

**CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING**

Tuesday, July 11, 2017 at 6:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Board Members

1. Public Comment

Public Comment Guidelines:

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

1.) The Chairperson may at his or her own discretion, extend the amount of time any person is allowed to speak. 2.) Whenever a Group wishes to address a Committee, the Chairperson may require that the Group designate a spokesperson; the Chairperson shall control the amount of time the spokesperson shall be allowed to speak when constrained by available time.

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

3. Consent Calendar

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

a. Minutes – June 27, 2017 Regular Meeting (Recommend Approval)
June 28, 2017 Joint Meeting with Planning Commission
(Recommend Approval)

b. Bills -

General Fund

\$ 341,740.51

(Recommend Approval)

Gourdie-Fraser	
Developer's Escrow Fund	\$ 4,191.30
Utility Receiving Fund	<u>2,560.00</u>
Total	\$ 6,751.30

(Recommend Approval)

- c. MTT Update (Receive and File)
- d. Construction Pay Application No. 2 for Oak Terrace Drive - D. J. McQuestion & Sons, Inc. in the amount of \$230,736.68 (Recommend Approval)

4. Items Removed from the Consent Calendar

5. Correspondence

- a. Grand Traverse Conservation District – June report

6. Reports

- a. Construction Report
- b. Sheriff's Department Report
- c. County Commissioner's Report
- d. Clerk's Report
- e. Supervisor's Report

7. Unfinished Business

- a. Public Hearing – PD 2017-47 – Rezoning of 3525 West Front Street from R-3 Multi-Family Residential District to C-O Office Commercial District
- b. Consideration of Resolution 2017-16-T, a resolution to adopt Zoning Ordinance Amendment No. 7 to Ordinance 68 (Zoning Ordinance) rezoning 1.75 acres of land located at 3525 W. Front Street from R-# Multi-Family Residential to C-O Office Commercial, without restriction

8. New Business

9. Public Comment

10. Other Business

11. Adjournment

Lanie McManus, Clerk

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

**CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
June 27, 2017**

Supervisor Chuck Korn called the Town Board Meeting to order on June 27, 2017 at 6:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan.

Pledge of Allegiance

Roll call of Board Members

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

1. Public Comment (6:01)
None

2. Review and Approval of the Agenda - Conflict of Interest (6:01)
Agostinelli moved and Schmuckal seconded to approve the agenda as presented.

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

3. Consent Calendar (6:02)
a. Minutes

June 13, 2017 Regular Meeting Minutes (Recommend Approval)

b. Bills

General Fund	\$235,706
(Recommend Approval)	

Schmuckal asked to remove Consent Calendar Item a. to Item 4.a.

Schmuckal moved and Walters seconded to adopt the consent calendar as amended.

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

4. Items Removed from the Consent Calendar (6:03)
a. Minutes – June 13, 2017 Regular Meeting

Schmuckal pointed out that Item 3 needs to be corrected to reflect that Korn asked that Item f. be removed from the Consent Calendar and under Item 4.a., the second sentence shall be changed to read "The contract contains . . . "

Schmuckal moved and Blood Law seconded to adopt the minutes from June 13, 2017 as amended.

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

5. Correspondence (6:04)

a. None

6. Reports

a. County Commissioner's Report (6:05)

Commissioner Tom Mair said that commissioners received over 50 calls regarding the sales of parklands. He assured the public that commissioners are not considering the sale of any other lands at this time. A meeting tomorrow will discuss the old health center building on Garfield Road as well as discussion of candidates for the Administrator Position. Mair said that forty applicants applied for the position and commissioners are looking at five. There will also be a study session pertaining to County Animal Control and comments are welcome.

b. GT Metro Fire Report (6:10)

Chief Pat Parker gave the GTMESA report that would usually be given by Steve Apostle. He said that the stations have been busy and have had some unique calls. They performed a drill at the Boardman Dam to determine if someone washed downstream could be saved. It was a positive experience. Emergency vehicles will be on standby for the Cherry Festival air shows and two new full time people were hired recently. Statistics drawn up by Apostle regarding arrivals at emergency sites by Metro and Northflight are confusing and will be revisited next time.

c. Personnel Committee (6:15)

Schmuckal said that a new job description was handed out to Board members for the Appraiser position. The position has been advertised and a decision will be made after July 11th. Board members discussed the position and the possible restructuring of some positions.

d. Clerk's Report (6:20)

Clerk McManus said that the Auditor could not be present for the meeting, but she received no questions regarding the draft audit she distributed and the 2016 Audit needs to be approved this evening. Board members decided to add Unfinished Business Item b. – 2016 Audit.

e. Supervisor's Report (6:21)

Korn reported that maps of streetlights in the townships are nearly finished being created and substantial rebates are possible. A rebate is also expected from the City regarding disputes involving the water contract. Planning Commissioner Chair John Racine has been named as President of the Rotary Club. The recent

Fire Board meeting was good and all parties are moving forward and the Articles of Incorporation are being reviewed.

7. Unfinished Business

a. TART Representative Julie Clark – Boardman Valley Trail Memorandum of Understanding (6:27)

Clark said that the portion regarding construction had been removed from the Memorandum and the City of Traverse City has passed their memorandum. She updated members of the board on the project and brought everyone up to speed on what has occurred to this point. She said that the Township, City and County have all collaborated on this five million dollar project and that presently, the project is in the engineering and design phase. Maintenance of the trail was discussed and Clark presented various options for funding and maintenance of the trail. Board members asked questions about the materials on the trail and their life expectancy. Clark said that typically, a trail costs about \$2,000 per mile to maintain. Clark said that this memorandum of understanding simply states that Garfield Township is still a partner in the process of building the trail and approves of the concept of the trail. The approval of the memorandum is an important component in obtaining grants for the trail. No final financial figures have been determined yet as it would depend on grant monies received.

Duell moved and Schmuckal seconded to give Supervisor Korn permission to sign the Memorandum of Understanding for the Boardman Valley Trail.

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

Nays: Walters

b. 2016 Audit (7:03)

McManus moved and Duell seconded to approve the 2016 Audit as submitted.

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

Nays: None

8. New Business

a. Jay Buckmaster – YMCA Extension of Lease (7:04)

Buckmaster addressed the Board and said that all three YMCA facilities are thriving and he would like to extend the lease for another three year term. He talked about upgrades to the buildings which include replacing old racquetball courts, and new roofing, painting and lighting. Buckmaster said he will be looking at a long term lease, but until one can be drafted, he is simply looking for approval of a three year lease. Board members asked to see the original lease agreement and will vote on the item at the next meeting.

b. Consideration of Resolution 2017-14-T, a Resolution for a Grant Request to the Michigan Secretary of State for Election Equipment (7:13)

Clerk McManus said that what was given to Board members was the price

for the entire county but that she has put money in the budget for the components needed in Garfield Township. The resolution needs to be passed to move forward at the local level with the purchase of new election equipment.

Walters moved and Schmuckal seconded to approve Resolution 2017-14-T, a Resolution for a Grant Request to the Michigan Secretary of State for Election Equipment.

