVELERS REST, MI 49684
 Phone: 616.841.1111
 anitasilverman.com

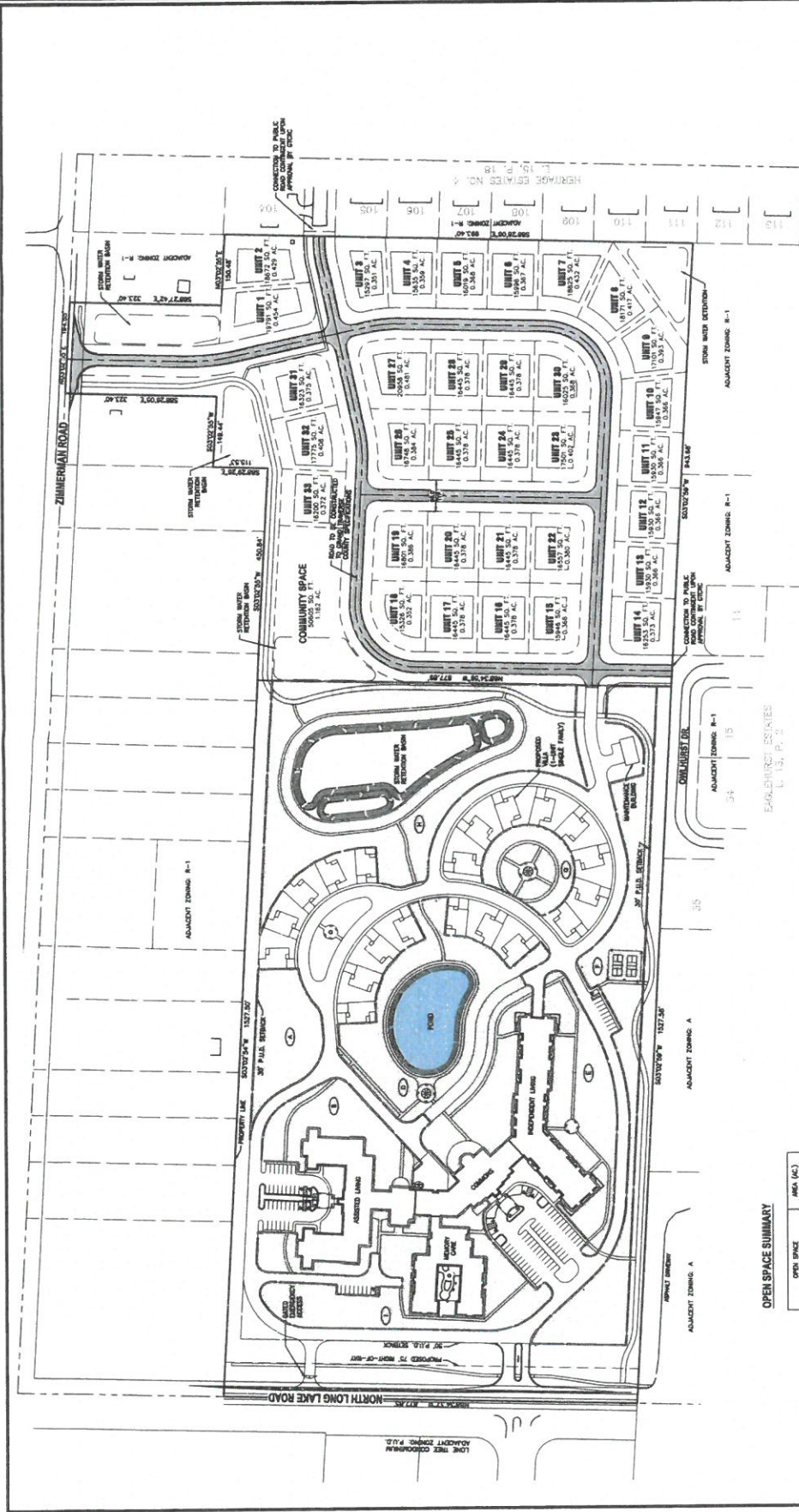
Digitally
 Signed by
 Anita Silverman
 Date: 2020.11.02
 10:42:40-05'00'



Oakleaf Village - Garfield Township
 Site Layout Plan (Phase 2)

REV	DESCRIPTION	DATE	BY
A	FINAL REVIEW	08.14.2020	AL
B	PLANNING COMMISSION REVIEW	08.14.2020	AL
C	BASED FOR REVIEW COMMENTS	10.14.2020	AL
D	EMERGENCY REVIEW COMMENTS	10.20.2020	AL

PROJECT NO. 20000000
 DATE SUBMITTED 04.13.2020
 DRAWN BY JAM
 CHECKED BY JSE
 SHEET NUMBER



PARKING SUMMARY

USE	MINIMUM PARKING REQUIRED	MAXIMUM PARKING PERMITTED
RESIDENTIAL - SINGLE FAMILY	1.5 PER DWELLING UNIT	2.0 PER DWELLING UNIT
RESIDENTIAL - MULTIFAMILY	1 PER DWELLING UNIT	2.0 PER DWELLING UNIT

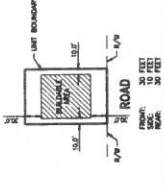
PHASE 1 FINISHED SPACES

USE	FINISHED SPACES PROVIDED
RESIDENTIAL	50
ASSISTED LIVING	80
COMMUNITY SPACE	30
OFFICE	24
STAFF/VISITOR	14
TOTAL	198

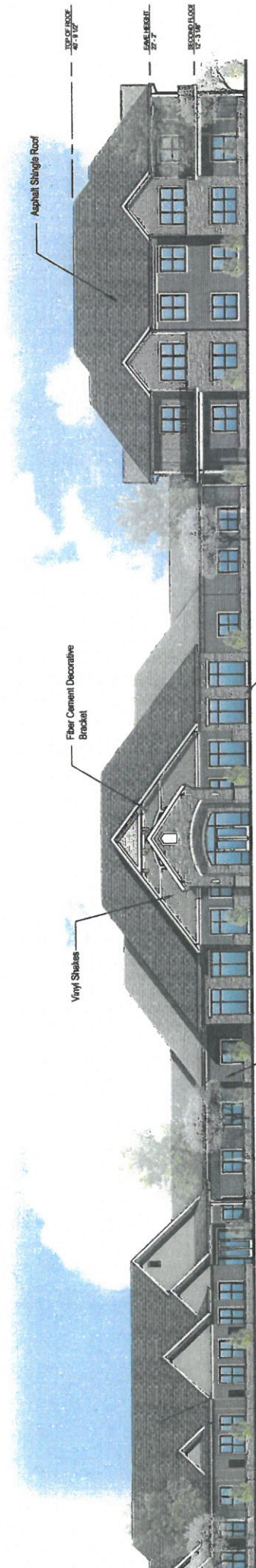
OPEN SPACE SUMMARY

OPEN SPACE	AREA (AC)
A	0.797
B	0.849
C	(OMITTED)
D	3.375
E	1.394
F	2.028
G	0.849
H	3.371
I	1.797
TOTAL OPEN SPACE	13.778

PHASE 2 DIMENSIONAL STANDARDS
 (COUNT WITH R-1, RESIDENTIAL STANDARDS)



NOTE: MINIMUM FOR MINOR USES BASED ON FUTURE CALCULATION.
 MINOR PHASE 2 USES (BASED ON 2019 ZONING ORDINANCE):
 1. SINGLE-FAMILY DWELLING: 1.5 PER DWELLING UNIT
 2. MULTIFAMILY DWELLING: 1 PER DWELLING UNIT
 3. COMMUNITY SPACE: 30 SPACES
 4. OFFICE: 24 SPACES
 5. STAFF/VISITOR: 14 SPACES



Independent Living



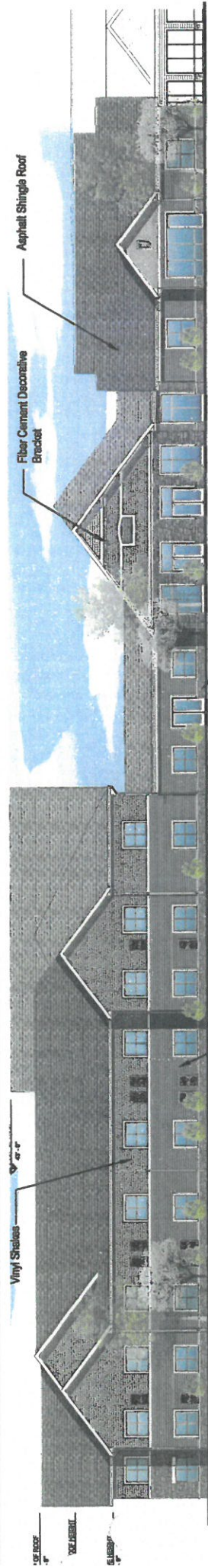
A - MAIN ENTRY ELEVATION



B - II APARTMENT ELEVATION



This drawing is preliminary. Colors, finishes, and materials are suggested for informational purposes only and are subject to change without notice. The client is responsible for providing all necessary information and approvals. The architect is not responsible for any errors or omissions in this drawing. All dimensions and materials are to be confirmed by the contractor. © 2023 RDL Architects, Traverse City, MI. All rights reserved.

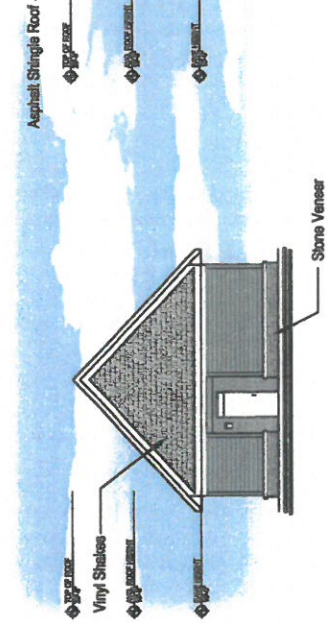
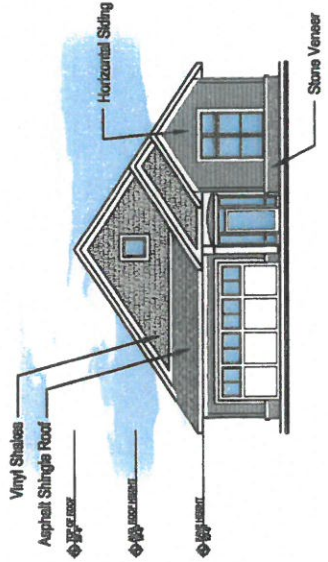


A.L. Apartments

A.L. Commons

Memory Care

C- ASSISTED LIVING ELEVATION

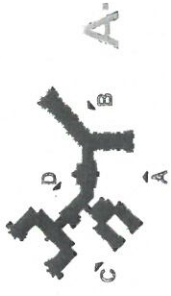


VILLA ELEVATION

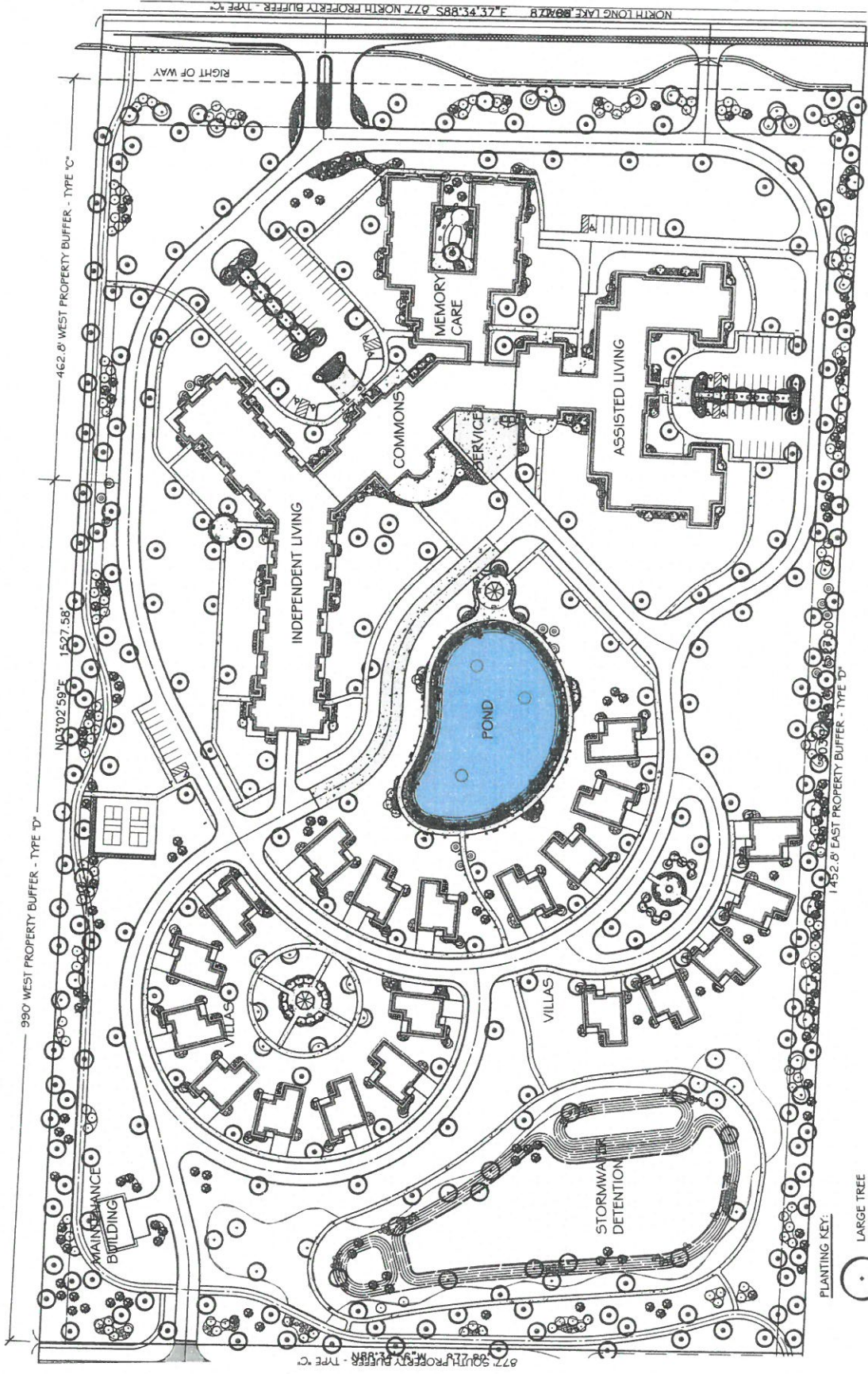
MAINTENANCE BUILDING ELEVATIONS



D - DUMPSTER ENCLOSURE ELEVATIONS



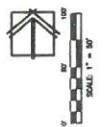
The drawings, specifications, notes, schedule and annotations represented in this drawing are the property of the architect. No part of them is to be copied, distributed or otherwise used in any way without the written consent of the architect. The drawings are prepared for the use of a contractor and are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.



