

CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
June 25, 2019

Supervisor Korn called the Town Board Meeting to order on June 25, 2019 at 5:30 p.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, Molly Agostinelli, Dan Walters, Steve Duell, Lanie McManus and Chuck Korn

1. Strategic Planning

a. PD Report 2019-73 Presentation of Discussion of Strategic Planning – Steps 1 and 2a

Planning Director John Sych shared statistical information which included millage rate, PILOTS, IFT's, permits and taxable values. He said that overall, the township is in good shape but needs to be cognizant of commercial development. Board members asked questions about the statistics. Sych then led board members through a SWOT analysis – Strengths, Weaknesses, Opportunities, and Threats. Strengths included parks, trails, Silver Lake, the water and sewer system, Metro Fire, safety of the community, the Boardman River, partnerships with City and County, housing, regional location, access to utilities, zoning to encourage development, the education system, proximity to airport and hospital, the tax base, and agricultural land. Sych added that the township was fiscally healthy which was also a strength.

Board members identified Weaknesses which included traffic, heavy investment in large retail, lack of identity/vision, road conditions, lack of an east/west corridor, and reliance on septic systems near lakes.

Sych will continue to walk the board through short exercises until an entire strategic plan is drafted for the township.

2. Public Comment (5:48)

None

3. Review and Approval of the Agenda - Conflict of Interest (5:49)

Duell moved and Schmuckal seconded to approve the agenda as Amended adding item 7f "Personnel Committee Report."

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

4. Consent Calendar (5:50)

a. Minutes

June 11, 2019 Regular Meeting (Recommend Approval)

b. Bills

Gourdie Fraser

Developer's Escrow Fund – Utility Plan Review, Oversight \$5,012.04

Utility Receiving Fund 2,245.25

Park Funds/DNR Trust Fund 1,241.50

Total \$8,498.79

(Recommend Approval)

c. MTT Update

d. Consideration of reappointing Carol Hale to the Joint Planning Commission (Recommend Approval)

Agostinelli moved and Blood Law seconded to approve the consent calendar as amended. Removed minutes.

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

5. Items removed from the Consent Calendar

a. Minutes

June 11, 2019 Regular Meeting (Recommend Approval)

Duell asked if Agostinelli filled out an application for her reappointment to the Joint Planning Commission. Clerk McManus affirmed that it was filled out and submitted.

Duell moved Schmuckal seconded to approve the minutes of June 11, 2019 as presented.

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

6. Correspondence (5:53)

7. Reports**a. Construction Report (5:55)**

Engineer Jennifer Hodges commented that she was grateful that the water and sewer systems were seen as strengths for the township. She is moving forward with a new GIS system to track the water and sewer throughout the township. The new tank was tested and accepted, though it was not up and running yet due to excess chlorine. Topography was done at Silver lake Park and bids will go out in July for fall construction.

b. Grand Traverse Metro Report (5:59)

Chief Pat Parker said that runs are now based on proximity to the call and that approximately 70% of all calls are medical and 30% are fire related. The Metro Board saw the 2020 budget for the first time and a budget meeting will be scheduled for next week. There is the need to make several improvements in the next few years, but Station 11 is a major priority for 2020. Board members asked questions regarding the proposed budget.

c. North Flight

No report

d. County Commissioner's Report

No report

e. Supervisor's Report (6:19)

Korn stated that the MDOT portion of the Boardman Lake Loop will soon be completed. The YMCA has maintenance to do and with the Boards blessing, he will draft a 5 year lease. Board members agreed. He met with Rural Development regarding American Waste upgrades and met with the other Metro supervisors to draft the Metro Bylaws. This year the auditors will change as will the CPA's for the township. The road commission is recommending that Meadowlane Drive be upgraded to a four seasons road.

f. Personnel Committee Report (6:24)

Schmuckal said that candidates were interviewed for the Administrative Coordinator position.

Schmuckal moved and Blood Law seconded to recommend that Kathleen Roon be hired as Administrative Coordinator effective July 1, 2019.

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

8. Unfinished Business**a. Public Hearing – PD Report 2019-69 – Harris Hills Site Condominium R-2 Rezoning (6:26)**

Planning Director John Sych explained that this request would rezone approximately 20 acres from A- Agricultural to R-2 One and Two Family Residential. The property is located at Lone Tree and Harris roads and the request conforms to the Township Master Plan.

Korn opened the Public Hearing at 6:30pm.

Chad Collins of Pine Meadows Trail shared concerns with what was going to be built in that location.

Mary Hashoian lives in Lone Tree and shared her concern with a road to Lone Tree.

Lisa Schaub, of TL Land Company and the applicant, said that they are planning on thirty homes for residential use on that property. She addressed questions about the road and said it will not go to Lone Tree and added that they intend to be good neighbors. Korn closed the Public Hearing at 6:34pm.

Board members asked questions of staff.

Walters moved and Schmuckal seconded THAT the Planning Commission's recommended Findings of Fact for application Z-2019-01 as provided in PD Report 2019-69 and forming part of this motion, BE APPROVED.

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

Nays: None

Schmuckal moved and Walters seconded THAT application Z-2019-01, submitted by Tim and Lisa Schaub, to rezone parcels 05-008-022-02 and 05-007-021-00 from the A- Agricultural zoning district to the R-2 One and Two Family Residential zoning district, and constituting Amendment No. 18 to the Garfield Township Ordinance No. 68, BE APPROVED based on the adopted Findings of Fact and for the reasons set forth in Planning Department Report 2019-69.

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

Schmuckal moved and Duell seconded THAT Resolution 2019-14-T for adopting Amendment No. 18 to Garfield Township Ordinance No. 68 rezoning parcels 05-008-022-02 and 05-007-021-00 from A-Agricultural zoning district to R-2 One and Two Family Residential zoning BE ADOPTED.

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

b. Continued Discussion on Resolution 2019-06-T (Amended), a resolution to adopt Township Trustees Salary (6:40)

Agostinelli moved and Walters seconded to adopt Resolution 2019-06-T (Amended), a resolution to adopt Township Trustees Salary.

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

9. New Business

a. PD Report 2019-68, Introduction and schedule Public Hearing of Green US-31 C-G Rezoning (6:42)

Planning Director Sych said that this would rezone approximately .84 acres from C-O Office Commercial to C- G General Commercial. The property is located at 1202 N. US 31 South and the Planning Commission found that the request was not consistent with the Master Plan and recommended that it not be approved for the rezoning request.

Duell MOVED and Schmuckal seconded THAT application Z-2019-02 BE SCHEDULED for Public hearing for the Garfield Township Board of Trustees meeting to be held on July 23, 2019.

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

10. Public Comment (6:46)

None

11. Other Business (6:47)

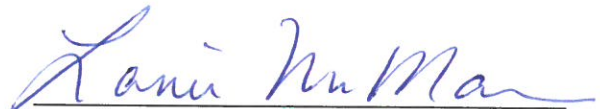
Blood Law asked about tree trimming at Boardman Lake. Rebidding the project.

12. Adjournment

Schmuckal adjourned the meeting at 6:49pm.



Chuck Korn, Supervisor
Charter Township of Garfield
3848 Veterans Drive
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Lanie McManus, Clerk
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