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

9. Public Comment: (7:20)

None

10. Other Business (7:21)

Schmuckal inquired about the curbs on Woodmere and Korn said that he would contact the County Road Commission.

Duell asked about the budget amendment to pay Park Commissioners and was told it would be done as soon as possible. He also inquired about the monitors on the board members desks and was told that they would need a whole new system. A joint meeting will be held with the Planning Commission at 6:00pm on Wednesday, June 28th.

11. Adjournment

Korn adjourned the meeting at 7:24pm.

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

Lanie McManus, Clerk
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

**CHARTER TOWNSHIP OF GARFIELD
TOWNSHIP BOARD
&
PLANNING COMMISSION
JOINT STUDY SESSION MEETING**

June 28, 2017

Call Meeting to Order: Supervisor Chuck Korn called the meeting to order at 6:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

Roll Call of Township Board Members: Denise Schmuckal, Dan Walters, Steve Duell, Jeane Blood Law, Lanie McManus, Chuck Korn, Molly Agostinelli

Roll Call of Planning Commission Members: John Racine, Chris DeGood, Pat Cline, Joe McManus, Gil Uithol, Joe Robertson, and Steve Duell

Staff Present: Rob Larrea

Cherry Capital Airport Manager Kevin Klein talked about the airport and its growth plans. The airport is up 5% in passengers thus far this year and 55% of travelers are from outside the state. The airport has a major impact in the local community and operates on a budget of \$5.4 million using no local taxpayer dollars. He addressed the Board and Commissioners regarding regulations about building height and airspace and said that it is very important that the approach to the airport be protected. FAR Part 77 defines standards for airpaths and the airport land use map ties in with federal, state and local guidance. An airport overlay ordinance requires any building over 200 feet to register with the FAA. Klein spoke to the 35' building height that is in the Township ordinance at this time. Larrea said that FAA approval is triggered when a building is at or near 35' in height. The FAA measures a building by the highest point which is different from the Township measurements. Klein recommends adherence to the state ordinance which has a 25' building height trigger, but said that Garfield's current ordinance is acceptable. He also discussed an extension of runway 10 and gave board members a timeline for the project.

1. Review and Approval of the Agenda – Conflict of Interest (6:59)

No changes presented

2. Business to Come Before the Commission

a. Master Plan Discussion and Growth Patterns

Larrea said that the Master Plan is nearing the public comment phase. He reviewed the old land use map and showed what changes had been made in the past few years. Larrea said that the new map is more accurate in terms of wetlands and some density levels had been changed to encourage development in the area close to the core of TC. He encouraged all Board members and Commissioners to read over the draft Master Plan and offer any suggestions. The Board and Commissioners

also discussed new developments at Hammond and LaFranier.

b. Combining Districts/Elimination of Planned Shopping District

Larrea said that there are three properties in the township which make up the Planned Shopping District and two are the Grand Traverse Mall and the Cherryland Center. He said that commissioners and the board may want to eliminate the district altogether or keep it and make it specific to only those few properties and grant incentives for infilling on those properties. Since the face of shopping has changed in recent years, malls and strip malls are outdated and more uses should be offered in the Planned Shopping District to create a revival. He said changing the district to a C-2 would make sense and allowing some uses from the C-3 district would be wise. The idea would be thoroughly reviewed by the Planning Commission before going to the Board for a recommendation. Board and Planning Commission members asked questions asked about growth boundaries as they pertain to sewer and water. The Hammond Road corridor and its mix of uses was also discussed.

c. Height Increase Discussion for Various Zoning Districts

Larrea led a discussion of building heights in the Township and asked if Commissioners and Board members were comfortable with increased building heights. He added that research would need to be done to determine where buildings could be higher since the airport needed to be taken into consideration. Larrea said that land costs would drive up heights as it did in the city, but the process may be slower in the Township since there was still so much vacant land. Commissioners and Board members discussed a possible map where the topography is overlaid with the FAA map resulting in a map showing where taller buildings could safely be located. The Board and Planning Commission need to agree how high a building should be and the Planning Commission will look closely at the verbage. Larrea said that the new ordinance is very flexible to developers and gives incentives for density and heights. The Board would like a trigger for heights and would like to see where heights could be increased safely in the Township. Racine said that the Planning Commission would certainly look at building heights and incentivize in areas where possible.

d. Non-Motorized Transportation Initiative

Larrea said that provisions in the ordinance demanding sidewalks and trails is slowly working and sidewalks are becoming more commonplace in the Township. He will provide a non-motorized plan in the near future and asked the board and the planning commission if they still were on board to move forward with a non-motorized plan and all agreed. Safe Routes to Schools is possibly going to place more sidewalks and paths in the Township. Maintenance of the sidewalks and trails was also discussed.

Korn said that since there are only six members on the Parks and Recreation Commission, one additional member from the Planning Commission should serve on the Parks and Recreation Commission. Planning Commissioner Chris DeGood has agreed to be the member to serve.

Schmuckal moved and Duell seconded to appoint Chris DeGood as the Planning Commission Representative to the Parks and Recreation Commission.

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

3. Public Comment (9:12)

Dave Frost, a Commercial Real Estate salesperson, urged the Board and Commissioners to study the new medical marijuana laws for municipalities.

4. Adjournment

Korn moved to adjourn the meeting at 8:09pm.

Joe Robertson, Secretary
Garfield Township Planning
Commission
3848 Veterans Drive
Traverse City, MI 49684