SEE SHEET L-O-O FOR
 LANDSCAPE BUFFER & PARKING
 LOT REQUIREMENTS

LANDSCAPE SITE PLAN

- PLANTING KEY:**
- LARGE TREE
 - MEDIUM/SMALL TREE
 - EVERGREEN SHRUB
 - LARGE DECIDUOUS SHRUB
 - EVERGREEN SHRUB
 - SMALL DECIDUOUS SHRUB
 - PERENNIALS & ORNAMENTAL GRASSES



7.b.

2021
 REQUESTED
 BUDGET

GL NUMBER	DESCRIPTION	
ESTIMATED REVENUES		
Dept 000		
101-000-403.000	CURRENT REAL PROPERTY TAXES	1,900,000.00
101-000-407.000	DEL PERSONAL PROP TAXES	500.00
101-000-412.000	SWAMP TAX COLLECTIONS	50.00
101-000-414.000	Protested PRE Interest	500.00
101-000-423.000	TRAILER PARK FEES	8,500.00
101-000-441.000	Local Community Stabilization Sha	43,000.00
101-000-445.000	PENALTIES & INT. ON TAXES	4,000.00
101-000-476.000	BUILDING PERMITS	150,000.00
101-000-476.001	PLANNING FEES	10,000.00
101-000-476.002	MAINT INSPECTION FEES	
101-000-476.003	TREASURER FEES	500.00
101-000-476.004	PARK USE FEES	
101-000-476.005	ZONING FEES	15,000.00
101-000-477.000		
101-000-501.001	CARES Act	
101-000-566.000	STATE GRANT	
101-000-574.000	STATE SHARED REVENUE	1,350,000.00
101-000-574.001	STATE SHARED REV. - LIQUOR LA	20,000.00
101-000-574.002	EVIP DISTRIBUTION	56,000.00
101-000-575.000	Road Right of Way	
101-000-612.000	CHARGES FOR TOWNSHIP SERVICES	8,000.00
101-000-627.000	TAX COLLECTION FEES	25,000.00
101-000-656.000	Ordinance Enforcement Fees	500.00
101-000-664.000	EARNED INTEREST	40,000.00
101-000-668.000	RENTS	
101-000-668.001	RENTS & ROYALTIES LAND RESERV	
101-000-668.002	RENTS & ROYALTIES CABLE VIS	220,000.00
101-000-668.003	RENTS & ROYALTIES CABLE EQUIP	22,000.00
101-000-670.000	UNREALIZED LOSS ON INVESTMENT	
101-000-673.000	SALE OF FIXED ASSETS	
101-000-676.000	REIMBURSEMENTS	100.00
101-000-676.001	Reimbursed Treasurer Legal Fees	600.00
101-000-676.003	Reimburse Essential Services (PIL	8,000.00
101-000-695.100	ALLOCATED FUND BALANCE	408,243.75
101-000-695.370	TRANFERS FROM 370	
101-000-695.702	Transfer from 702	
101-000-695.999	TRANSFER FROM	
Totals for dept 000 -		4,290,493.75
TOTAL ESTIMATED REVENUES		4,290,493.75

GL NUMBER	DESCRIPTION	2021 REQUESTED BUDGET
APPROPRIATIONS		
Dept 101 - TOWNBOARD		
101-101-701.100	WAGES - TRUSTEE	13,000.00
101-101-701.101	WAGES - FILE CLERK	37,283.93
101-101-701.102	WAGES - TRUSTEE	13,000.00
101-101-701.103	WAGES - TRUSTEE	13,000.00
101-101-701.104	WAGES - TRUSTEE	13,000.00
101-101-701.105	WAGES - OFFICE COORDINATOR	34,666.81
101-101-726.000	SUPPLIES	6,000.00
101-101-726.001	POSTAGE	10,000.00
101-101-726.002	SUPPLIES - COPIER MAINTENANCE	7,500.00
101-101-801.002	LEGAL SERVICES - TOWNBOARD	10,000.00
101-101-801.004	LEGAL -Tax Tribunal	10,000.00
101-101-802.000	AUDIT AND ACCOUNTING	22,100.00
101-101-805.000	CONTRACTED AND OTHER SERVICES	7,500.00
101-101-860.000	MILEAGE	500.00
101-101-900.000	PRINTING & PUBLISHING	3,000.00
101-101-901.000	ADVERTISING	7,500.00
101-101-960.000	EDUCATION & TRAINING	4,000.00
101-101-965.101	DUES & PUBLICATIONS -TOWNBOAR	2,500.00
101-101-965.102	DUES - MICHIGAN TOWNSHIP ASSO	6,500.00
Totals for dept 101 - TOWNBOARD		221,050.74
Dept 171 - TOWNSHIP SUPERVISOR		
101-171-701.201	WAGES - SUPERVISOR	79,738.80
101-171-701.202	WAGES - APPRAISER II	46,585.37
101-171-701.203	WAGES - ASSESSMENT CLERK	
101-171-701.204	WAGES - APPRAISER III	55,531.98
101-171-701.205	WAGES - ASSESSOR	98,452.15
101-171-726.000	SUPPLIES	2,000.00
101-171-726.001	POSTAGE	4,000.00
101-171-805.000	CONTRACTED AND OTHER SERVICES	33,419.00
101-171-860.200	MILEAGE - SUPERVISOR	1,000.00
101-171-860.201	MILEAGE - ASSESSOR	1,000.00
101-171-900.000	PRINTING & PUBLISHING	2,410.00
101-171-901.000	ADVERTISING	500.00
101-171-960.000	EDUCATION & TRAINING	7,000.00
101-171-960.200	EDUCATION - SUPERVISOR	1,000.00
101-171-965.000	DUES & PUBLICATIONS	3,000.00
Totals for dept 171 - TOWNSHIP SUPERVISOR		335,637.30
Dept 191 - ELECTIONS		
101-191-701.000	WAGES	18,000.00
101-191-726.000	SUPPLIES	8,000.00
101-191-726.001	POSTAGE	3,500.00
101-191-860.000	MILEAGE	400.00
101-191-901.000	ADVERTISING	600.00
101-191-935.010	MACHINE MAINTENANCE	3,000.00
101-191-935.015	COMPUTER SUPPORT SYSTEMS	5,000.00
Totals for dept 191 - ELECTIONS		38,500.00
Dept 215 - TOWNSHIP CLERK		
101-215-701.300	WAGES - CLERK	79,738.80
101-215-701.302	WAGES - DEPUTY CLERK	51,500.00
101-215-701.303	WAGES - ACCOUNTANT	5,000.00
101-215-701.304	WAGES - CLERK ASSISTANT	1,000.00
101-215-726.000	SUPPLIES	1,500.00
101-215-860.300	MILEAGE - CLERK	400.00
101-215-860.301	MILEAGE - DEPUTY CLERK	400.00
101-215-956.016	MISCELLANEOUS	500.00
101-215-960.000	EDUCATION & TRAINING	6,000.00
101-215-965.000	DUES & PUBLICATIONS	700.00
Totals for dept 215 - TOWNSHIP CLERK		146,738.80
Dept 247 - BOARD OF REVIEW		
101-247-701.400	WAGES - B OF R	1,500.00
101-247-701.401	WAGES - B OF R	1,500.00
101-247-701.402	WAGES - B OF R	1,500.00
101-247-701.403	WAGES - B OF R	1,500.00
101-247-960.000	EDUCATION & TRAINING	200.00
101-247-968.000	OTHER & DEPRECIATION	
Totals for dept 247 - BOARD OF REVIEW		6,200.00
Dept 253 - TOWNSHIP TREASURER		
101-253-701.500	WAGES - TREASURER	79,738.80
101-253-701.501	WAGES - ASSISTANT	5,000.00
101-253-701.502	WAGES - DEPUTY TREASURER	51,500.00
101-253-726.000	SUPPLIES	2,500.00

GL NUMBER	DESCRIPTION	2021 REQUESTED BUDGET
APPROPRIATIONS		
Dept 253 - TOWNSHIP TREASURER		
101-253-726.001	POSTAGE	6,000.00
101-253-801.000	LEGAL SERVICES	3,000.00
101-253-809.000	Bank Fees	300.00
101-253-860.500	MILEAGE - TREASURER	700.00
101-253-860.501	MILEAGE - DEPUTY TREASURER	500.00
101-253-900.000	PRINTING & PUBLISHING	2,000.00
101-253-901.000	ADVERTISING	100.00
101-253-960.000	EDUCATION & TRAINING	4,500.00
101-253-965.000	DUES & PUBLICATIONS	500.00
Totals for dept 253 - TOWNSHIP TREASURER		156,338.80
Dept 258 - COMPUTER SUPPORT		
101-258-726.000	SUPPLIES	3,000.00
101-258-935.015	COMPUTER SUPPORT SYSTEMS	40,000.00
101-258-935.016	COMPUTER NETWORK	2,000.00
Totals for dept 258 - COMPUTER SUPPORT		45,000.00
Dept 265 - TOWNSHIP HALL		
101-265-701.011	Maintenance Wages	10,500.00
101-265-726.003	SUPPLIES-MAINTANCE	3,500.00
101-265-850.000	TELEPHONE	16,000.00
101-265-920.601	HEATING / GAS	12,000.00
101-265-920.602	WATER / SEWER	6,000.00
101-265-920.603	LIGHTS BUILDING	14,000.00
101-265-935.601	SNOW PLOWING	10,000.00
101-265-935.602	LAWN MAINTENANCE	10,000.00
101-265-935.603	CLEANING SERVICE	15,000.00
101-265-935.604	RUBBISH REMOVAL	1,000.00
101-265-935.605	BUILDING REPAIR	10,000.00
101-265-935.606	ELECTRONIC PROTECTION SYSTEM	1,500.00
101-265-935.608	MAINTENANCE-OTHER	20,000.00
Totals for dept 265 - TOWNSHIP HALL		129,500.00
Dept 301 - POLICE SERVICES		
101-301-830.000	POLICE CONTRACT	1,400,000.00
Totals for dept 301 - POLICE SERVICES		1,400,000.00
Dept 371 - TOWNSHIP BUILDING INSPECTOR		
101-371-701.702	WAGES BUILDING ASSISTANT	17,764.38
101-371-701.703	WAGES - BUILDING OFFICIAL	82,400.00
101-371-701.704	WAGES - BUILDING INSPECTOR	25,750.00
101-371-701.705	WAGES - CONSTRUCTION BOARD	1,000.00
101-371-726.000	SUPPLIES	1,000.00
101-371-960.000	EDUCATION & TRAINING	1,000.00
101-371-960.703	EDUCATION - BUILDING INSPECTO	
101-371-965.000	DUES & PUBLICATIONS	1,000.00
Totals for dept 371 - TOWNSHIP BUILDING INSPECTOR		129,914.38
Dept 400 - PLANNING COMMISSION		
101-400-701.800	WAGES - PLANNING	3,000.00
101-400-701.801	WAGES - PLANNING	3,000.00
101-400-701.802	WAGES - PLANNING	3,000.00
101-400-701.804	WAGES - PLANNING	3,000.00
101-400-701.805	WAGES - PLANNING	3,000.00
101-400-701.806	WAGES - PLANNING	3,000.00
101-400-701.808	WAGES - PLANNING	3,000.00
101-400-801.000	LEGAL SERVICES	25,000.00
101-400-805.000	CONTRACTED AND OTHER SERVICES	6,000.00
101-400-900.000	PRINTING & PUBLISHING	1,000.00
101-400-901.000	ADVERTISING	2,000.00
101-400-960.000	EDUCATION & TRAINING	2,000.00
101-400-965.000	DUES & PUBLICATIONS	1,000.00
Totals for dept 400 - PLANNING COMMISSION		58,000.00
Dept 401 - TOWNSHIP PLANNER		
101-401-701.900	WAGES - DIRECTOR OF PLANNING	77,948.34
101-401-701.901	WAGES - DEPUTY PLANNER	55,620.00
101-401-701.902	WAGES -PLANNER ASSISTANT	13,323.86
101-401-726.000	SUPPLIES	1,000.00
101-401-860.900	MILEAGE - TOWNSHIP PLANNER	300.00
101-401-860.901	MILEAGE - DEPUTY PLANNER	300.00
101-401-900.000	PRINTING & PUBLISHING	2,000.00
101-401-960.000	EDUCATION & TRAINING	5,000.00
101-401-965.000	DUES & PUBLICATIONS	1,000.00
Totals for dept 401 - TOWNSHIP PLANNER		156,492.20

