

CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD SPECIAL MEETING
December 21, 2017

Supervisor Korn called the Town Board Meeting to order on December 21, 2017 at 6:00p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan.

Pledge of Allegiance

Roll Call of Board Members

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

Absent and Excused: Molly Agostinelli

1. Public Comment (6:00)

None

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

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

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

Nays: None

3. Consent Calendar (6:01)

a. Silver Lake 2017 State of the Lake Report and 2018 Management Recommendations (Receive and File)

Blood Law moved and Duell seconded to approve the Consent Calendar as presented.

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

Nays: None

4. Items Removed from the Consent Calendar (6:02)

None

5. Correspondence (6:02)

Letter from Haggard Plumbing & Heating in support of Serra Works of Traverse City

6. Reports

7. Unfinished Business (6:03)

a. Public Hearing – Ordinance No. 13 Amendment No. 36 an Ordinance to provide for the operation and maintenance of the Grand Traverse

County Sewage Disposal System No. 4 (Garfield Township) on a public utility basis under the provisions of Act 94, Public Acts of Michigan, 1933 as amended. (6:03)

Korn said that this action would amend the sewer ordinance to include the new line recently installed on Oak Terrace Drive. The Public Hearing was opened at 6:04pm and seeing no one wishing to speak, the Public Hearing was closed.

Walters moved and Duell seconded to approve Ordinance No. 13 Amendment No. 36 to provide for the operation and maintenance of the Grand Traverse County Sewage Disposal System No. 4 (Garfield Township) on a public utility basis under the provisions of Act 94, Public Acts of Michigan, 1933 as amended.

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

Nays: None

b. Public Hearing – Ordinance No. 15 Amendment No. 40 an Ordinance to provide for the operation and maintenance of the Grand Traverse County Water Supply System No. 1 (Garfield Township) on a public utility basis under the provisions of Act 94, Public Acts of Michigan, 1933 as amended. (6:06)

Korn said that this action was to include the new water line on Oak Terrace Drive. The Public Hearing was opened at 6:07pm and seeing no one wishing to speak, the Public Hearing was closed.

Schmuckal moved and Blood Law seconded to adopt Ordinance No. 15 Amendment No. 40 an Ordinance to provide for the operation and maintenance of the Grand Traverse County Water Supply System No. 1 (Garfield Township) on a public utility basis under the provisions of Act 94, Public Acts of Michigan, 1933 as amended.

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

Nays: None

c. Public Hearing – PD Report 2017-122 – Serra Works of Traverse City, LLC – Proposed Conditional Rezoning Agreement (6:08)

Korn said that the Planning Commission has approved the application and the applicant has met all requirements and recommendations set forth by the Planning Commission. Korn opened the Public Hearing at 6:09pm Attorney for Serra Works, Karrie Zeits, gave board members a short presentation on the proposed project. She noted the conditions set forth by the Planning Commission and how those conditions were met by the applicant.

Schmuckal moved and Walters seconded THAT the Findings of Fact for Application Z-2017-03, attached to PD Report 2017-122 and forming part of this motion BE APPROVED as recommended by the Planning Commission.

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

Schmuckal moved and Duell seconded THAT application Z-2017-03 submitted by Serra Works of Traverse City, LLC to conditionally rezone lands along Boon Street, as described, BE APPROVED based on the approved Findings of Fact and for reasons stated in reports PD-2017-99 and PD 217-122 and direct staff to prepare a resolution for adoption.

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

8. New Business

a. Beacon Hills Subdivision Sign Request and Recommendation (6:21)

The Parks and Recreation commission has recommended that the board deny the signage at the park. The Beacon Hills Estates plat specifically exempts the township from any maintenance obligation to the park. These neighborhood parks are more private than public. The parks and Recreation Commission also made the determination that identifying these parks with the Parks & Recreation Master Plan is premature at this time and would require additional discussion with residents of these neighborhoods before moving forward.

Blood Law moved and Schmuckal seconded THAT the Township Board concur with the Parks and Recreation Commissions recommendation to DENY the request to install a park sign at the Beacon Hills Estates subdivision park at taxpayer expense, AND FURTHER THAT the request for maintenance funds be denied based on the language approved as a part of the plat in 1964.

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

9. Public Comment: (6:25)

Doug Brown of Highland Drive spoke regarding the Beacon Hills signage. Brown and the trustees discussed Brown posting any set of rules even if they were not Garfield Township's rules. Korn said that he would take the matter to an attorney for further guidance.

10. Other Business (6:37)

None

11. Adjournment

Korn moved to adjourn the meeting at 6:37pm



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