Check Date	Bank	Check #	Payee	Description	GL #	Amount
06/26/2017	GEN	36117	AFLAC	AFLAC	101-000-227.001	591.98
06/26/2017	GEN	36118	BRENDA BURROWS	CONTRACTED AND OTHER SERVICES	101-101-805.000	232.50
06/26/2017	GEN	36119	CDM MOBILE SHREDDING, LLC	CONTRACTED AND OTHER SERVICES	101-101-805.000	100.00
06/26/2017	GEN	36120	GBS INC	SUPPLIES	101-215-726.000	112.35
06/26/2017	GEN	36121	GRAND TRAVERSE COUNTY	POLICE CONTRACT	101-301-830.000	242,814.00
06/26/2017	GEN	36122	ICC	DUES & PUBLICATIONS	101-371-965.000	44.00
06/26/2017	GEN	36123	JACK OGDEN	Bank Fees	101-253-809.000	25.00
06/26/2017	GEN	36124	MAPLE RIVER DIRECT MAIL	POSTAGE	101-253-726.001	2,349.90
06/26/2017	GEN	36125	MICHIGAN ASSESSORS ASSOCIATION	ADVERTISING	101-171-901.000	225.00
06/26/2017	GEN	36126	NEMAA	DUES & PUBLICATIONS	101-171-965.000	15.00
06/26/2017	GEN	36127	NORTHERN OFFICE EQUIP	SUPPLIES - COPIER MAINTENANCE	101-101-726.002	368.28
06/26/2017	GEN	36128	NORTHWOODS PRINTERS LLC	SUPPLIES	101-171-726.000	77.98
		36128		SUPPLIES	101-215-726.000	199.98
						277.96
06/26/2017	GEN	36129	OTIS ELEVATOR	MAINTENANCE-OTHER	101-265-935.608	3,501.96
06/27/2017	GEN	36130	GARFIELD CHARTER TOWNSHIP	INSURANCE - EMPLOYEE HEALTH	101-851-873.030	48,300.00
07/05/2017	GEN	36131	AMY DEHAAN	SUPPLIES	101-171-726.000	5.27
		36131		MILEAGE - ASSESSOR	101-171-860.201	31.14
						36.41
07/05/2017	GEN	36132	ANNE WENDLING	CONTRACTED AND OTHER SERVICES	101-101-805.000	276.25
		36132		CONTRACTED AND OTHER SERVICES	101-400-805.000	169.75
						446.00
07/05/2017	GEN	36133	BLUE CROSS BLUE SHIELD OF MICHIGAN	INSURANCE - EMPLOYEE HEALTH	101-851-873.030	1,724.29
07/05/2017	GEN	36134	CHERRYLAND ELECTRIC COOP.		101-000-084.861	308.26
		36134			101-265-920.603	1,382.14
		36134			101-448-920.005	873.04
						2,563.44
07/05/2017	GEN	36135	CHERRYLAND ELECTRIC COOP.	COM. PROM. - SILVER LAKE PARK	308-000-880.001	188.39
07/05/2017	GEN	36136	CITY OF TRAVERSE CITY	DUE FROM #861 STREET LIGHTS	101-000-084.861	182.07
		36136			101-448-920.005	549.05

3. b.

Check Date	Bank	Check #	Payee	Description	GL #	Amount
07/05/2017	GEN	36137	CITY OF TRAVERSE CITY	LEGAL SERVICES - TOWNBOARD	101-101-801.002	731.12
07/05/2017	GEN	36138	CONSUMERS ENERGY		101-448-920.005	759.88
07/05/2017	GEN	36139	DTE ENERGY		101-265-920.601	93.42
07/05/2017	GEN	36140	DTE ENERGY		101-265-920.601	377.82
07/05/2017	GEN	36141	FIFTH THIRD BANK	EDUCATION & TRAINING	101-101-960.000	46.66
		36141		EDUCATION & TRAINING	101-171-960.000	6.50
		36141		EDUCATION & TRAINING	101-401-960.000	70.91
						20.00
						<u>97.41</u>
07/05/2017	GEN	36142	GARFIELD CHARTER TOWNSHIP	HSA (FORMERLY FLEX)	101-000-237.000	155.00
07/05/2017	GEN	36143	GRAND TRAVERSE COUNTY	POLICE CONTRACT	101-301-830.000	20,384.00
07/05/2017	GEN	36144	INTEGRITY BUSINESS SOLUTIONS		101-101-726.000	158.94
07/05/2017	GEN	36145	JEANE BLOOD LAW	MILEAGE - TREASURER	101-253-860.500	54.57
07/05/2017	GEN	36146	KLM LANDSCAPE	LAWN MAINTENANCE	101-265-935.602	1,060.00
07/05/2017	GEN	36147	LANIE MCMANUS	EDUCATION & TRAINING	101-215-960.000	444.06
07/05/2017	GEN	36148	RUBY CLEANING SERVICE	CLEANING SERVICE	101-265-935.603	1,150.00
07/05/2017	GEN	36149	RUBY CLEANING SERVICE	MAINTENANCE - MISC, EQUIP	308-000-935.000	225.00
07/05/2017	GEN	36150	SPECTRUM BUSINESS		101-258-935.016	75.00
07/05/2017	GEN	36151	STAPLES	SUPPLIES	101-101-726.000	38.74
		36151		SUPPLIES	101-171-726.000	66.48
		36151		SUPPLIES	101-412-726.000	73.98
						<u>179.20</u>
07/05/2017	GEN	36152	SUPERFLEET	GAS & CAR WASHES	101-806-862.000	113.34
07/05/2017	GEN	36153	TOBIN & CO	AUDIT AND ACCOUNTING	101-101-802.000	8,069.00
07/05/2017	GEN	36154	UNITED WAY	UNITED WAY	101-000-238.000	90.00
07/05/2017	GEN	36155	VOYA INSTITUTIONAL TRUST COMPANY	DEFERRED COMP	101-000-227.000	1,834.00
07/05/2017	GEN	36156	WADE TRIM	Const. & Land (Grant, Equip)	308-000-825.000	1,725.63
				TOTAL - ALL FUNDS	TOTAL OF 40 CHECKS	341,740.51
				--- GL TOTALS ---		
				101-000-084.861		490.33
				101-000-227.000		1,834.00

Check Date	Bank	Check #	Payee	Description	GL #	Amount
101-000-227.001			AFIAC			591.98
101-000-237.000			HSA (FORMERLY FLEX)			155.00
101-000-238.000			UNITED WAY			90.00
101-101-726.000			SUPPLIES			197.68
101-101-726.002			SUPPLIES - COPIER MAINTENANCE			368.28
101-101-801.002			LEGAL SERVICES - TOWNBOARD			759.88
101-101-802.000			AUDIT AND ACCOUNTING			8,069.00
101-101-805.000			CONTRACTED AND OTHER SERVICES			608.75
101-101-960.000			EDUCATION & TRAINING			6.50
101-171-726.000			SUPPLIES			149.73
101-171-860.201			MILEAGE - ASSESSOR			31.14
101-171-901.000			ADVERTISING			225.00
101-171-960.000			EDUCATION & TRAINING			70.91
101-171-965.000			DUES & PUBLICATIONS			15.00
101-215-726.000			SUPPLIES			312.33
101-215-960.000			EDUCATION & TRAINING			444.06
101-253-726.001			POSTAGE			2,349.90
101-253-809.000			Bank Fees			25.00
101-253-860.500			MILEAGE - TREASURER			54.57
101-258-935.016			COMPUTER NETWORK			75.00
101-265-920.601			HEATING / GAS			424.48
101-265-920.603			LIGHTS BUILDING			1,382.14
101-265-935.602			LAWN MAINTENANCE			1,060.00
101-265-935.603			CLEANING SERVICE			1,150.00
101-265-935.608			MAINTENANCE-OTHER			3,501.96
101-301-830.000			POLICE CONTRACT			263,198.00
101-371-965.000			DUES & PUBLICATIONS			44.00
101-400-805.000			CONTRACTED AND OTHER SERVICES			169.75
101-401-960.000			EDUCATION & TRAINING			20.00
101-412-726.000			SUPPLIES			73.98
101-448-920.005			STREET LIGHTS TOWNSHIP			1,515.51
101-806-862.000			GAS & CAR WASHES			113.34
101-851-873.030			INSURANCE - EMPLOYEE HEALTH			50,024.29
308-000-825.000			Const. & Land (Grant, Equip)			1,725.63
308-000-880.001			COM. PROM. - SILVER LAKE PARK			188.39
308-000-935.000			MAINTENANCE - MISC, EQUIP			225.00