GL NUMBER	DESCRIPTION	2021 REQUESTED BUDGET
APPROPRIATIONS		
Dept 410 - ZONING BOARD OF APPEALS		
101-410-701.001	WAGES - ZONING	1,200.00
101-410-701.002	WAGES - ZONING	1,200.00
101-410-701.003	WAGES - ZONING	1,200.00
101-410-701.004	WAGES - ZONING	1,200.00
101-410-701.005	WAGES - ZONING	1,200.00
101-410-801.000	LEGAL SERVICES	10,000.00
101-410-805.000	CONTRACTED AND OTHER SERVICES	1,000.00
101-410-901.000	ADVERTISING	2,000.00
101-410-960.000	EDUCATION & TRAINING	1,000.00
Totals for dept 410 - ZONING BOARD OF APPEALS		20,000.00
Dept 412 - ZONING ADMINISTRATOR		
101-412-701.601	WAGES - ZONING ADMINISTRATOR	55,620.00
101-412-701.602	WAGES - ZONING CODE ENFORCER	20,599.18
101-412-701.603	WAGES ZONING ASSISTANT	13,323.35
101-412-726.000	SUPPLIES	1,000.00
101-412-860.601	MILEAGE - ZONING ADMIN	150.00
101-412-860.602	MILEAGE - DEPT ZONING	150.00
101-412-960.000	EDUCATION & TRAINING	2,000.00
101-412-965.000	DUES & PUBLICATIONS	500.00
Totals for dept 412 - ZONING ADMINISTRATOR		93,342.53
Dept 448 - STREET LIGHTS - TOWNSHIP		
101-448-920.005	STREET LIGHTS TOWNSHIP	96,000.00
Totals for dept 448 - STREET LIGHTS - TOWNSHIP		96,000.00
Dept 747 - COMMUNITY PROMOTIONS		
101-747-880.003	COM. PROM. - ECONOMIC DEVELOPMENT	15,000.00
101-747-880.004	COM. PROM. - TC-TALUS	3,000.00
101-747-880.006	COM. PROM. - BVNP (YMCA)	
101-747-880.007	COM. PROM. - COMMUNITY AWAREN	20,000.00
101-747-880.008	COM. PROM. - CONTRACTED SERVI	
101-747-880.009	COM. PROM. - TREE CARE	1,000.00
101-747-880.011	COM. PROM. - P.E.G.	100,000.00
101-747-880.017	COM. PROM. - TV BOARD	
101-747-880.018	COM. PROM. - MILFOIL	
Totals for dept 747 - COMMUNITY PROMOTIONS		139,000.00
Dept 806 - TOWNSHIP VEHICLES		
101-806-862.000	GAS & CAR WASHES	2,500.00
101-806-863.000	OIL CHANGES	500.00
101-806-864.000	MISCELLANEOUS	1,500.00
Totals for dept 806 - TOWNSHIP VEHICLES		4,500.00
Dept 851 - EMPLOYEE BENEFITS & INSURANCES		
101-851-701.000	WAGES	2,000.00
101-851-701.027	UNEMPLOYMENT	4,000.00
101-851-873.001	John Hancock 403B	102,279.00
101-851-873.002	RETIREMENT BENEFITS	
101-851-873.010	SOCIAL SECURITY - EMPLOYER	80,000.00
101-851-873.020	VACATION & PERSONAL PAYOUT	1,000.00
101-851-873.030	INSURANCE - EMPLOYEE HEALTH	395,000.00
101-851-873.040	INSURANCE - EMPLOYEE LIFE	10,000.00
101-851-912.001	INSURANCE - LIABILITY	14,000.00
101-851-912.002	INSURANCE - WORKMENS COMP.	8,000.00
Totals for dept 851 - EMPLOYEE BENEFITS & INSURANC		616,279.00
Dept 890 - CONTINGENCIES		
101-890-890.000	CONTINGENCIES	
Totals for dept 890 - CONTINGENCIES		
Dept 900 - CAPITAL OUTLAY		
101-900-970.001	CAPITAL OUTLAY - ELECTIONS	2,000.00
101-900-970.002	CAPITAL OUTLAY - TOWNSHIP HAL	150,000.00
101-900-970.003	CAPITAL OUTLAY - COMPUTER	15,000.00
101-900-970.004	CAPITAL OUTLAY - VEHICLES	30,000.00
101-900-970.005	CAPITAL OUTLAY - LAND	1,000.00
101-900-970.006	Capital Outlay - Historic Barns	
Totals for dept 900 - CAPITAL OUTLAY		198,000.00
Dept 965 - TRANSFERS TO OTHER FUNDS		
101-965-990.206	TRANSFER TO #206 FIRE FUND	
101-965-990.246	TRANSFER TO #246 PUBLIC IMPRO	
101-965-990.308	TRANFERS TO #308 PARK SYS	
101-965-990.470	TRANFERS TO #470 BUILDING	
101-965-990.740	TRANSFER TO #740 INSURANCE	300,000.00

GL NUMBER	DESCRIPTION	2021 REQUESTED BUDGET
<hr/>		
APPROPRIATIONS		
Dept 965 - TRANSFERS TO OTHER FUNDS		
Totals for dept 965 - TRANSFERS TO OTHER FUNDS		<hr/> 300,000.00
TOTAL APPROPRIATIONS		<hr/> 4,290,493.75

GL NUMBER	DESCRIPTION	2021 REQUESTED BUDGET
APPROPRIATIONS		
Dept 101 - TOWNBOARD		_____
101-101-801.003		_____
Totals for dept 101 - TOWNBOARD		_____
TOTAL APPROPRIATIONS		
NET OF REVENUES/APPROPRIATIONS - FUND 101		
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		

GL NUMBER	DESCRIPTION	2021 REQUESTED BUDGET
ESTIMATED REVENUES		
Dept 000		
308-000-403.000	CURRENT REAL PROPERTY TAXES	
308-000-476.004	PARK USE FEES	
308-000-675.000	DONATIONS/ GRANTS	
308-000-676.000	REIMBURSEMENTS	
308-000-677.000	MISCELLANEOUS INCOME	
308-000-695.100	ALLOCATED FUND BALANCE	63,000.00
308-000-695.101	TRANSFER FROM 101	300,000.00
Totals for dept 000 -		363,000.00
TOTAL ESTIMATED REVENUES		363,000.00

GL NUMBER	DESCRIPTION	2021 REQUESTED BUDGET
APPROPRIATIONS		
Dept 000		
308-000-701.308	WAGES - PARKS AND RECREATION	
308-000-701.905	WAGES - REC BOARD	5,200.00
308-000-701.906	Parks Steward	25,750.00
308-000-801.000	LEGAL SERVICES	1,000.00
308-000-821.005	LOAN PRINCIPAL PAYABLE	
308-000-821.006	LOAN INTEREST PAYABLE	
308-000-825.000	Const.& Land (Grant, Equip)	
308-000-864.000	MISCELLANEOUS	800.00
308-000-880.001	COM. PROM. - SILVER LAKE PARK	1,000.00
308-000-880.006	COM. PROM. - BVNP (YMCA)	500.00
308-000-880.008	COM. PROM. - Cont. Serv GTCD	40,000.00
308-000-880.012	COM. PROM. - GT COMMONS	500.00
308-000-880.013	COM. PROM. - BOARDMAN RIVER	500.00
308-000-880.014	COM. PROM. - MILLER CREEK	500.00
308-000-880.015	COM. PROM. - PARK & TRAIL MAI	
308-000-880.016	COM. PROM. - KIDS CREEK PARK	500.00
308-000-880.019	RIVER EAST RECREATION AREA	500.00
308-000-890.000	CONTINGENCIES	
308-000-901.000	ADVERTISING	
308-000-935.000	MAINTENANCE - MISC, EQUIP	100,190.00
308-000-935.110	TRAIL MAINTENANCE & REPAIR	
308-000-968.000	OTHER & DEPRECIATION	
308-000-970.000	CAPITAL OUTLAY	184,000.00
308-000-990.408	TRANSFER TO #408 PARKS	
Totals for dept 000 -		<u>360,940.00</u>
Dept 851 - EMPLOYEE BENEFITS & INSURANCES		
308-851-873.010	SOCIAL SECURITY - EMPLOYER	2,060.00
Totals for dept 851 - EMPLOYEE BENEFITS & INSURANC		<u>2,060.00</u>
TOTAL APPROPRIATIONS		<u>363,000.00</u>
NET OF REVENUES/APPROPRIATIONS - FUND 308		
BEGINNING FUND BALANCE		
ENDING FUND BALANCE		
ESTIMATED REVENUES - ALL FUNDS		4,653,493.75
APPROPRIATIONS - ALL FUNDS		4,653,493.75
NET OF REVENUES/APPROPRIATIONS - ALL FUNDS		
BEGINNING FUND BALANCE - ALL FUNDS		
ENDING FUND BALANCE - ALL FUNDS		

T. C. RECORD-EAGLE, INC.
120 WEST FRONT STREET
TRAVERSE CITY MI 49684
(231) 946-2000
Fax (231) 946-8273

ORDER CONFIRMATION (CONTINUED)

Salesperson: DENISE LINGERFELT

Printed at 11/24/20 12:15 by dling

Acct #: 5508

Ad #: 557175

Status: New

LEGAL NOTICE
CHARTER TOWNSHIP OF GARFIELD

NOTICE OF PUBLIC HEARING TO BE HELD ELECTRONICALLY

PLEASE TAKE NOTICE that the Township Board of the Charter Township of Garfield will hold a public hearing during its regular meeting on Tuesday, December 8, 2020, beginning at 6:00 pm. This meeting will be held virtually due to the revised MDHHS Emergency Order dated November 18, 2020 and the Open Meetings Act, as amended by Public Act 228 of 2020, which allows virtual meetings to be held for any reason through December 31, 2020. The public may participate in the meeting through Zoom access and instructions for accessing the meeting will be located on the Garfield Township website, www.garfield-twp.com.

PLEASE TAKE FURTHER NOTICE that the items to be considered at said electronic public hearing include the following:

The proposed Township Budgets for fiscal year 2021 (General Fund, Public Improvement Road Fund, Budget Stabilization Fund, DPW Fund, Lighting Fund, Special Assessment District Fund, Park System Fund, and Fire Fund)


A copy of the proposed budgets for 2021 will be on file and available to the public for inspection during office hours (7:30 am to 6:00 pm Monday through Thursday) at the office of the Township Clerk, 3848 Veterans Drive, Traverse City, Michigan.

Lanie McManus, Clerk
Charter Township of Garfield
Ph: (231) 941-1620

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 #922-4766.

November 27, 2020-1T

557175

		Charter Township of Garfield	
		Planning Department Report No. 2020-158	
Prepared:	December 1, 2020	Pages:	1
Meeting:	December 8, 2020 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Requirements for Siting Solar Energy Systems – Introduction		

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.

The Planning Commission discussed proposed regulations for solar energy systems at their June, July, and August study sessions in response to this interest in solar energy systems. The proposed Zoning Ordinance amendment was 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 proposed Zoning Ordinance amendment would establish new regulations for solar energy systems, add new language for essential service facilities, and include several new definitions. The affected sections of the Zoning Ordinance, including all proposed changes, are attached to this report as the proposed Zoning Ordinance Amendment #25.

ACTION REQUESTED:

If, following the discussion, the Township Board is prepared to schedule the *attached* Amendment 25 to Ordinance No, 68, the Garfield Township Zoning Ordinance, for public hearing, then the following motion is suggested:

MOTION 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.

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

Attachments:

1. Proposed Amendment 25 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:

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.

This Section is intended to permit the installation of Essential Service Facilities in any zoning district subject to conformance with this zoning ordinance, township ordinance, and/or State law, and in such a manner that the health, safety and welfare of the Township will not be adversely affected. Essential services should also be installed in cognizance of existing and projected demands for such services.

A. MINOR ESSENTIAL SERVICES

- (1) Minor Essential services shall be permitted by right within the Township, subject to regulation as provided by law of the State of Michigan, and/or in any ordinance of the Township.
- (2) Except as otherwise restricted by this ordinance, the following are considered Minor Essential Service Facilities and are permitted in all zoning districts:
 - (a) Underground or aboveground utility facilities such as water mains, sewer mains and lift stations, electrical, gas, cable television and broadband distribution lines and transformers, switches, utility boxes and other equipment associated with the services provided that are designed to serve primarily Garfield Township and any adjacent community and provided the height above grade of any facility does not exceed fifty (50) feet.
 - (b) Any other facilities similar in scale and scope to the above, as determined by the Director of Planning, shall be considered a Minor Essential Service Facility.
 - (c) Essential Service Facilities other than those described above shall be considered Major Essential Service Facilities.

B. MAJOR ESSENTIAL SERVICES

- (1) Major Essential Service Facilities are public service facilities which, because of their size or nature, are more likely to have an adverse impact on surrounding properties or the community as a whole. Major Essential Service Facilities 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) In considering applications for the placement of any Major Essential Service Facilities the Township shall consider the effects of the proposed project upon the health, safety and welfare of the Township, as existing and anticipated; and the effect of the proposed project upon the Master Plan. In addition, the following specific standards shall be reviewed as they may apply to the application:
 - (a) An applicant proposing a Major Essential Service Facility in a residential district shall demonstrate that there are no other feasible and prudent alternatives than to locate the Major Essential Service Facility in the proposed location. Furthermore, the applicant shall show that all reasonable efforts to locate the Major Essential Service Facility in an adjacent zoning jurisdiction have proven impracticable or an incompatible land use as determined by the Planning Commission.
 - (b) All above ground major essential service facilities shall be located in conformance with the yard, lot width and lot area standards of this ordinance.
 - (c) With the exception of elevated water storage facilities and electrical transmission towers

and poles, major essential service facilities shall not exceed the maximum height requirements of the zoning district in which they are located.

- (d) Major essential service facilities located out-of-doors shall to the extent possible be screened from view from adjoining properties and from road rights-of-way.
 - (e) Equipment buildings intended to house major essential service facilities, such as well houses, pump buildings or equipment shelters, shall be constructed of face brick, decorative masonry, cement board or wood lap siding designed to resemble nearby structures. Provided, that a side of such equipment building that is not visible from a public right-of-way, may be constructed of common cement block or metal panels, if further screened with evergreen landscaping.
 - (f) Any above ground Major Essential Service Facility shall be fully secured from unauthorized entry either by construction of the facility itself or through fencing which meets the requirements of this ordinance.
 - (g) Compliance with the Township Non-Motorized Plan is required.
 - (h) A Major Essential Service Facility located on a vacant parcel shall be considered the principal use of that parcel.
 - (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.
- (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.
 - (i) Disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations.
 - (ii) Stabilization and re-vegetation of the site as necessary to minimize erosion.

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.