June 30, 2017

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

I. Developer's Escrow Fund

1. Engineering consulting services for storm water site plan review Opperman Properties, Escrow# 214.832	
Project# 17029C Invoice No. 17029316	945.00
2. Engineering consulting services for storm water site plan review Belle Tire, Escrow# 214.833	
Project# 17029C Invoice No. 17029317	880.00
3. Engineering consulting services for storm water site plan review Soils & Structures	
Project# 17029C Invoice No. 17029318	90.00
4. Engineering services for plan review and construction services. Traditions at Ashland Park	
Project# 17088 Invoice No. 1708802	375.00
5. Engineering services for plan review and construction services. GT Bank Parcel #85 (Windy Hills)	
Project# 17203 Invoice No. 1720301	1,072.50
6. Engineering services for plan review and construction services. Chelsea park (Final Phase) Chelsea Lane	
Project# 17221 Invoice No. 1722101	828.80
	Total <u>4,191.30</u>

II. Utility Receiving Fund

1. Engineering consulting services for sanitary flow monitoring and analysis. SAW Grant - US 31	
Project# 17029C Invoice No. 17029315	2,560.00
	Total <u>2,560.00</u>
	GRAND TOTAL \$6,751.30

Invoice



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

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

June 30, 2017
Project No: 17029C
Invoice No: 17029316

Re: Opperman Properties Storm Water Review, Escrow #214.832

Services Performed: Engineering services for storm water review.

Professional Services from June 4, 2017 to June 30, 2017

Professional Personnel

	Hours	Amount
Design Engineer	10.50	
Totals	10.50	
Total Labor		945.00
Total this Invoice		\$945.00

Invoice



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

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

June 30, 2017
Project No: 17029C
Invoice No: 17029317

Re: Belle Tire Storm Water Review, Escrow #214.833

Services Performed: Engineering services for storm water review.

Professional Services from June 4, 2017 to June 30, 2017

Professional Personnel

	Hours	Amount
Sr. Project Manager	2.00	
Design Engineer	7.00	
Totals	9.00	
Total Labor		880.00
Total this Invoice		\$880.00

Invoice



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

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

June 30, 2017
Project No: 17029C
Invoice No: 17029318

Re: Soils & Structures Storm Water Review
Escrow#

Services Performed: Engineering services for final review of plans as submitted by developer, response letter and resubmittal for compliance with ordinance 49.

Professional Services from June 4, 2017 to June 30, 2017

Professional Personnel

	Hours	Amount
Design Engineer	1.00	
Totals	1.00	
Total Labor		90.00
Total this Invoice		\$90.00

Invoice



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

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

June 30, 2017
Project No: 17088
Invoice No: 1708802

Re: Traditions at Ashland Park (Escrow Account)

Services Performed: Engineering plan review, construction administration, full time on site inspections, and project turnover for the water main and sanitary sewer extension.

Project Location: Rusch and Garfield Road intersection, Traverse City, Garfield Township, Grand Traverse County, Michigan.

Professional Services from June 4, 2017 to June 30, 2017
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Plan Reivew/Permit Assistance	2,500.00	100.00	2,500.00	2,125.00	375.00
Construction Observation/Inspection	14,000.00	0.00	0.00	0.00	0.00
Const. Admin/Project Turnover	1,000.00	0.00	0.00	0.00	0.00
Total Fee	17,500.00		2,500.00	2,125.00	375.00
Total Fee					375.00
Total this Invoice					\$375.00

Invoice



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

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

June 30, 2017
Project No: 17203
Invoice No: 1720301

Re: Grand Traverse Band Parcel #85 (Windy Hills)

Services Performed: Engineering plan review, construction administration, construction testing and inspections, and project turnover for the water main and sanitary sewer extension to service the Windy Hills Development.

Project Location: Herkner Road, Traverse City, Garfield Township, Grand Traverse County, Michigan.

Professional Services from June 1, 2017 to June 30, 2017

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Plan Reivew/Permit Assistance	2,750.00	39.00	1,072.50	0.00	1,072.50
Construction Observation/Inspection	1,250.00	0.00	0.00	0.00	0.00
Const. Admin/Project Turnover	500.00	0.00	0.00	0.00	0.00
Total Fee	4,500.00		1,072.50	0.00	1,072.50
		Total Fee			1,072.50
				Total this Invoice	\$1,072.50

Invoice



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

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

June 30, 2017
Project No: 17221
Invoice No: 1722101

Re: Chelsea Park (Final Phase) - Chelsea Lane

Services Performed: Construction observation/oversight and project turnover for the water main and sanitary sewer extension.

Project Location: Chelsea Lane, Traverse City, Garfield Township, Grand Traverse County, Michigan.

Professional Services from June 4, 2017 to June 30, 2017
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Construction Observation/Inspection	2,240.00	37.00	828.80	0.00	828.80
Const. Admin/Project Turnover	500.00	0.00	0.00	0.00	0.00
Total Fee	2,740.00		828.80	0.00	828.80
Total Fee					828.80
Total this Invoice					\$828.80

Invoice



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

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

June 30, 2017
Project No: 17029C
Invoice No: 17029315

Re: SAW Grant - US 31 Sanitary Flow Monitoring & Analysis (Siphon)

Services Performed: Flow monitoring of 15-inch sanitary sewer upstream of siphon for a period of 6 weeks in spring to account for wet weather and potential I&I. Evaluation of flow data to determine actual peak and average flow for service area. Evaluate impacts to system and update hydraulic model with actual flow data including available remaining capacity. Establish a capitol improvement plan including 2 to 3 options and associated benefits and costs. Prepare information in a report for presentation to board.

Professional Services from June 4, 2017 to June 30, 2017
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
O&M, Equip. Rental, Field Research	8,500.00	21.6471	1,840.00	1,440.00	400.00
Flow Evaluation, Model Update, Analysis	3,500.00	61.7143	2,160.00	0.00	2,160.00
Total Fee	12,000.00		4,000.00	1,440.00	2,560.00
		Total Fee			2,560.00
				Total this Invoice	\$2,560.00

Docket #	Parcel No(s)	Owner	Property Address	Year(s) in Contention	Assessor's Values		Petitioner's Values		Value Differences		Status Notes
					Assessed	Taxable	Assessed	Taxable	Assessed	Taxable	
1 15-001617	008-027-00 008-027-10 008-028-00 900-363-98	Baruch SLS Inc Baruch SLS Inc Baruch SLS Inc Cherry Hill Haven	4841 N Long Lake Rd 4825 N Long Lake Rd 4885 N Long Lake Rd 4885 N Long Lake Rd	2015 2015 2015 2015	\$ 359,400 \$ 141,900 \$ 419,400 \$ 5,500	\$ 359,400 \$ 141,900 \$ 419,400 \$ 5,500	\$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ -	\$ (359,400) \$ (141,900) \$ (419,400) \$ (5,500)	\$ (359,400) \$ (141,900) \$ (419,400) \$ (5,500)	12/9/15 Rec'd order to place case in abeyance until Supreme Court decides on the Saginaw Co case.
2 17-002491	008-027-00 008-027-10 008-028-00 900-363-98	Baruch SLS Inc Baruch SLS Inc Baruch SLS Inc Cherry Hill Haven	4841 N Long Lake Rd 4825 N Long Lake Rd 4885 N Long Lake Rd 4885 N Long Lake Rd	2016 2016 2016 2016	\$ 926,200 \$ 334,300 \$ 136,000 \$ 414,000	\$ 926,200 \$ 334,300 \$ 136,000 \$ 414,000	\$ - \$ - \$ - \$ -	\$ - \$ - \$ - \$ -	\$ (926,200) \$ (334,300) \$ (136,000) \$ (414,000)	\$ (926,200) \$ (334,300) \$ (136,000) \$ (414,000)	9/26/16 Added 2016
3 16-003616	013-005-20	Serra Works of Traverse City LLC	1747 S Garfield Ave	2017	\$ 2,529,600	\$ 2,314,458	\$ 1,900,000	\$ 1,900,000	\$ (629,600)	\$ (414,458)	6/27/17 Found appeal on-line. 6/28/17 answered. 2015 purchase - \$3,373,222 + \$503,159 (allocated) -73%
4 17-001664	015-025-22 015-025-30	WODA Boardman Lake Ltd Div	2960 Feiger Ln Boardman Lake Dr	2016	\$ 708,300 \$ 1,739,700	\$ 666,499 \$ 1,719,441	\$ 435,000 \$ 1,065,000	\$ 435,000 \$ 1,065,000	\$ (273,300) \$ (674,700)	\$ (231,499) \$ (654,441)	5/2/17 Rec'd Order of Dismissal.
5 15-003858	016-016-40	True North Company Inc McDonald's	3606 N US 31 South	2017	\$ 698,100	\$ 554,358	\$ 415,000	\$ 415,000	\$ (283,100)	\$ (139,358)	6/12/17 Found appeal on-line & answered. NOTE: Valuation went down for 2017 by \$64,400
6 16-003585	021-009-00 021-009-00	Wellington Real Estate, Inc Olive Garden	2800 N US 31 South	2015	\$ 903,500	\$ 775,533	\$ 450,000	\$ 450,000	\$ (453,500)	\$ (325,533)	4/14/17 Rec'd judgment.
7 016-002436	021-015-00 021-015-70	Darden #0021670 Olive Garden	2800 N US 31 South	2016	\$ 762,400	\$ 762,400	\$ 450,000	\$ 450,000	\$ (312,400)	\$ (312,400)	4/18/17 Rec'd judgment.
NEW	021-015-00 021-015-70	Grand Traverse Mall LLC	3200 W South Airport Rd	2017	\$ 21,593,800 \$ 89,500	\$ 21,483,557 \$ 64,709	\$ 12,462,460 \$ 37,540	\$ 12,462,460 \$ 37,540	\$ (9,131,340) \$ (51,960)	\$ (9,021,097) \$ (27,169)	6/29/17 Participated in conference call w/AG & Mall Attorney for settlement discussions. Gibbs offered to settle at \$25m - AG will not accept. Appraiser: Mike Ellis cost \$27,500(Garf/GT Co-\$6,875Sea)
8 17-002286	021-015-00 021-015-70	Airport 31, LLC MC Sports, et al	3450 W South Airport Rd	2017	\$ 2,049,700	\$ 1,828,226	\$ 1,000,000	\$ 1,000,000	\$ (1,049,700)	\$ (828,226)	6/26/17 Found appeal on-line and answered. -42%
9 17-002044	021-015-20	Macy's	3160 W South Airport Rd	2017	\$ 2,005,200	\$ 2,005,200	\$ 1,523,685	\$ 1,523,685	\$ (481,515)	\$ (481,515)	6/5/17 Found appeal on-line. 6/6/17 answered. -24%
10 17-000916	021-015-60	GT Mall/Brookfield Huntington National Bank	3160 W South Airport Rd	2017	\$ 330,500	\$ 330,500	\$ 235,000	\$ 235,000	\$ (95,500)	\$ (95,500)	5/23/17 Found appeal on-line and answered. NOTE: Value has not changed since 2014. -29%
11 16-003409	021-028-00	ARCP RL Portfolio V LLC Red Lobster	Judge: Preeti Gadola 2691 N US 31 South	2016	\$ 583,800	\$ 569,403	\$ 350,000	\$ 350,000	\$ (233,800)	\$ (219,403)	3/10/17 Rec'd order of dismissal. -39%
12 16-003352	021-043-00 021-043-00	Fifth Third Bank Fifth Third Bank	3535 W South Airport Rd Judge: Marcus Abood 3535 W South Airport Rd	2016 2017	\$ 1,320,600 \$ 1,319,600	\$ 661,653 \$ 667,607	\$ 300,000 \$ 300,000	\$ 300,000 \$ 300,000	\$ (1,020,600) \$ (1,019,600)	\$ (361,653) \$ (367,607)	4/5/17 Spoke with Atty. she is working with client on where where they want to go with this case. 6/5/17 Received notice they are adding 2017 to appeal. -55% -77%
13 17-002493	350-008-00	Serra Works of Traverse City LLC	1302 S Garfield Ave	2017	\$ 358,400	\$ 358,400	\$ 300,000	\$ 300,000	\$ (58,400)	\$ (58,400)	6/27/17 Found appeal on-line. 6/28/17 answered. 2015 purchase - \$654,620 (allocated) -16%
TOTALS:	2015 2016 2017				\$ 1,829,700 \$ 7,689,000 \$ 26,919,400	\$ 1,701,733 \$ 26,818,562 \$ 25,884,414	\$ 450,000 \$ 15,100,000 \$ 15,650,000	\$ 450,000 \$ 15,100,000 \$ 15,650,000	\$ (1,379,700) \$ (12,589,000) \$ (11,769,400)	\$ (1,251,733) \$ (11,718,562) \$ (10,234,414)	
SETTLED VALUES:											
2015 \$ (171,500) \$ (43,533)											
2016 \$ (9,000) \$ (28,204)											
2017 \$ (2,503,471) \$ (28,204)											
Garfield Potential Tax Loss											
2015 \$ (2,503,471)											
2016 \$ (23,437,12)											
2017 \$ (20,468,83)											
ACTUAL TWP TAX LOSS											
2015 \$ (87,07)											
2016 \$ (56,41)											
2017											



Construction Pay Estimate Report

Grand Traverse County Road Commission

06/21/2017 2:17 PM

FieldManager 5.3a

Contract: _ 16E010, Oak Terrace Drive - Garfield Twp SAD

Estimate Date	Estimate No.	Entered By	Estimate Type	Electronic File Created	All Contract Work Completed	Construction Started Date
05/31/2017	2	Gary L Swanson	Semi-Monthly	No		04/20/2017
Prime Contractor D. J. McQuestion & Sons, Inc.				Managing Office Grand Traverse County Road Commission		
Comments						