Karen Leaver

From: Karen Leaver
Sent: Wednesday, December 2, 2020 11:27 AM
To: Karen Leaver
Subject: FW: WATER WELL

From: Rock Shill <rshill@havenparkmgmt.com>
Sent: Tuesday, December 1, 2020 1:42 PM
To: Lanie McManus <lmcmamus@garfield-twp.com>
Cc: Dylan Bell <Dylan@havenparkmgmt.com>
Subject: RE: WATER WELL

Hey Lanie,

I just heard back from EGLE, and unfortunately they said this will not work because they need a new resolution each time the water system changes ownership. So yes, please make sure this is signed and on the agenda for the December 8th board meeting.

Thank you,

Rock Shill
Acquisitions & Dispositions Analyst



602.402.4122 | www.havenparkcommunities.com
Mailing | 51 W Center St. STE 600, Orem UT 84057
Offices | 750 E Technology Ave. BLDG F 2nd Floor, Orem UT 84097

From: Lanie McManus <lmcmamus@garfield-twp.com>
Sent: Monday, November 30, 2020 8:59 AM
To: Rock Shill <rshill@havenparkmgmt.com>
Subject: FW: WATER WELL

Rock,

We did this in 20165, do you need a new resolution? Please see attached.

Thank you,
Lanie

From: Rock Shill <rshill@havenparkmgmt.com>
Sent: Monday, November 23, 2020 12:55 PM
To: Lanie McManus <lmcmamus@garfield-twp.com>; Perry Burget <pburget@impactmhc.com>
Cc: Dylan Bell <Dylan@havenparkmgmt.com>; Karen Leaver <kleaver@garfield-twp.com>; Chuck Korn <[1](mailto:ckorn@garfield-</p></div><div data-bbox=)

twp.com>

Subject: RE: WATER WELL

Great thank you Lanie. This is very important that this doesn't get pushed back any later than December 8th for the purposes of our financing on the MH Community. We appreciate your help and will make sure to follow up around the 8th of December.

Best,

Rock Shill

Acquisitions & Dispositions Analyst



HAVENPARK

COMMUNITIES

602.402.4122 | www.havenparkcommunities.com

Mailing | 51 W Center St. STE 600, Orem UT 84057

Offices | 750 E Technology Ave. BLDG F 2nd Floor, Orem UT 84097

From: Lanie McManus <lmcmanus@garfield-twp.com>

Sent: Sunday, November 22, 2020 10:06 AM

To: Rock Shill <rshill@havenparkmgmt.com>; Perry Burget <pburget@impactmhc.com>

Cc: Dylan Bell <Dylan@havenparkmgmt.com>; Karen Leaver <kleaver@garfield-twp.com>; Chuck Korn <ckorn@garfield-twp.com>

Subject: RE: WATER WELL

Good Afternoon,

I will put this on our next meeting agenda, but that will not be until December 8, 2020. I cannot sign something the board has not approved.

Thank you,
Lanie

From: Rock Shill <rshill@havenparkmgmt.com>

Sent: Friday, November 20, 2020 1:46 PM

To: Perry Burget <pburget@impactmhc.com>; Lanie McManus <lmcmanus@garfield-twp.com>

Cc: Dylan Bell <Dylan@havenparkmgmt.com>

Subject: FW: WATER WELL

Hey Perry,

Will you see that the township holds this meeting as referred to in the draft resolution and that it is signed?

Rock Shill

Acquisitions & Dispositions Analyst



HAVENPARK

COMMUNITIES

602.402.4122 | www.havenparkcommunities.com

Mailing | 51 W Center St. STE 600, Orem UT 84057
Offices | 750 E Technology Ave. BLDG F 2nd Floor, Orem UT 84097

From: Rock Shill
Sent: Friday, November 20, 2020 11:18 AM
To: lmcmamus@garfield-twp.com
Cc: Dylan Bell <Dylan@havenparkmgmt.com>
Subject: WATER WELL

Hello Lanie,

We recently purchased the mobile home park Meadow Lane, and on it there are 4 water wells. In order to comply with EGLE's rules (Environmental, Great lakes, and Energy), we will need to have the attached document signed by the Township Clerk. Can you please help me get this signed, and please return a signed copy.

Also, attached is a deed as proof of our ownership.

Thank you,

.....
Rock Shill
Acquisitions & Dispositions Analyst



602.402.4122 | www.havenparkcommunities.com
Mailing | 51 W Center St. STE 600, Orem UT 84057
Offices | 750 E Technology Ave. BLDG F 2nd Floor, Orem UT 84097

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 206, 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 }

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.

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 $0^{\circ} 12' 40''$ West, 125.00 feet, along the East line of said Section 29; thence South $41^{\circ} 22' 53''$ West, 165.70 feet to the South line of said Section 29; thence South $89^{\circ} 39'$ 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)

**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:

Supported:

Yeas:

Nays:

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.

Dated

Lanie McManus, Clerk

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:

Supported:

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:

Nays:

Absent and excused:

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:

Supported:

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:

Nays:

Absent and excused:

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:

Supported:

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:

Nays:

Absent and excused:

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:

Supported:

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:

Nays:

Absent and excused:

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:

Supported:

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:

Nays:

Absent and excused:

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:

Supported:

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:

Nays:

Absent and excused:

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:

Supported:

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:

Nays:

Absent and excused:

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:

Supported:

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:

Nays:

Absent and excused:

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:

Supported:

Ayes:

Nays:

Absent and Excused:

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: _____

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:

Supported:

Ayes:

Nays:

Absent and Excused:

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: _____

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:

Supported:

Ayes:

Nays:

Absent and Excused:

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: _____

Lanie McManus, Clerk
Charter Township of Garfield

**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:

Supported:

Ayes:

Nays:

Absent and Excused:

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: _____

Lanie McManus, Clerk
Charter Township of Garfield

Municipal Underwriters of West MI
4171 Wolverine Drive
Williamsburg, MI 49690
Toll Free 888-883-6391
Local 231-421-5008
Fax 231-421-3509

November 17, 2020

Lanie McManus, Clerk
Garfield Charter Township
3848 Veterans Road
Traverse City, MI 49684.

Dear Lanie:

Enclosed you will find a Summary of Coverage's and an Invoice for **Garfield Charter Township's 2021-2022** insurance years. The renewal date of your policy is 01/01/2021..

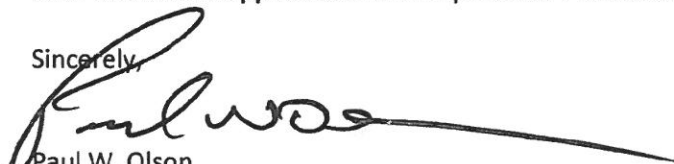
Presently, the structure of the Par Plan is better than ever, consisting of US Specialty Insurance Company. US Specialty Insurance Company's operating strategy is based on prudent capital management, and specializes in insuring specialty market business like the Michigan Township Participating Plan's program.

The Michigan Township Par Plan Grant Program is also available to all members, to date, \$2,000,000 has been provided back to our members for the grant program. I pleased to announce that your dividend was **\$1,215.74 for the 2020 year.**

The quoted premium is **\$12,573.00. This is a reduction in premium of (\$365.00) from last year's beginning premium of \$12,938.00. I have also quoted Cyber Liability coverage for \$500,000. This additional cost would be \$1,958.00 annually. If you wish to purchase this new coverage please let me know before your renewal date.**

If you have any questions regarding your insurance coverage's, please do not hesitate to contact me at **888-883-6391.** Your continued confidence of the Michigan Township Participating Plan is appreciated. It's been a privilege to have served **Garfield Charter Township's** insurance needs for the past **35 years.** **Your business is appreciated and important. Please stay safe!**

Sincerely,



Paul W. Olson
Regional Risk Manager
MUWM

Municipal Underwriters of West MI Inc.

4171 Wolverine Drive
Williamsburg, MI 49690
888-883-6391
polson76@charter.net

Invoice

Date	Invoice #
11/17/2020	3866

Bill To
Lanie McManus, Clerk Garfield Charter Township 3848 Veterans Road Traverse City, MI 49684

Account #	Policy Number
	HMT-361067

Effective Date	Expiration Date	Insurance Company	Type of Coverage	Charge
1/1/2021	01/01/2022	Michigan Township Par Plan	Package Plan	12,573.00

YOUR POLICY IS IN FULL FORCE AND PAYABLE ON EFFECTIVE DATE. IF NOT WANTED, PLEASE RETURN IMMEDIATELY.

Total	\$12,573.00
Payments/Credits	\$0.00
Balance Due	\$12,573.00

Fax #
231-421-3509

AUTOMOBILE CERTIFICATE OF NO FAULT PROTECTION


Entity Name: **GARFIELD CHARTER TOWNSHIP** NAME AND ADDRESS OF COMPANY

Entity Number: MI11067
Policy Number: HMTP-361067
U.S. Specialty Insurance Company
13403 Northwest Freeway
Houston, TX 77040

Effective date: 01/01/2021
Expiration Date: 01/01/2022

An authorized Michigan insurer, certifies that is has issued a policy complying with Act 294, P.A. 1972, as amended for the described motor vehicle.

NAME OF AGENCY

By 
Authorized Representative

HCC Public Risk
MUNICIPAL UNDERWRITERS OF WEST MI, INC.

888-883-6391

on this 17 11 2020
Day Month Year

Year	Description	Vehicle Identification Number
------	-------------	-------------------------------

Covers all vehicles owned by the member

Number of Vehicles: 3

Warning: Keep this certificate in your vehicle at all times. If you fail to produce it upon a police officer's request, you will be responsible for a civil infraction.

PENALTY FOR OPERATION WITHOUT INSURANCE

Michigan Law (MCLA 500.3101) requires that the owner or registrant of a Motor Vehicle registered in this state must have insurance or other approved security for the payment of no-fault benefits on the vehicle at all times. An owner or registrant who drives or permits a vehicle to be driven upon a public highway without proper insurance or other security is guilty of a misdemeanor.

An owner or registrant convicted of such misdemeanor shall be fined not less than \$200.00 nor more than \$500.00, or imprisoned for not more than 1 year, or both.

THIS FORM MUST BE PRESENTED AS EVIDENCE OF INSURANCE WITH YOUR APPLICATION FOR LICENSE PLATES, EITHER BY MAIL OR AT ANY SECRETARY OF STATE LICENSE PLATE BRANCH OFFICE. A PERSON WHO ISSUES OR SUPPLIES FALSE INFORMATION TO THE SECRETARY OF STATE OR USES AN INVALID CERTIFICATE OF INSURANCE IS GUILTY OF A MISDEMEANOR PUNISHABLE BY IMPRISONMENT FOR NOT MORE THAN 1 YEAR, OR A FINE OF NOT MORE THAN \$1,000.00, OR BOTH.

**MICHIGAN
TOWNSHIP
PARTICIPATING
PLAN**

**SUMMARY OF COVERAGES
FOR
CHARTER TOWNSHIP OF GARFIELD 2021**

Presented By:
PAUL OLSON- RISK MANAGER
Municipal Underwriters of West MI Inc.

SUPPORT/SERVICE COMPANIES

MARKETING AND SERVICE:

Municipal Underwriters of Michigan, Inc.
935 Robin Hood Lane
Grayling, MI 49783
(517) 348-6391 LOCAL
(888) 883-6391 MICHIGAN WATTS

TECHNICAL ADMINISTRATION:

Michigan Township Participating Plan
1700 Opdyke Court
Auburn Hills, MI 48326
(248) 371-3100 - LOCAL
(800) 783-1370 - MICHIGAN WATTS
(248) 371-3069 - FAX

RISK CONTROL ADMINISTRATION

Midwest Risk Control
1700 Opdyke Court
Auburn Hills, MI 48326
(248) 371-3100 - LOCAL
(800) 536-7425 - MICHIGAN WATTS
(248) 371-3069 - FAX

CLAIMS ADMINISTRATION

Midwest Claims Service
1700 Opdyke Court
Auburn Hills, MI 48326
(800) 225-6561 - MICHIGAN WATTS
(248) 371-3091 FAX

I. COMPREHENSIVE MUNICIPAL LIABILITY COVERAGE:*

Limit of Liability Per Occurrence	\$ 4,000,000
Limit of Liability Per Aggregate	\$ 6,000,000
Deductible	\$ None

ADDITIONAL INSURED:

1. **Any** member of the governing body of the Named Insured
2. **Any** member of boards or commissions of the Named Insured
3. **Any** elected or appointed official of the Named Insured
4. **Any** employee of the Named Insured – Including **Contracted Assessor**
5. **Any** volunteer

ADDITIONAL INCLUDED COVERAGES:

1. Public Officials **RESIDENCE AND PLACE OF EMPLOYMENT**
2. Premises Medical Payments - \$10,000 Limit/Volunteers Included
3. Host Liquor Law Liability
4. Special Events Liability - Fireworks Liability by Endorsement
5. Governmental Professional Malpractice Liability
6. Incidental Medical Malpractice Liability
9. Employee Benefit Liability \$1,000,000/ \$3,000,000
10. Extended Bodily Injury and Property Damage Liability
11. Completed Operations
12. Property Legal Liability - \$500,000 Limit
13. Premises and Operations
14. Care, Custody and Control Coverage - \$25,000 per occurrence
15. Explosion, Collapse and Underground (exclusions deleted)
16. Vicarious Liability
17. Fellow Member Liability
18. Governmental Tort Immunity Waiver
19. Non-Owned and Hired auto liability coverage
20. Non-Owned and Owned Watercraft Liability-under 26'in length
21. Personal Injury Protection Includes:
 - A. FALSE ARREST, DETENTION OR IMPRISONMENT
 - B. MALICIOUS PROSECUTION
 - C. WRONGFUL ENTRY OR EVICTION OR OTHER INVASION OF THE RIGHT OF PRIVATE OCCUPANCY
 - D. LIBEL, SLANDER, ORAL OR WRITTEN PUBLICATION
 - E. MENTAL ANGUISH & MENTAL INJURY

**PUBLIC OFFICIALS WRONGFUL ACT LIABILITY
(Errors & Omissions)**

Limit of Liability Per Occurrence:	\$ 4,000,000
Limit of Liability Aggregate:	\$ 5,000,000
Deductible:	\$ 1,000

The following are areas of exposure to public officials and employees, which most generally are covered by a legal liability policy:

1. A decision or opinion of the municipal board
2. A decision or opinion of the fire & ambulance department
3. A decision or opinion of the zoning or planning board and zoning board of appeals
4. Restrictive Use Sublimit (\$100,000) Suits for loss resulting from the Insured controlling or restricting the use of private property, while not taking legal ownership of said property, we will cover such claims or suits subject to the sublimit.
5. Decisions or opinions of Building, Electrical, Plumbing Inspectors and Contracted Assessors
6. Alleged negligence or incompetence on the part of any public official or employee including the failure to carry out duties.
7. Accusations regarding mismanagement of municipal owned assets
8. Inadequate supervision of voter registration & elections
9. Improper hiring or firing of employees
10. Failure to check auditing & accounting practices
11. Violation of Civil Rights: Civil Rights are defined as "means the deprivation of any rights, privileges, or immunities secured by the Constitution and laws, including discrimination based upon religion, race, color, national origin, age, gender (including sexual harassment, unwelcome sexual advance, request for sexual favors, and other verbal or physical conduct or communication of a sexual nature), height, weight, disability, or marital status"
12. Back Wages- \$25,000 per person
13. Non Monetary Damage Coverage \$25,000 Per suit/\$50,000 Per Policy Limit

Note: Failure of assured to provide or maintain valid insurance policies is not a covered exposure.