Item Usage Summary

Item Description	Item Code	Prop. Line	Project	Category	Project Line No.	Item Type	Mod. No.	Quantity	Dollar Amount
_ 1-inch Water Service Lead, Type "K" Copper	8237001	0610	_16E010-Cat.	0002	0305	00	000	697.000	\$23,001.00
_ 6-inch Sewer Lead, PVC	8257001	0690	_16E010-Cat.	0002	0345	00	000	266.000	\$6,384.00
_ 8-inch Ductile Iron Water Main, CI 52	8237001	0600	_16E010-Cat.	0002	0300	00	000	1,214.000	\$63,128.00
_ 8-inch Gate Valve and Box	8237050	0640	_16E010-Cat.	0002	0320	00	000	1.000	\$1,900.00
_ 8-inch Sanitary Sewer, PVC, SDR 26	8257001	0680	_16E010-Cat.	0002	0340	00	000	294.000	\$14,112.00
_ Connection To Existing 8-inch Water Main	8237050	0660	_16E010-Cat.	0002	0330	00	000	2.000	\$2,000.00
_ Corporation, 1"	8237050	0670	_16E010-Cat.	0002	0335	00	000	21.000	\$9,450.00
_ Curb Stop and Box, 1"	8237050	0630	_16E010-Cat.	0002	0315	00	000	21.000	\$16,800.00
_ Fire Hydrant Assembly	8237050	0650	_16E010-Cat.	0002	0325	00	000	3.000	\$13,875.00
_ Standard Sanitary Manhole, 48-inch Dia	8257050	0700	_16E010-Cat.	0002	0350	00	000	1.000	\$3,600.00
_ Wye, 6"	8237050	0620	_16E010-Cat.	0002	0310	00	000	9.000	\$4,230.00
Aggregate Base	3020001	0170	_16E010-Cat.	0001	0085	00	000	288.000	\$4,700.16
Approach, CI I	3070001	0190	_16E010-Cat.	0001	0095	00	000	50.850	\$1,627.20
Approach, CI II	3070021	0200	_16E010-Cat.	0001	0100	00	000	52.580	\$1,682.56
Culv, Rem, Less than 24 inch	2030001	0050	_16E010-Cat.	0001	0025	00	000	1.000	\$300.00
Curb and Gutter, Conc, Det F4	8020038	0400	_16E010-Cat.	0001	0200	00	000	40.000	\$1,600.00
Curb and Gutter, Rem	2040020	0070	_16E010-Cat.	0001	0035	00	000	40.000	\$600.00
Dr Structure Cover, Type C	4030015	0250	_16E010-Cat.	0001	0125	00	000	8.000	\$6,560.00
Dr Structure Cover, Type G	4030040	0260	_16E010-Cat.	0001	0130	00	000	1.000	\$420.00
Dr Structure Cover, Type K	4030050	0270	_16E010-Cat.	0001	0135	00	000	1.000	\$820.00
Dr Structure, 24 inch dia	4030200	0290	_16E010-Cat.	0001	0145	00	000	3.000	\$3,300.00
Dr Structure, 48 inch dia	4030210	0300	_16E010-Cat.	0001	0150	00	000	7.000	\$11,900.00
Dr Structure, Rem	2030011	0060	_16E010-Cat.	0001	0030	00	000	1.000	\$300.00
Dr Structure, Tap, 12 inch	4030312	0310	_16E010-Cat.	0001	0155	00	000	3.000	\$900.00



Construction Pay Estimate Report

Grand Traverse County Road Commission

06/21/2017 2:17 PM

FieldManager 5.3a

Item Usage Summary

Item Description	Item Code	Prop. Line	Project	Category	Project Line No.	Item Type	Mod. No.	Quantity	Dollar Amount
HMA Base Crushing and Shaping	3050002	0180	_16E010-Cat. 0001	0001	0090	00	000	5,502.660	\$23,111.17
HMA Surface, Rem	5010005	0360	_16E010-Cat. 0001	0001	0180	00	000	475.000	\$1,425.00
Masonry and Conc Structure, Rem	2040045	0080	_16E010-Cat. 0001	0001	0040	00	000	5.460	\$273.00
Minor Traf Devices (Category 1)	8120170	0470	_16E010-Cat. 0001	0001	0235	00	000	0.250	\$3,750.00
Minor Traf Devices (Category 2)	8120170	0580	_16E010-Cat. 0002	0002	0290	00	000	0.250	\$2,250.00
Mobilization, Max. ____ (Category 1)	1500001	0010	_16E010-Cat. 0001	0001	0005	00	000	0.500	\$5,000.00
Mobilization, Max. ____ (Category 2)	1500001	0550	_16E010-Cat. 0002	0002	0275	00	000	0.250	\$2,500.00
Sewer, CI E, 12 inch, Tr Det B Structures, Rem	4020600	0230	_16E010-Cat. 0001	0001	0115	00	000	495.000	\$19,800.00
Traffic Regulator Control (Category 1)	8120370	0520	_16E010-Cat. 0001	0001	0260	00	000	0.250	\$500.00
Traffic Regulator Control (Category 2)	8120370	0590	_16E010-Cat. 0002	0002	0295	00	000	0.250	\$375.00
Trenching	3070200	0220	_16E010-Cat. 0001	0001	0110	00	000	9.000	\$1,800.00
Underdrain Outlet, 6 inch	4040093	0340	_16E010-Cat. 0001	0001	0170	00	000	10.000	\$150.00
Underdrain, Outlet Ending, 6 inch	4040113	0350	_16E010-Cat. 0001	0001	0175	00	000	1.000	\$200.00
Underdrain, Subgrade, 6 inch	4040073	0330	_16E010-Cat. 0001	0001	0165	00	000	200.000	\$1,000.00
Water Shutoff, Adj, Case 1	8230421	0540	_16E010-Cat. 0001	0001	0270	00	000	1.000	\$250.00

Total Estimated Item Payment: \$256,374.09

Time Charges

Site	Site Description	Site Method	Days Charged	Liq. Damages
00	Overall Contract Site	Completion Date	31	\$0
Total Liquidated Damages:				\$0

Pre-Voucher Summary

Project	Voucher No.	Item Payment	Stockpile Adjustment	Dollar Amount
_16E010-Cat.1, 0.34 Miles West of Garfield on Oak Terrace - Road Work	0002	\$92,769.09	\$0.00	\$92,769.09
_16E010-Cat.2, 0.34 Miles West of Garfield on Oak Terrace - Utility Work	0002	\$163,605.00	\$0.00	\$163,605.00
Voucher Total:				\$256,374.09



Construction Pay Estimate Report

Grand Traverse County Road Commission

06/21/2017 2:17 PM

FieldManager 5.3a

Summary

Current Voucher Total:	\$256,374.09	Earnings to date:	\$313,654.09
-Current Retainage:	\$25,637.41	- Retainage to date:	\$31,365.41
-Current Liquidated Damages:	\$0.00	- Liquidated Damages to date:	\$0.00
-Current Adjustments:	\$0.00	- Adjustments to date:	\$0.00
Total Estimated Payment:	\$230,736.68	Net Earnings to date:	\$282,288.68
		- Payments to date:	\$51,552.00
		Net Earnings this period:	\$230,736.68

Estimate Certification

I certify the items included on this report constitute my estimate of work completed and due the contractor as of the date of this document. I also certify the prime contractor is meeting all requirements for minority percentages and the payrolls are current.

James P. Johnson, P.E., County Highway Engr. (Project Engineer) and/or

(Date)

Thomas F. Canfield

Digitally signed by Thomas F.
Canfield
Date: 2017.06.22 09:49:43 -04'00'

D. J. McQuestion & Sons, Inc.

(Date)

Grand Traverse Conservation District
June 2017 Report

CONSERVATION TEAM

OWNER/PARKLAND: Garfield Township - Various

Administration

- Solicited bids and met with contractor for construction of connector trail at Kids Creek Park
- Solicited bids for demolition and removal of mill at Kids Creek pond
- Contracted Wildlife and Wetland Solutions for Commons invasive species removal

Routine Monitoring and Maintenance

- Monitored all trails and trailheads and replaced dog waste bags as needed.
- Mowed and cleared all trails as needed.
- Changed seasonal posters at all info stations
- Replaced damaged railing on bridge crossing at Miller Creek
- Replaced damaged 'restoration site in progress' signs in planting areas at Miller Creek
- Removed down trees at the Commons, Kids Creek, and Boardman Valley Nature Preserve
- Constructed a 24' boardwalk at Miller Creek
- Sprayed weeds along gravel path on Kids Creek trail system
- Reported illegal camping use

OWNER/PARKLAND: Recreational Authority - Hickory Meadows

Administration

- Contracted Wildlife and Wetland Solutions for invasive species removal at Hickory Meadows
- Coordinated and prepared draft minutes for the Hickory Meadows Advisory Committee
- Reviewed schematic plan for Hickory Hills
- Began developing list of best practices and a seeding and planting plan for proposed Hickory Hills development
- Attended monthly Rec Authority meeting

Routine Monitoring and Maintenance

- Monitored all trails and trailheads and replaced dog waste bags as needed.
- Mowed along all trails at Hickory Meadows
- Changed seasonal posters at all info stations
- Removed down tree along trail up from Historic Barns Park
- Followed-up on TCL&P removal of utility poles

Other

- Finished survey and removal of garlic mustard

BOARDMAN RIVER STEWARDSHIP

- Led two groups of middle school students on an aquatic ecology discovery hikes. One group of students saw a dragonfly emerging from its aquatic larvae state into an adult. Unlike most other insects, there is no pupal stage and the transition from larva to adult is known as incomplete metamorphosis. The students saw the dragonfly dry its wings and fly away. That same group of students also saw a common water snake catch a trout. The snake moved the trout to the shore. Once the trout was dead the snake moved into position and began to eat the trout whole, head first.
- Set up for and attended the Adams Fly Festival in Kingsley. Answered numerous questions about the dam removal project and other issues related to the management of the river.
- Conducted the 14th Annual Boardman River Clean Sweep kayak raffle at the Adams Fly Festival.
- Met with Brett Fessell from RCA, LLC, at a severe erosion site along Tributary-A. Trib A is a major tributary to Kids Creek. Trib A starts above The Concrete Service and flows through the new section of stream at the Cowell Family Cancer Center before crossing Elmwood where it joins the mainstem of Kids Creek. RCA will prepare a plan that restores the eroding bank and re-establishes a floodplain. This work is funded by an EPA grant to the Watershed Center GT Bay.
- Inspected a streambank erosion site that was repaired last year. The bank needs additional repair.
- Spoke to several walk-ins to the Nature Center regarding the river and dam removal.
- Met with The Concrete Service staff regarding the upgrade of their stormwater basins and some minor repair work that needed to be done after heavy rains.
- Attended a meeting of the Great Lakes Fishery Commission regarding the FishPass project at Union Street Dam. The FishPass is new/experimental technology that, in theory, will allow managers the ability to pass desirable fish and block others including sea lamprey.

ENVIRONMENTAL EDUCATION

Nature Center Visitation this Month: 1,128
Program Participants this month: 890
Drop ins this month: 238
Nature Center Visitation this year: 4,631

Nature Center Visitation June 2016: 851
Program Participants June 2016: 488
Drop in June 2016: 363
Nature Center Visitation since 2008: 75,244

Program Participation & Program Planning:

- Nature Day Camp is in full swing. Most sessions are full or nearly full and many have waiting lists.
- Five days of Nature Day Camp in the month of June. We offered 15 different sessions (5 full day options, 10 part time options) averaging 50 children a day totaling to 249 children severed in one week!
- The Knee-High Naturalist program is 60% full for the session beginning in September.

- Presented NEST program for City day camp serving 38 students
 - Held 2 private education programs (one birthday party and one Girl Scout program) serving 20 children.
-

FOOD SAFETY

- Work continues on the Michigan Safe Food Risk Assessment, with input coming from MAEAP, MSU Extension, Michigan Food and Farming Systems, the Food and Dairy Division of MDARD, Michigan GroupGAP Network and the food safety technicians.
 - The Food Safety staff attended the Michigan Association of Conservation Districts Conference in June. Phil Tocco from MSU Extension gave a presentation on food safety, standard operating procedures and food safety plans.
 - Food Safety and MAEAP technicians made a farm visit to explore interest in MAEAP verification.
 - Attended Grand Traverse Fruit Growers Council Picnic on June 16
 - Food Safety and MAEAP technicians conducted a MAEAP verification in Grand Traverse County.
 - Food Safety staff shadowed a Senior Food Inspector for MDARD while conducting a FDA-Contracted Food Inspection in Antrim County June 20
 - Attended GroupGAP Internal Auditor Training, Lansing June 22-23
There were 25 people in attendance from MSU Extension, MDARD, GroupGAP Network, U.P. Food Exchange, Iowa Food Hub, Minneapolis-based The Good Acre, Chicago Botanic Garden, Iowa State Extension, an urban farm co-op in Detroit, Helping Ourselves Project in Philadelphia and the facilitators, Wallace Center from Virginia. The first half of the day was spent reviewing GroupGAP, food safety plans and the audit checklist.
-

FORESTRY ASSISTANCE PROGRAM (FAP)

Trainings: 4.5 CFEs from MACD Annual Conference

On-Site Visits: Grand Traverse County

1. 1 ac., Long Lake Twp.
2. 1 ac., Peninsula Twp.
3. 10 acs., Peninsula Twp.
4. 3 acs., Peninsula Twp.
5. 1 ac., Garfield Twp.