Municipal Underwriters of West MI Inc.

II. FLEET LIABILITY COVERAGE:	LIMITS
A. Bodily Injury & Property Damage [CSL]	\$ 4,000,000
B. Personal Injury Protection	Statutory
C. Personal Property Insurance	\$ 4,000,000
D. Uninsured Motorists	\$ 100,000
E. Non-owned & Hired Auto Liability	\$ 4,000,000
F. Mini-Tort Liability	\$ 500
G. Underinsured Motorists	\$ 100,000

III. FLEET PROPERTY COVERAGE:

Property limit \$ 72,502.00

A. Comprehensive \$ 500 ACV Deductible, Actual Cash Value

B. Collision \$ 500 Deductible, ACV, Broadened

IV. INLAND MARINE COVERAGE:

Providing **ALL RISK, REPLACEMENT COST COVERAGE** for property and equipment while on or off the premises. **NO CO-INSURANCE**

Property limit \$ 75,000.00

Deductible \$ 500

SEE ATTACHED SCHEDULE

AUTO

Application:
T000020005634

GARFIELD CHARTER TOWNSHIP 

▲ Auto # ▼	▲ New Cost ▼	▲ Comp. Ded. ▼	▲ Coll. Ded. ▼	▲ Year ▼	▲ Description ▼	▲ VIN # ▼	▲ Type ▼	▲ AUX Running Lights ▼	▲ Anti-Theft Device ▼	▲ Anti-Lock Brakes ▼	▲ Traction Control ▼	▲ Five MPH Bumper ▼
12	\$ 23,856	\$ 500	\$ 500	2016	Ford f-150 Pick Up	7996	2	No	0	No	No	No
11	\$ 28,718	\$ 500	\$ 500	2015	FORD SRW SUPER DUTY PU	8554	2	No	0	No	No	No
10	\$ 19,928	\$ 500	\$ 500	2014	FORD Escape FWD	8654	1	No	0	No	No	No
Total: \$72,502												

Vehicle Type & Description:	Total # of Vehicles:	Total New Cost
1: Passenger Cars - ACV	1	\$19,928
2: Trucks, Vans - ACV	2	\$52,574
3: Garbage Trucks - ACV	0	\$0
4: Rescue Units - RC	0	\$0
5: Fire Vehicles - RC	0	\$0
6: Parade/Antique - RC	0	\$0
7: Dump Trucks - ACV	0	\$0
8: Rescue Units - ACV	0	\$0
9: Fire Vehicles - ACV	0	\$0
10: Parade/Antique - ACV	0	\$0
11: Police Cars - ACV	0	\$0
12: Buses-22 Passengers or more-ACV	0	\$0
13: Trailers - ACV	0	\$0
14: Motorcycles - ACV	0	\$0
15: Police motorcycles - ACV	0	\$0
16: Snowmobile - ACV	0	\$0
17: Rescue Units - Agreed Value	0	\$0
18: Fire Vehicles - Agreed Value	0	\$0
19: Parade/Antique - Agreed Value	0	\$0
20: Buses-21 Passengers or less	0	\$0
21: Mobile Equipment - ACV	0	\$0
22: Trucks, Vans - RC - NY Only	0	\$0
23: Garbage Trucks - RC - NY Only	0	\$0
27: Dump Trucks - RC - NY Only	0	\$0
28: Golf Carts / Low Speed Vehicles	0	\$0
29: Amphibious Vehicles	0	\$0
Grand totals:	3	\$72,502

INLAND MARINE

Application:
T000020005634

GARFIELD CHARTER TOWNSHIP

▲ number ▼	▲ Serial # ▼	▲ Year ▼	▲ Make▼	▲ Model ▼	▲ Department▼	▲ Type▼	▲ AR ▼	▲ Limit ▼	▲ Spec Ded ▼
1		2006	PLYGROUND EQUIP		Parks and Recreation	Commercial Articles	RC	\$ 50,000	\$ 0
Total:								\$50,000	

Schedule Total:	\$50,000
Miscellaneous Property & Equipment:	\$25,000
Ancillary Equipment:	\$0
Contractors Equipment Rented From Others:	\$0
Aircraft Limit:	\$0
Inland Marine Total:	\$75,000

has been submitted

V. PROPERTY [FIRE] COVERAGE:

Total Blanket Building and Contents Limit	\$ 6,943,422.00
Deductible	\$ 500
Per Schedule on File with company	

A. Inflation Guard - 2.5% per quarter

B. Special Municipal Property Endorsement to include:

1. Personal Property off Premises - \$100,000
2. Personal effects of Employees - \$ 1,000 per person
3. Transportation - \$50,000 Limit
4. Accounts Receivable- \$250,000
5. Flood Coverage- \$100,000, Earthquake Coverage- \$1,000,000
6. Sewer Backup First Party- \$25,000
7. Pollutant Clean-up & Removal- \$10,000
8. Business Income - \$500,000
9. Extra Expense Coverage - \$500,000 Limit - No deductible
10. Newly Acquired Property - \$1,000,000, Contents \$250,000, 180 Days
11. Law and Ordinance Coverage- Actual Sustained Loss
12. Power Surge Coverage - \$25,000
13. Glass Coverage-No Deductible applies
14. Tree Removal - \$500 per tree and \$1500 annual aggregate on covered losses
15. Underground Pipes, Flues or Drains- \$1,000,000
16. Fire Hydrants are covered for up to four losses at \$3,500 each. More coverage is available if scheduled

VI. VALUABLE PAPERS AND RECORDS COVERAGE*:

Broad Form Coverage for the reconstruction of valuable papers and records \$250,000 year round limit of protection with \$0 deductible.

*** NOTE: Higher limits available upon request.**

PROPERTY

Application:
T000020005634

GARFIELD CHARTER TOWNSHIP 

▲ Loc ▼	▲ Bldg ▼	▲ 100ft ▼	▲ Fac Loc ▼	▲ Street Address▼	▲ City ▼	▲ ST ▼	▲ Zip ▼	▲ County ▼	▲ POK ▼	▲ BC ▼	▲ Bldg Lim▼	▲ Cont Lim▼	▲ Mine Sub ▼	▲ Yr Built ▼	▲ FAR ▼	▲ BF ▼	▲ Special Ded▼	▲ Sprinkler ▼	▲ Sq Ft▼	▲ BoilerVa ▼
1	3	No	0	3848 VETERENS DRIVE TOWNSHIP HALL					10	2	\$ 4,405,036	\$ 411,362	\$ 0	2004	R	100	0	No	7,264	R
2	1	No	0	3000 ALBANY					15	2	\$ 1,476,513	\$ 56,779	\$ 0	1974	R	925	0	No	9,752	R
3	1	No	0	3000 RACQUET CLUB DR YMCA					11	1	\$ 227,115	\$ 0	\$ 0	1974	F	800	0	No	45,600	R
3	2	No	0	3000 RACQUET CLUB DRIVE					11	1	\$ 44,508	\$ 0	\$ 0	1980	R	800	0	No	784	R
4	1	No	0	EAST SILVER LAKE ROAD PARK					11	2	\$ 205,036	\$ 0	\$ 0	2006	R	615	0	No	900	R
4	2	No	0	EAST SILVER LAKE ROAD PARK					11	1	\$ 49,704	\$ 0	\$ 0	2006	R	614	0	No	1,140	R
4	3	No	0	EAST SILVER LAKE ROAD PARK					11	1	\$ 24,563	\$ 0	\$ 0	2009	R	614	0	No	0	R
4	4	No	0	EAST SLIVER LAKE ROAD PARK					11	1	\$ 42,806	\$ 0	\$ 0	2009	R	614	0	No	0	R
Totals:								\$6,475,281	\$468,141	\$0										
Grand Total:								\$6,943,422												

VII. CRIME COVERAGE:

- A. Limit of Coverage - \$ **100,000**
- B. "Broad Form" Money & Securities
- C. Inside Coverage:
- D. Outside Coverage:
- E. Money Order and Counterfeit Paper Currency
- F. Depositors' Forgery
- G. Locations to Include:
 - 1. All Officials Homes
 - 2. Place of Employment
 - 3. Banking Facility

VIII: PUBLIC OFFICIAL BONDS*

Treasurer	\$50,000
Deputy Treasurer	\$15,000
Clerk	\$10,000
Deputy Clerk	\$10,000
Supervisor	\$ 5,000
Assistant Treasurer	\$25,000
BLANKET BOND	\$100,000

NOTE: THE ABOVE BONDS ARE INCLUDED AT NO ADDITIONAL CHARGE

ADDITIONAL POSITIONS AND HIGHER LIMITS AVAILABLE
(Those who collect money or fees should be bonded)

*** NOTE: Higher limits available upon request.**

X. LAW ENFORCEMENT PROFESSIONAL LIABILITY COVERAGE:

Limit of Liability Per Occurrence	\$ 0
Limit of Liability Per Aggregate	\$ No Aggregate
Deductible	\$ 0

- A. PERSONAL INJURY
- B. WRONGFUL ACT
- C. HOT PURSUIT ENDORSEMENT

XI. BUSINESS ELECTRONIC EQUIPMENT COVERAGE:

- A. Combined Media and Extra Expense Coverage - \$ 100,000
- B. Computer and Communication Coverage- **\$252,000**
- C. System Breakdown Coverage Endorsement
 - 1. Mechanical Breakdown; Machinery Breakdown
 - 2. Short Circuit; Blow out; other Electrical Disturbance
 - 3. Electrical or Magnetic Injury

XII. BOILER AND MACHINERY:

- A. Repair of Replacement Coverage Included
- B. Direct Damage Coverage as follows: Unfired Pressure Vessels, Motors and Centrifugal Pumps. Internal Combustion Engines, Generators and
- C. Miscellaneous Electrical Apparatus

Deductible of \$ 1,000 Applies Limits \$ 6,943,422.00

XIII. Cyber Liability: \$500,000 Coverage additional \$1,958.00

SEE ATTACHED



Cyber Liability Coverage

Entity Name: GARFIELD CHARTER TOWNSHIP
App Number T000020005634
Effective Date: 01/01/2021
Population 16700

Cyber Liability Limit(s)	\$500,000
Multimedia Liability	\$500,000
Security and Privacy Liability	\$500,000
Privacy Regulatory Defense and Penalties	\$500,000
PCI DSS Liability	\$500,000
TCPA Defense	\$50,000
Breach Event Costs	\$500,000
Post Breach Remediation Costs	\$25,000
BrandGuard	\$500,000
System Failure	\$500,000
Dependent System Failure	\$500,000
Cyber Extortion	\$50,000
Cyber Crime Aggregate Limit	\$100,000
<i>A. Financial Fraud Sublimit</i>	\$100,000
<i>B. Telecommunications Fraud Sublimit</i>	\$100,000
<i>C. Phishing Fraud Aggregate Sublimit</i>	\$100,000
1. <i>Your Phishing Fraud Loss Sublimit</i>	\$100,000
2. <i>Client Phishing Fraud Loss Sublimit</i>	\$50,000
Reward Expenses	\$50,000
Court Attendance Costs	\$25,000
Bodily Injury (via endorsement)	\$100,000
Bricking Loss with Betterment (via endorsement)	\$100,000
Maximum Policy Aggregate Limit:	\$500,000
Additional Defense Costs Limit:	\$500,000
Separate Breach Event Costs	INCLUDED
Premium:	\$1,958
Deductible:	\$2,500

Municipal Underwriters of West MI Inc.

PREMIUM SUMMARY

I. COMPREHENSIVE MUNICIPAL LIABILITY	INCLUDED
II. FLEET LIABILITY	INCLUDED
III. FLEET (PROPERTY)	INCLUDED
IV. INLAND MARINE	INCLUDED
V. PROPERTY (FIRE)	INCLUDED
VI. VALUABLE PAPERS AND RECORDS	INCLUDED
VII. CRIME	INCLUDED
VIII. BONDS	INCLUDED
IX. WORKERS COMPENSATION	
X. POLICE PROFESSIONAL	
XI. BUSINESS ELECTRONIC EQUIPMENT	INCLUDED
XII. BOILER AND MACHINERY	INCLUDED
XIII. CYBER LIABILITY	

TOTAL PAR-PLAN ANNUAL PREMIUM: \$12,573.00

NOTE: The **MICHIGAN TOWNSHIP PARTICIPATING PLAN** is formed under the enabling legislation of Public Act #138. It is a 'fixed cost, fully reinsured, **non-assessable program**', controlled by the Board of Directors of the Michigan Township Participating Plan.

Village Glen Apartments

Traverse City, MI



P O S T
INVESTMENT GROUP

9242 BEVERLY BLVD., SUITE 300
BEVERLY HILLS, CALIFORNIA 90210

Village Glen Apartments
120 Affordable Units
Traverse City, MI



Post Investment Group

Company Overview

Founded in 2007, Post Investment Group (“Post”) is a private investment firm dedicated to responsibly investing in real estate, with an emphasis in affordable housing. Post specializes in Low Income Housing Tax Credit (LIHTC) multi-family investments throughout the United States. Post has owned and operated more than 22,000 units across 10 states and 48 cities. Headquartered in Los Angeles, CA, Post also maintains operations in Dallas, TX. Post prides itself on providing safe, quality, yet affordable housing to its tenants.

Affordable Housing Experience

Post offers tremendous experience in the affordable housing sector having acquired 44 LIHTC or rent restricted properties encompassing more than 5,700 units in the states of California, Texas, Oregon, Washington, New Mexico, and Oklahoma. These 41 transactions are comprised of fee simple acquisitions, general partnership acquisitions, and 4% bond acquisition/rehab executions. Furthermore, many of Post’s employees worked for affordable housing owners prior to joining the company. Post has teamed up with some of the most experienced attorneys, property management companies, and accounting firms in the industry to bolster its LIHTC platform. The average occupancy of Post’s LIHTC portfolio is in excess of 97% and Post has never been subject to any tax credit recapture. Within the LIHTC sector, Post has had great success in maintaining high quality standards of living while keeping properties fully occupied.

<u>State</u>	<u># of LIHTC Units</u>	<u># of LIHTC Properties</u>
California	1,839	21
Texas	2,543	14
Oregon	357	3
Washington	316	3
New Mexico	421	2
Oklahoma	240	1

PROPOSAL

Post’s goal is to create a mutually beneficial Agreement with Garfield Township which results in improving the quality of its affordable housing. This will be achieved by:

- Curing all deferred maintenance at the site
- Enhancing the amenities , improving the quality of life for the tenants
- Bringing on a professional management team overseen by a seasoned asset management team
- Adding Social Services: Community services and outreach
- Preserve Affordable Housing in the Township

All of the aforementioned will result in the preservation of quality affordable housing.

Post is requesting a four hundred forty-five thousandths (“.445%”) of the state equalized value based off a purchase price of \$15,000,000 as the municipal service agreement with Garfield Township. Currently the property has a 4% Payment in Lieu of Taxes (“PILOT”) associated with the original development. Post was able to get to a purchase price of \$15,000,000 based on the assumption that the 4% PILOT would be extended. Post is requesting a lower PILOT of 4.5% to run with our HUD loan of 35 years. These terms will provide the property with a financial structure that allows for notable property upgrades, and the ability to preserve the quality of this apartment community. It also gives Post the ability to preserve affordable housing for the working class, and to work with tenants during the pandemic to provide housing without the worry of eviction, benefiting the community. Overall, the proposal below allows Post to buy this deal at the agreed upon price and begin a long term relationship with Garfield Township and Traverse City as we try and acquire additional affordable housing projects in the area.

Purchase Price (PP)	\$15,000,000	Proforma Net Rental Revenue	\$1,412,806
State Equalized Value (50% of PP)	\$7,500,000	Current Taxes	\$51,039
Municipal Service Agreement	0.445%	PILOT 4.5%	\$65,210
Total	\$33,375	PILOT Tax Due	\$65,210

PHILANTHROPIC VENURES

Leveraging apartment holdings for the betterment of the community is a core value of Post. In our experience, the best way to accomplish this is to partner with local organizations that offer tenant services while Post provides safe, clean, affordable housing and office space. Below is a sample of the philanthropic partnerships within Post's portfolio.

Magnolia House:

22 room boarding house in Los Angeles, purchased, renovated and owned by Post
Houses and provides social services to formerly incarcerated individuals attending college while working
Partnership with ARC and the Los Angeles County Board of Supervisors

Camp David Gonzalez:

Partnership between Post, New Earth Life, ARC, The Los Angeles County Board of Supervisors, the Ahmanson foundation and The Los Angeles County Department of Probation
Converting Camp David Gonzalez, a former youth correctional facility, into a school for formerly incarcerated individuals

Ladera Palms:

784-unit community located in Fort Worth, Texas owned by Post
Houses and provides services, almost exclusively, for foreign refugee families from war torn nations
Partnership with Catholic Charities of Fort Worth, World Relief, and Refugee Services of Texas
Housed thousands of families during Post's 8+ year ownership

Mountain Ranch, Fort Branch and Country Club Creek:

Three LIHTC properties located in Austin, Texas owned by Post
Partnership with Upbring (www.upbring.org)
Apartments are set aside for kids aging out of foster care
Office Space provided to Upbring enabling them to provide onsite counseling

PROPOSED RENNOVATION BUDGET

Outlined below is a preliminary budget of property improvements. Post identified the following areas to improve at the property during its first site visit. The acquisition will be financed by the Department of Urban Housing and Development (“HUD”), which generally requires the highest standards of living. Post’s goal is to improve the interior of the property and update the overall astatic. At Post we care deeply about our tenants. Creating a community environment and improving out tenants’ quality of life is our top priority.

<u>Item</u>	<u>Totals</u>	<u>Notes</u>
Asphalt pavement	\$8,500	Crack fill parking lot
Stripe parking areas	\$5,000	
ADA parking & curb cuts	\$6,500	Add crosswalks and ramps
Landscape irrigation	\$14,000	Inspect and repair irrigation system
Playground equipment	\$4,000	Upgrade playground
Carports / Garages	\$3,500	Repair carports
Dumpster enclosures	\$6,000	Repair dumpster enclosures
Roof deck	\$600	Replace areas of bad decking
Repair balcony framing & decking	\$4,500	Install timber locks of balcony framing
Asphalt composite shingle roofing	\$8,000	Repairs to roofs
Gutters & downspouts	\$5,400	
Flashing	\$1,800	
Repair / replace vinyl siding	\$10,000	Repair Vinyl siding
Shutters	\$4,000	Replace missing shutters
Common area light fixtures	\$24,000	Energy efficient upgrades
Total	\$105,800	

P O S T
INVESTMENT GROUP

Contact Information

Office Address:

*9242 Beverly Blvd, Suite 300
Beverly Hills, CA 90210*

Mailing Address:

*8149 Santa Monica Blvd, #298
Los Angeles, CA 90046*

Phone:

310-788-3445

Email:

jeff@postinvestmentgroup.com

ANALYSIS OF PROPOSAL	MSA	PILOT	TOTAL
DEFAULT (10% NET RENTS)	-0-	\$141,281	\$141,281
TOWNSHIP POSITION (6% +MSA)	\$33,375	\$84,768	\$118,143
POST OFFER (4.5% +MSA)	\$33,375	\$65,210	\$98,585

Previously the property paid 4% of the net rents, which in 2019 yielded \$49,513.

PILTS - Payments in Lieu of Taxes

2-Dec-20
 Prepared by: Amy L DeHaan, MMAO(4)
 Garfield Township Assessor

Projects	Parcel Ids	# of Units	2020 Fees		2020 Taxes		2019 Fees		2019 Taxes		2018 Fees		2018 Taxes		2017 Fees		2017 Taxes		Difference
			Paid	W/O PILT	Paid	W/O PILT	Paid	W/O PILT	Paid	W/O PILT	Paid	W/O PILT	Paid	W/O PILT	Paid	W/O PILT	Paid	W/O PILT	
1 Brookside Commons (20 yrs @ 4% - Twp approved 2/28/12)-1st yr 2016, thru 2035	008-022-20	72	\$ -	\$ 3,370,629	\$ 152,108.40	\$ 152,086.40	\$ 21,609.07	\$ 3,367,782	\$ 151,174.57	\$ 151,945.50	\$ 20,481.24	\$ 3,230,256	\$ 147,666.31	\$ 147,666.31	\$ 19,863.60	\$ 143,893.52	\$ (124,029.92)		
2 Aspen Hills (Expires 1/1/2039 - Twp approved 10/10/02) 60 Senior Apts 35 years @ 4% (Extended to 2052 - 2018)	014-073-00 015-025-30	70	\$ -	\$ 1,597,798	\$ 73,020.99	\$ 72,950.99	\$ 27,194.28	\$ 1,567,948	\$ 71,639.46	\$ 64,465.18	\$ 25,563.52	\$ 1,531,200	\$ 69,996.51	\$ 69,996.51	\$ 22,094.52	\$ 74,450.36	\$ (52,355.74)		
3 Boardman Lake - 1st yr 2016, thru 2031 (16 yrs @ 4% - Twp approved 8/10/11 & 2/12/13)	015-025-22 015-025-30	32	\$ -	\$ 716,455	\$ 32,381.89	\$ 32,333.43	\$ 24,864.02	\$ 708,097	\$ 30,133.43	\$ 80,147.71	\$ 22,097.43	\$ 686,619	\$ 31,387.76	\$ 31,387.76	\$ 24,948.12	\$ 30,585.84	\$ (85,148.99)		
4 Oak Terrace (Expires 1/31/2035 - approved 1/11/07 @ 4%)	014-094-10	80	\$ -	\$ 1,948,923	\$ 83,108.38	\$ 82,898.38	\$ 9,651.00	\$ 1,813,860	\$ 82,898.38	\$ 41,514.96	\$ 9,464.68	\$ 1,771,948	\$ 80,974.52	\$ 80,974.52	\$ 9,468.17	\$ 48,705.60	\$ (39,237.43)		
5 The Village of Bay Ridge II (Expires 10/1/2042) The Village of Bay Ridge (Expires 4/1/2036) (4%) - Twp approved 7/17/98. State approved 4/7/00/00	016-024-21 016-024-40	127	\$ -	\$ 3,944,800	\$ 178,019.36	\$ 177,892.36	\$ 74,370.04	\$ 3,944,800	\$ 180,288.01	\$ 109,317.97	\$ 69,304.11	\$ 3,905,382	\$ 178,528.68	\$ 178,528.68	\$ 88,233.67	\$ 173,967.37	\$ (230,636.84)		
6 Village Glen (Expires 8/26/2041 (4%) - Twp approved 8/24/04)	023-009-06	120	\$ -	\$ 4,089,900	\$ 184,567.37	\$ 184,447.37	\$ 49,613.23	\$ 4,069,900	\$ 186,919.47	\$ 137,306.24	\$ 48,111.17	\$ 4,063,992	\$ 185,779.30	\$ 185,779.30	\$ 46,635.13	\$ 181,032.75	\$ (134,397.62)		
7 Keystone Village (Expires 1/1/2028 (4%) - Twp approved 7/10/08, State approved 10/22/09)	023-020-05	24	\$ -	\$ 928,400	\$ 41,896.46	\$ 41,872.46	\$ 8,215.69	\$ 919,400	\$ 42,430.39	\$ 34,210.70	\$ 7,271.57	\$ 912,128	\$ 42,374.31	\$ 42,374.31	\$ 7,015.75	\$ 41,291.70	\$ (34,275.95)		
8 TI Oak Park (Expires 4/1/2036 (4%) - approved by Twp 7/10/08, State approved 09/29/08)	023-022-21 023-022-31	70	\$ -	\$ 1,179,421	\$ 53,224.44	\$ 53,177.44	\$ 15,762.12	\$ 1,157,430	\$ 52,807.06	\$ 34,427.03	\$ 19,394.70	\$ 1,130,303	\$ 51,670.11	\$ 51,670.11	\$ 18,500.28	\$ 50,349.97	\$ (52,115.75)		
9 Village View Housing (Expires 11/1/2046 (4%) - approved by Twp 3/9/10, State approved 4/7/10)	214-004-00	18	\$ -	\$ 834,700	\$ 37,668.01	\$ 37,650.01	\$ 5,566.69	\$ 829,100	\$ 38,148.04	\$ 32,341.35	\$ 5,209.65	\$ 824,700	\$ 38,157.06	\$ 38,157.06	\$ 3,852.71	\$ 37,962.99	\$ (32,610.28)		
10 Ridgewood (Homestretch) (Expires 2049 (4%) - approved by Twp 5/28/09, State approved 10/25/10)	214-006-05/292-2005-00 214-006-06/292-2006-00 214-006-07/292-2007-00 214-006-08/292-2008-00	1	\$ -	\$ 49,524	\$ 2,349.50	\$ 2,338.40	\$ 1,757.20	\$ 48,601	\$ 2,221.20	\$ 1,729.59	\$ 1,712.12	\$ 47,462	\$ 2,169.65	\$ 2,169.65	\$ 1,513.88	\$ 2,114.23	\$ (7,420.95)		
11 Carson Square (Approved by Twp 10/11/14, State notification 9/11/15) for 35 years @ 4% + 5 mills, based on \$1.5M est. TV & 2% Ann Incr	335-013-00	36	\$ -	\$ 1,165,022	\$ 53,244.65	\$ 53,208.65	\$ 10,612.00	\$ 1,149,300	\$ 52,251.90	\$ 41,639.90	\$ 9,756.00	\$ 1,143,900	\$ 52,264.24	\$ 52,264.24	\$ 9,867.00	\$ 52,961.99	\$ (43,094.99)		
12 Cottage 8 Lofts (Approved by Twp 2/22/11, State approval rec'd 8/16/12) @ 4% (RZ thru 2017, Brownfield thru 2032)	360-019-01	28	\$ -	\$ 1,349,216	\$ 61,662.81	\$ 61,634.81	\$ 8,007.56	\$ 1,334,059	\$ 60,513.07	\$ 52,505.51	\$ 7,454.44	\$ 1,333,027	\$ 59,108.79	\$ 59,108.79	\$ 7,500.88	\$ 57,938.59	\$ (50,897.71)		
13 The Village at LaFraser Woods, Phase I (Twp approved 2/26/20)	023-041-20	115	\$ -	\$ 25,744,920	\$ 1,164,144.17	\$ 1,163,378.17	\$ 326,228.04	\$ 25,476,948	\$ 1,164,350.74	\$ 838,132.70	\$ 309,307.03	\$ 25,069,401	\$ 1,146,010.06	\$ 1,146,010.06	\$ 300,289.63	\$ 1,125,790.28	\$ (885,411.57)		
TOTALS:		873	\$ -	\$ 51,485.64	\$ 2,849.29	\$ 2,849.29	\$ 50,953.70	\$ 50,953.70	\$ 2,849.29	\$ 2,849.29	\$ 2,849.29	\$ 50,953.70	\$ 2,849.29	\$ 2,849.29	\$ 2,849.29	\$ 2,849.29	\$ (38,935.75)		

Township's Portion:
 As a % of Total Real Property TV: 2.97%
 As a % of Ad Valorem TV: 2.59%
 TOTAL Abated % to Total Full Rate Equity TV: 2.69%
 (Includes IFTs and PILTs)

* Carson Square paid \$7803 MSA (7810 Calc'd)
 ** Aspen Hills paid \$8750 MSA

* Carson Square paid \$7803 MSA (7810 Calc'd)
 ** Aspen Hills paid \$8750 MSA

* Carson Square paid \$ MSA (7897 Calc'd)
 ** Aspen Hills paid \$ MSA (8960 Calc'd)

* Carson Square paid \$ MSA (8149 Calc'd)
 ** Aspen Hills paid \$ MSA (9130 Calc'd)

2016 Fee Paid	2016 Times W/O P/LT	Difference	2015 Fee Paid	2015 Times W/O P/LT	Difference	2014 Fee Paid	2014 Times W/O P/LT	Difference	2013 Fee Paid	2013 Times W/O P/LT	Difference	2012 Fee Paid	2012 Times W/O P/LT	Difference	2011 Fee Paid	2011 Times W/O P/LT	Difference	2010 Fee Paid	2010 Times W/O P/LT	Difference
\$ 18,302.68	\$ 140,077.64	\$ (121,774.96)																\$ 19,860.39		\$ (66,084.82)
\$ 21,951.01	\$ 74,060.69	\$ (52,109.68)	\$ 21,263.85	\$ 73,830.20	\$ (52,575.35)	\$ 20,816.29	\$ 82,980.09	\$ (62,163.80)	\$ 20,893.91	\$ 81,506.36	\$ (60,612.45)	\$ 21,117.75	\$ 77,932.67	\$ (56,814.92)	\$ 20,356.61	\$ 86,907.92	\$ (66,551.31)	\$ 19,860.39	\$ 85,945.21	\$ (66,084.82)
\$ 24,261.64	\$ 30,425.81	\$ (64,657.00)																		
\$ 9,203.20	\$ 52,344.89	\$ (43,141.69)	\$ 8,815.67	\$ 52,188.36	\$ (43,372.69)	\$ 8,247.28	\$ 52,397.78	\$ (44,150.50)	\$ 8,567.64	\$ 51,467.19	\$ (42,899.55)	\$ 9,611.38	\$ 37,029.72	\$ (28,418.34)	\$ 16,719.60	\$ 54,147.70	\$ (37,428.10)	\$ 16,615.89	\$ 53,547.88	\$ (36,931.99)
\$ 66,464.90	\$ 173,057.08	\$ (106,592.18)	\$ 57,750.20	\$ 172,539.50	\$ (114,789.30)	\$ 55,608.50	\$ 204,689.61	\$ (149,081.11)	\$ 57,765.88	\$ 204,064.30	\$ (143,288.42)	\$ 57,255.26	\$ 191,932.22	\$ (134,676.96)	\$ 54,003.14	\$ 253,734.86	\$ (199,731.72)	\$ 51,141.23	\$ 250,924.12	\$ (199,732.89)
\$ 58,739.64	\$ 124,229.67	\$ (65,490.03)	\$ 62,220.03	\$ 123,858.12	\$ (60,638.09)	\$ 61,685.14	\$ 150,006.66	\$ (88,321.52)	\$ 50,841.12	\$ 147,342.54	\$ (96,501.42)	\$ 47,108.48	\$ 136,166.37	\$ (89,657.89)	\$ 44,692.67	\$ 186,550.90	\$ (143,858.23)	\$ 41,666.20	\$ 186,462.24	\$ (144,796.04)
\$ 43,962.58	\$ 180,085.47	\$ (136,122.89)	\$ 42,016.43	\$ 179,578.76	\$ (137,500.33)	\$ 38,984.52	\$ 206,142.07	\$ (167,157.55)	\$ 35,772.16	\$ 202,460.97	\$ (166,708.81)	\$ 34,141.03	\$ 223,824.73	\$ (189,683.70)	\$ 35,572.08	\$ 251,260.70	\$ (215,688.62)	\$ 35,158.69	\$ 248,477.38	\$ (213,318.69)
\$ 6,602.22	\$ 41,075.64	\$ (34,473.42)	\$ 6,728.10	\$ 40,952.79	\$ (34,224.69)	\$ 6,530.12	\$ 49,152.18	\$ (42,622.06)	\$ 7,059.88	\$ 48,279.24	\$ (41,259.26)	\$ 6,699.10	\$ 45,301.80	\$ (38,602.70)	\$ 6,781.32	\$ 44,108.49	\$ (37,327.17)	\$ 2,970.28	\$ 48,355.13	\$ (45,382.85)
\$ 17,951.69	\$ 50,086.53	\$ (32,134.84)	\$ 17,788.57	\$ 49,936.75	\$ (32,148.18)	\$ 16,765.71	\$ 55,544.01	\$ (38,778.30)	\$ 16,918.16	\$ 54,557.54	\$ (37,639.38)	\$ 17,090.03	\$ 43,855.53	\$ (26,765.50)	\$ 8,460.77	\$ 52,037.29	\$ (43,576.52)	\$ 8,527.36	\$ 65,271.01	\$ (56,743.65)
\$ 5,298.71	\$ 38,930.49	\$ (33,631.78)	\$ 4,315.77	\$ 42,947.57	\$ (38,631.80)	\$ 4,622.96	\$ 43,119.93	\$ (38,496.97)	\$ 4,437.60	\$ 42,354.13	\$ (37,916.53)	\$ 4,221.78	\$ 46,418.02	\$ (42,196.24)	\$ 4,376.12	\$ 46,508.09	\$ (42,131.97)		\$ 3,419.70	\$ (9,419.70)
\$ 1,520.20	\$ 2,103.20	\$ (782.99)	\$ 1,308.88	\$ 2,096.94	\$ (788.06)	\$ 1,140.24	\$ 2,105.37	\$ (965.13)	\$ 1,385.00	\$ 2,067.98	\$ (802.98)	\$ 1,338.00	\$ 2,096.51	\$ (786.51)	\$ 1,387.52	\$ 2,041.30	\$ (653.78)	\$ 1,340.20	\$ 2,069.42	\$ (729.22)
\$ 2,192.99	\$ 2,192.99	\$ 0.00	\$ 2,186.46	\$ 2,186.46	\$ 0.00	\$ 2,156.28	\$ 2,156.28	\$ 0.00	\$ 2,156.28	\$ 2,156.28	\$ 0.00	\$ 2,156.28	\$ 2,156.28	\$ 0.00	\$ 2,156.28	\$ 2,156.28	\$ 0.00	\$ 2,156.28	\$ 2,156.28	\$ 0.00
\$ 2,108.20	\$ 2,108.20	\$ 0.00	\$ 2,096.94	\$ 2,096.94	\$ 0.00	\$ 2,057.98	\$ 2,057.98	\$ 0.00	\$ 2,057.98	\$ 2,057.98	\$ 0.00	\$ 2,057.98	\$ 2,057.98	\$ 0.00	\$ 2,057.98	\$ 2,057.98	\$ 0.00	\$ 2,057.98	\$ 2,057.98	\$ 0.00
\$ 2,488.80	\$ 2,488.80	\$ 0.00	\$ 2,481.36	\$ 2,481.36	\$ 0.00	\$ 2,481.32	\$ 2,481.32	\$ 0.00	\$ 2,481.32	\$ 2,481.32	\$ 0.00	\$ 2,481.32	\$ 2,481.32	\$ 0.00	\$ 2,481.32	\$ 2,481.32	\$ 0.00	\$ 2,481.32	\$ 2,481.32	\$ 0.00
\$ 6,411.00	\$ 52,684.90	\$ (46,273.90)				\$ 6,996.84	\$ 57,955.09	\$ (50,958.25)	\$ 7,293.16	\$ 50,468.05	\$ (43,174.89)									
\$ 7,936.56	\$ 57,297.21	\$ (49,360.65)	\$ 7,477.52	\$ 57,135.84	\$ (49,658.32)	\$ 6,996.84	\$ 57,955.09	\$ (50,958.25)	\$ 7,293.16	\$ 50,468.05	\$ (43,174.89)									
\$ 288,045.97	\$ 1,121,897.08	\$ (833,851.11)	\$ 209,423.37	\$ 821,928.38	\$ (612,504.99)	\$ 221,397.60	\$ 932,937.57	\$ (711,539.97)	\$ 210,894.61	\$ 910,209.89	\$ (699,314.78)	\$ 197,582.81	\$ 831,954.74	\$ (634,371.93)	\$ 192,549.83	\$ 1,005,388.65	\$ (812,838.82)	\$ 177,280.24	\$ 979,594.01	\$ (796,255.77)
\$ 49,151.90	\$ (56,443.03)	\$ (105,594.93)	\$ 36,009.85	\$ (25,903.11)	\$ (62,003.06)	\$ 46,824.48	\$ (35,712.46)	\$ (82,536.94)	\$ 45,668.89	\$ (35,170.77)	\$ (80,839.65)	\$ 46,037.57	\$ (32,610.39)	\$ (113,450.04)	\$ 51,685.52	\$ (41,786.82)	\$ (155,236.56)	\$ 56,942.07	\$ (46,675.02)	\$ (102,561.05)
\$ 3,23%	\$ 2.92%	\$ 3.01%	\$ 2.40%	\$ 2.14%	\$ 2.65%	\$ 2.72%	\$ 2.43%	\$ 3.03%	\$ 2.72%	\$ 2.41%	\$ 2.71%	\$ 2.78%	\$ 2.29%	\$ 3.35%	\$ 2.98%	\$ 2.66%	\$ 3.15%	\$ 2.98%	\$ 2.43%	\$ 2.72%

* Carson Square paid \$7500 MSA.

Applicants for Board Appointments by Committee for 2021

Planning Commission	* Steve Duell * Joe Robertson * John Racine
GT Metro Emergency Services	* Chuck Korn * Steve Duell * Molly Agostinelli – alternate
Zoning Board of Appeals	* Steve Duell * Kent Rozycki * Scott Swan
Board of Review	* Gary Rousseau * Cherry Wolf * Gil Uithol Daniel Ladd - alternate
Parks and Recreation Commission	* Denise Schmuckal Andrew Hoort
STANDING COMMITTEES	
Personnel Committee	* Chuck Korn * Lanie McManus * Denise Schmuckal
Building and Grounds Committee	* William Mouser * Molly Agostinelli (one open seat)
Finance Committee	* Chuck Korn * Lanie McManus * Jeane Blood Law * Betty Tezak
Elections Committee	* Lanie McManus * Molly Agostinelli Denise Schmuckal
Law Enforcement Committee	* Chuck Korn * Denise Schmuckal
Ethics Committee	* Chuck Korn * Denise Schmuckal * Molly Agostinelli

* Incumbent

Board Appointment Policy (amended)

Approved June 26, 2018

In the event of a resignation from a board or commission, those applications held on file shall be considered in the same manner described above beginning with the selection committee.

CHARTER TOWNSHIP OF GARFIELD

Application for Appointment

Thank you for your interest in serving on a board, commission or committee. The purpose of this form is to provide the Township with some information about residents considered for appointment. If you are not selected at this time, your application will be kept on file for one year and considered if additional openings occur.

I, Daniel F. Ladd, hereby make application for appointment to:
(Name)

- | | | |
|--|---|---|
| <input type="checkbox"/> Building Committee | <input checked="" type="checkbox"/> Board of Review | <input type="checkbox"/> Fire Board |
| <input type="checkbox"/> Park Board | <input type="checkbox"/> Planning Commission | <input type="checkbox"/> Recreation Board |
| <input type="checkbox"/> Zoning Board of Appeals | <input type="checkbox"/> Personnel Committee | <input type="checkbox"/> Other Committee |
| <input type="checkbox"/> Joint Planning Commission | <input type="checkbox"/> Joint Recreation Authority | |

for a term of 2 years, from _____ to _____
(number) (Appointment date) (Term Expiration Date)

TO THE CHARTER TOWNSHIP OF GARFIELD, COUNTY OF GRAND TRAVERSE, STATE OF MICHIGAN, BOARD OF TRUSTEES:

1. I reside at: 4397 Stone Ridge Dr Traverse City MI 49684
(street address, city and zip code)
since 1997 Phone number(s): 231-313-0081
(year)
Email address: dladdpa @ charter.net

2. I am at least 18 years of age: Yes No

3. Citizen of: USA

4. Employer: Retired Phone: NA
a. Indicate nature of your work: Physician Assistant / Health Care Administrator
b. Title: _____

5. Educational level and degrees received or other work experience that may be beneficial for this position:
BS - Physiology 1978 Michigan State University
BS - Physician Assistant - Cum Laude 1984 Mercy College of Detroit

6. I presently hold the following appointment and elected positions (include title and appointment or election date):
None

7. Previously held appointments and/or elected positions (include title and dates of service):
President Michigan Academy of Physician Assistants 2004-2005
Chair - Reimbursement Committee / MAPA 2006-2012

8. Participation in any Township related activities. Include any civic, fraternal, charitable, professional organizations, etc. (Attach additional pages, if necessary).
None

Board Appointment Policy (amended)

Approved June 26, 2018

9. Do you foresee any potential Conflicts of Interest while executing the Duties of this Position ? If so explain.

None

10.) Please explain why you would like to be on this Board, Commission or Committee?

I am thoughtful, fair, dependable and inclusive, and I will serve to best of my ability.

I hereby apply for appointment to Board of Review
(Name of Board or Commission)

And I acknowledge that:

1. If appointed, I will comply with all Statutory and other requirements and obligations of my appointment;
2. If I cease to comply with such requirements, I automatically forfeit said appointed position;
3. I hold no position or appointment which is a conflict of interest with the appointed position applied for. Should a conflict of interest arise, I will promptly inform the board or commission.
 - a. I shall inform the department head/staff prior to any meeting at which I have a possible conflict of interest that may restrict my participation in said meeting;
 - b. I will always avoid the appearance of conflict between public duties and personal interests and activities in all township public forums, pursuant to state law and township policies;
and
 - c. I will not allow my personal relationships or views to affect my responsibilities to the residents I represent;
4. As a public officer (servant), I shall not engage in a business transaction with or contractual relationship to any board or commission that I am on, in which [as a public officer] I may profit from, according to MCL 15.322 Public Act 317 of 1968, Contracts of Public Servants with Public Entities;
5. To the best of my knowledge and belief, I possess the requisite qualifications for the office I am seeking; and
6. If appointed, I am committed to attend all duly noticed board or commission meetings. In the event I am not able to attend a scheduled meeting I will notify the chairman of my absence to allow them enough time to notify an alternate member to attend.

I agree and understand the responsibilities of accepting this position.

Board Appointment: _____

Quinn Howard
(Signature)

11/13/20
(Date)

Board Appointment Policy (amended)

Approved June 26, 2018

In the event of a resignation from a board or commission, those applications held on file shall be considered in the same manner described above beginning with the selection committee.

CHARTER TOWNSHIP OF GARFIELD Application for Appointment

Thank you for your interest in serving on a board, commission or committee. The purpose of this form is to provide the Township with some information about residents considered for appointment. If you are not selected at this time, your application will be kept on file for one year and considered if additional openings occur.

I, Andrew Hoort, hereby make application for appointment to:

- | | | |
|--|--|--|
| <input type="checkbox"/> Building Committee | <input type="checkbox"/> Board of Review | <input type="checkbox"/> Fire Board |
| <input checked="" type="checkbox"/> Park Board | <input type="checkbox"/> Planning Commission | <input checked="" type="checkbox"/> Recreation Board |
| <input type="checkbox"/> Zoning Board of Appeals | <input type="checkbox"/> Personnel Committee | <input type="checkbox"/> Other Committee |
| <input type="checkbox"/> Joint Planning Commission | <input checked="" type="checkbox"/> Joint Recreation Authority | |

One or all.
Willing and
able to serve
where needed

for a term of _____ years, from _____ to _____
(number) (Appointment date) (Term Expiration Date)

As applicable.
Willing and able to
serve 1-3 yr. term

TO THE CHARTER TOWNSHIP OF GARFIELD, COUNTY OF GRAND TRAVERSE, STATE OF MICHIGAN, BOARD OF TRUSTEES:

1. I reside at: 5777 Hickory Hills Trail Traverse City MI 49684
(street address, city and zip code)
since 2016 Phone number(s): (616) 308-9432 (734) 343-1047 (work)
(year) (CCR II)
Email address: andy.hoort@gmail.com

2. I am at least 18 years of age: Yes No

3. Citizen of: U.S.A.

4. Employer: Trinity Health Phone: (734) 343
a. Indicate nature of your work: Healthcare Process Improvement Consultant
b. Title: Senior Program Consultant

5. Educational level and degrees received or other work experience that may be beneficial for this position:
BA - Business Management (minor Accounting & Communications) Hope College
BSN - Nursing & Healthcare Informatics The Johns Hopkins University

6. I presently hold the following appointment and elected positions (include title and appointment or election date):
I do not hold any appointed/elected positions presently.

7. Previously held appointments and/or elected positions (include title and dates of service):
I have not held government appointments/elected positions.
I have held numerous positions through my service in U.S. Army and as a nurse (self governance in hospital).

8. Participation in any Township related activities. Include any civic, fraternal, charitable, professional organizations, etc. (Attach additional pages, if necessary).
No current participation in Twp related activities, which is why I desire to serve.

Board Appointment Policy (amended)

Approved June 26, 2018

9. Do you foresee any potential Conflicts of Interest while executing the Duties of this Position? If so explain.

None.

10.) Please explain why you would like to be on this Board, Commission or Committee?

I desire to serve my community and be active in the management of our local parks to the benefit of the citizens of Garfield Twp. These boards seem best suited to my experience and desire to serve.

I hereby apply for appointment to Park Board; Recreation Board; Joint Recreation Auth
(Name of Board or Commission)

Please Note:

I am willing and able to serve on any board needing commissioners.

These boards seemed most appropriate given my limited experience, my home's proximity to Hickory Hills & Hickory Meadows and my young children.

And I acknowledge that:

1. If appointed, I will comply with all Statutory and other requirements and obligations of my appointment;
2. If I cease to comply with such requirements, I automatically forfeit said appointed position;
3. I hold no position or appointment which is a conflict of interest with the appointed position applied for. Should a conflict of interest arise, I will promptly inform the board or commission.
 - a. I shall inform the department head/staff prior to any meeting at which I have a possible conflict of interest that may restrict my participation in said meeting;
 - b. I will always avoid the appearance of conflict between public duties and personal interests and activities in all township public forums, pursuant to state law and township policies;
and
 - c. I will not allow my personal relationships or views to affect my responsibilities to the residents I represent;
4. As a public officer (servant), I shall not engage in a business transaction with or contractual relationship to any board or commission that I am on, in which [as a public officer] I may profit from, according to MCL 15.322 Public Act 317 of 1968, Contracts of Public Servants with Public Entities;
5. To the best of my knowledge and belief, I possess the requisite qualifications for the office I am seeking; and
6. If appointed, I am committed to attend all duly noticed board or commission meetings. In the event I am not able to attend a scheduled meeting I will notify the chairman of my absence to allow them enough time to notify an alternate member to attend.

I agree and understand the responsibilities of accepting this position.

Board Appointment: Park Board; Recreation Board; Joint Recreation Authority

[Signature]
(Signature)

06/27/2019
(Date)

OBJECTIVE

Experienced leader, military veteran, registered nurse, process improvement facilitator, and former banker seeking opportunities to serve my community.

EDUCATION

- ❖ **APPLIED HEALTHCARE INFORMATICS - Post Graduate Certificate**
– The Johns Hopkins University; Baltimore, MD (*September 2012 – May 2013*)
- ❖ **NURSING - Bachelor of Science**
– The Johns Hopkins University; Baltimore, MD (*June 2008 – July 2009*)
- ❖ **BUSINESS MANAGEMENT (Minors: Accounting & Communication) - Bachelor of Arts**
– Hope College, Holland; MI (*August 2001 – May 2005*)

QUALIFICATIONS PROFILE

Key Strengths: Able to quickly understand, teach, utilize, and improve various systems. Proficient at analyzing, researching, organizing, prioritizing, problem solving, and educating. Adept at combining pieces of information to form general rules and conclusions for self and others. Highly motivated, very personable, and energetic communicator. Equally effective working in self-managed projects and as a member of a team.

WORK EXPERIENCE**Trinity Health Corporation, Livonia MI**

Senior Program Consultant / Performance Excellence System Office Oct. 2016 - Present

A member of the workforce and business analytics team I work as an internal consultant with all Trinity Health hospitals. I am the project manager, super user and facilitator for acute care benchmarking utilizing iVantage Health Analytics. My work involves teaching and facilitating operational leaders to identify areas of opportunity by analyzing processes, outcomes, and cost, ending in development of an action plan to set in place standard processes and systems that will realize improvement in cost, performance, safety, and quality.

- *Performance Excellence Leader / St. Joseph Mercy Oakland* Jan. 2016 – Sept. 2016
- *Process Improvement Specialist / Trinity Health at Home* May 2014 – Dec. 2015

Previously led and mentored cross-functional teams in problem solving efforts to improve operational metrics. Acted as a resource to many hospital (all nursing units), home health, and hospice departments by teaching daily management systems while identifying, scoping, planning and implementing improvement projects. Worked with leadership in the development and execution of strategy. Project manager for rollout of various software systems. Taught introductory performance excellence / process improvement classes for leaders. Initiated SE Michigan workforce management teams and refreshed Kronos Workforce Analytics training and utilization.

United States Army Reserve, Southfield & Traverse City, MI

- *Captain / Career Management Officer* May 2017 – Sept. 2018

Guided and developed soldiers' leadership, technical competence, and professional skills by assisting them with progressively more challenging military assignments, training, and education.

- *Captain / Registered Nurse / Supplies & Logistics Officer* May 2014 – May 2016

Responsible for maintaining clinical skills and competencies of self & soldiers to be capable of providing medical support for military & disaster missions. Officer in charge of logistics, equipment, and supplies for ~300 soldiers.

United States Army Nurse Corps, Washington D.C. Metro Area➤ *Captain / Registered Nurse / Preceptor / Assistant Manager*March 2010 – April 2014

Served as assistant manager of 30 bed unit at Walter Reed National Military Medical Center with oversight of staff of 60+ civilian, Army, and Navy medical personnel. Duties included staffing, scheduling, training, counseling & evaluations, supply/equipment maintenance, and development & utilization of systems to ensure adherence to hospital and military policies. Held position as unit representative for Workload Management System for Nursing.

Elected both unit and facility level nursing practice council chairperson where I set agendas, facilitated meetings and organized staff driven unit & hospital improvements to procedures, practices, and policies.

Held floor nurse, charge nurse, and preceptor roles where I oriented 15 RNs, 10 charge nurses, and taught clinical for over 50 Army trained Licensed Practical Nurses while on their general medicine & surgery clinical rotations.

Lean Six Sigma green belt certified process improvement facilitator responsible for unit & facility level projects.

WellDoc, Inc., Baltimore, MD➤ *Applied Health Informatics Practicum Intern*Jan. 2013 – May 2013

As part of Informatics program at Johns Hopkins University, had placement as an intern working with cross functional team to perform market research, analyze product requirements, design features, & organize project into agile sprints for development of mobile phone application to manage epilepsy.

Johns Hopkins Medicine: Center for Innovation in Quality Patient Care, Baltimore, MD➤ *Lean Sigma Intern*Jan. 2010 – March 2010➤ *Helene Fuld Health Trust Leadership Fellow*Jan. 2009 – July 2009

Assisted Johns Hopkins Hospital director of lean sigma program, master black belts, and clinical staff with various process improvement and research-based initiatives.

Mercantile Bank of Michigan, Grand Rapids, MI➤ *Senior Commercial Credit Analyst / Team Leader*Jan. 2005 – May 2008

Analyzed company business plans, leadership, facilities, operations plan, and financial statements to determine loan profitability and risk involved in extending credit or lending money. Presented findings to senior bank committees and boards. Led team of analysts and interns to perform oversight duties on \$50 million+ in loans.

LICENSURE

Registered Nurse: State of Maryland; R187814

August 2009 – June 2010

Registered Nurse: State of Michigan; 4704304606

March 2014 – Current

CERTIFICATIONS

- Lean Six Sigma Yellow Belt – US Army 2011
- Lean Six Sigma Green Belt – US Navy 2011
- Lean Practitioner – Trinity Health 2015

PREVIOUSLY HELD:

- Board Certified Medical Surgical RN – ANCC
- Basic Life Saving for Healthcare – AHA
- Advanced Cardiac Life Support – AHA
- Trauma Nursing Core Course - ENA

REFERENCES AVAILABLE UPON REQUEST

CHARTER TOWNSHIP OF GARFIELD
RESOLUTION 2009-04-T

RESOLUTION TO ESTABLISH TOWNSHIP OFFICERS 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 Township Board deems that an adjustment in the salary of the office of Trustee is warranted in consideration of additional responsibilities taken by the Trustee, and the elimination of health care benefits for the Trustee.

BE IT RESOLVED, that effective as of March 1, 2009, the salary of the office of Trustee shall be as follows:

\$ 200.00 per month with an additional \$250.00 per Town Board Meeting and \$100.00 for Special Meetings, including Personnel, Planning Commission, Recreational Authority, Special Town Board Meetings, and Zoning Board of Appeals Meetings, and \$50.00 per supplemental committee or commission meeting as appointed by the Town Board.

Molly Agostinelli/moved, Denise Schmuckal/supported, PASSED, to adopt Resolution 2009-04-T, Resolution To Establish Township Officers Salary.

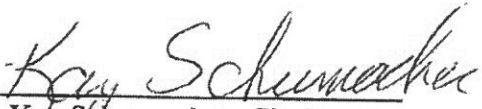
Roll call vote:

Yes: Jeane Blood, Kit Wilson, Denise Schmuckal, Molly Agostinelli,
Chuck Korn, Bob Featherstone

No: Kay Schumacher

Absent and excused: None

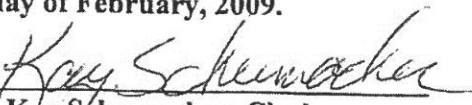
The Chairman declared Resolution 2009-04-T duly adopted this 26th of February 2009.



Kay Schumacher, Clerk

CERTIFICATION

I, Kay Schumacher, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of Resolution 2004-04-T which was adopted by the Town Board of the Charter Township of Garfield on the 26th day of February, 2009.



Kay Schumacher, Clerk

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

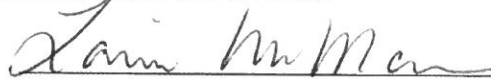
Ayes: Agostinelli, Walters, Schmuckal, Duell, Blood Law, McManus, Korn

Nays: None

Absent and Excused: None

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

By:



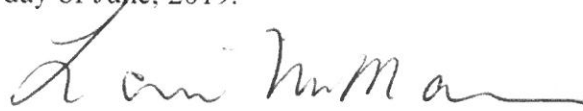
Lanie McManus, Clerk
Charter Township of Garfield

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

Grand Traverse County

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

2021 CHARTER TOWNSHIP OF GARFIELD MEETING DATES

The regular meeting dates of the Town Board of the Charter Township of Garfield are scheduled for the second and fourth Tuesday of each month at 6:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan:

Regular Meeting

January 12, 2021	July 13, 2021
January 26, 2021	July 27, 2021
February 9, 2021	August 10, 2021
February 23, 2021	August 24, 2021
March 9, 2021	September 14, 2021
March 23, 2021	September 28, 2021
April 13, 2021	October 12, 2021
April 27, 2021	October 26, 2021
May 11, 2021	November 9, 2021
May 25, 2021	November 23, 2021
June 8, 2021	December 14, 2021
June 22, 2021	

Lanie McManus, Clerk
 3848 Veterans Drive
 Traverse City, MI 49684
 Ph: (231) 941-1620

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 #922-4766.