Written Forest Management Recommendations: 0 **QFP Verifications:** 1 **MAEAP/FWH Verifications:** 0

FAP Referrals to Private Sector: 7 **FAP Referrals to Public Sector:** 0

In-office Contacts: 34 landowners **Follow-up Contacts:** 51 landowners/qualified foresters

FAP Promotion/Program Development:

1. Update website/forester referral lists/landowner email lists
2. FAP Conference Call
3. MACD Annual Conference
4. Meet with IAA staff for Forestry Field Day
5. Nuts for Nature Day Camp, 5 youth
6. GIS mapping for FAP

NORTHWEST MICHIGAN INVASIVE SPECIES NETWORK (ISN)

Active Contacts: 420

Passive Contacts: 69,786 + website

Volunteer Hours: 31

Volunteers: 12

Acres Treated: 5.5

Sites Treated: 13

Acres Surveyed: 275.5

Sites Surveyed: 41

Meetings/Presentations:

- 6/1 - Met with Cerulean Center (Paula McIntyre) re: partnerships & collaboration
- 6/5 - Hosted Partner/AmeriCorps GPS/ID training; 15 attendees (BRNC & NER, GT Commons)
- 6/6 - Hosted MISC Core Team Meeting; 14 present (BRNC)
- 6/15 - Presented *Habitat Matters* to GT Kiwanis Club; 18 attendees
- 6/20 - Presentation and ID lesson to NMC students; 19 attendees (NER)
- 6/22 - Presentation and ID/treatment lesson to NMC students; 18 attendees (NER)
- 6/27 - Acted as stakeholder & presented at ISEA Teacher Day; ~30 attendees (BRNC/NER)
- 6/28 - "Attended" PCG Steering Committee conference call
- 6/29 - Presented *Habitat Matters* to GTCD summer camp; 21 campers (BRNC/NER)
- 6/29 - Hosted ISN Steering Committee meeting

Treatments and Surveys:

- Restoration: planted 60 native willow stakes at Lautner Irrigation JK site (0.25 acre)
- Treated Japanese knotweed: 3 sites, 2 acres (1 at GT Commons)
- Surveyed 39 sites in 4 counties; 275.5 acres, 15.5 mi inland lake shoreline, 165 mi roadside, 7 river miles

Other Accomplishments:

- 5/4 - "Attended" robotics in ecology conference call
- Received 5 [donated shovels from Radius Garden](#) for baby's breath workbees
- Submitted 3 proposals to MISGP
- [Article in TC Ticker on ECT restoration work](#); ISN contribution mention (~32,000 passive)
- Scheduled second JB Trade-up/Dumpster Day: July 29
- Drafted 3 new door hangers and 1 new (JB) rack card
- Ordered 40 bootbrush stations
- Facebook reach: 23,123

Upcoming Events:

- 7/1, 12pm: Crystal Lake Landing Blitz
 - 7/6, 9am: Baby's breath workbee at Elberta Beach
 - 7/7: Lake Leelanau Landing Blitz
 - 7/8: Bear Lake Days Clean Boats Clean Waters event
 - 7/15, 9am: Baby's breath workbee at Elberta Beach
 - 7/27, noon: JB pickup in Manistee County for Dumpster Day
 - 7/29, 10am: JB Trade-Up/Dumpster Day
-

MICHIGAN AGRICULTURE ENVIRONMENTAL ASSURANCE PROGRAM (MAEAP)

Farms Visited: 9

Risk Assessments Completed: 10

Farms Verified: 3

Updates:

- 6/6-6/7: MACD Conference
- 6/8: Leelanau County Local Emergency Planning Committee Meeting
- 6/11: Verification in Leelanau County
- 6/12: Quarterly meeting with Jim Pawlowicz
- 6/14: Cambell Milarch Vines Tour
- 6/16: Grand Traverse Fruit Growers Council Picnic
 - Rewarded \$1500 for cost-share funding
- 6/19: Verification in Grand Traverse County
- 6/19: Verification in Leelanau County
- 6/19: Antrim Conservation District Board Meeting
- 6/22: Grand Traverse County Local Emergency Planning Committee Meeting
- 6/7, 6/13, 6/14, 6/20, 6/21, 6/27, 6/28: IPM Updates in all 4 counties
- 6/20-6/21: Phase 1 Events at all 4 IPM Updates
- 6/27-6/28: Hosted picnic for growers at all 4 IPM Updates
- 6/26-6/29: Agricultural Container Recycling Program Collection Week
- 6/29: Agricultural Container Recycling Program Collection at Cherry Bay
- 6/30: Agricultural Container Recycling Program Collection Pick Up Day

Current Projects:

- Working with:
 - 6 farms in Benzie
 - 7 farms in Leelanau
 - 7 farms in Grand Traverse
 - 5 farms in Antrim
- Risk Assessments Completed in June: 10
- Partnering with MSUE on IPM seasonal meetings (second Phase 1 events completed in each county)
- Agriculture Container Recycling program completed with partnership of local agrichemical businesses, ACRC contractor, and MDARD
- Assessing conservation practice implementation needs of farmers in order to pursue potential funding opportunity for cost-share program

Upcoming Events:

- 7/6: GreenER Event in Elk Rapids
- 7/7: Scout Field Day in Benzie County
- 7/12: Providence Farm Potluck with Local Food Alliance
- 7/14: P45 First Friday

Grand Traverse Sheriff Department Calls for Service Statistics

Month June Year 2017

Day of Week	Mon	Tues	Weds	Thurs	Fri	Sat	Sun	TOTAL				
	0	1	2	3	4	5	6	7				
Hour of Day	448	564	540	676	672	484	407	3,791				
	107	68	46	30	41	47	74	98				
	12	13	14	15	16	17	18	19				
	205	205	257	244	218	217	231	192				
Location	Citations			Traffic Crashes			*Other		Total			
		Fatal	PIA	PDA	OWI	MIP	Criminal	Criminal				
01 Acme	13	0	2	13	0	2	6	85	35	59	15	194
02 Blair	22	0	5	15	1	0	24	268	94	112	20	494
03 East Bay	18	0	2	33	4	0	12	218	84	133	35	470
04 Fife Lake	6	0	1	3	0	0	2	52	8	12	4	76
05 Garfield	67	0	13	70	5	5	68	658	351	456	83	1,548
06 Grant	2	0	2	5	0	0	2	14	10	8	7	39
07 Green Lake	4	0	1	8	1	0	19	140	61	68	9	278
08 Long Lake	5	0	1	10	1	0	2	65	31	61	11	168
09 Mayfield	7	0	0	5	1	0	5	57	12	9	5	83
10 Peninsula	3	1	2	7	0	0	0	61	20	46	10	137
11 Paradise	6	0	1	9	1	1	2	71	22	14	10	117
12 Union	2	0	0	1	0	0	0	11	2	6	1	20
13 Whitewater	3	0	0	6	0	0	1	52	7	19	6	84
29 Fife Lake Vlg	2	0	0	0	0	0	0	12	3	10	0	25
30 Kingsley Vlg	4	0	0	2	0	0	1	37	17	9	2	65
66 Traverse City	4	0	0	0	3	0	46	0	0	0	0	0
84 Out of County	0	0	0	0	0	0	12	0	0	0	0	0
Totals	168	1	30	187	17	8	202	1,801	757	1,022	218	3,798

*Other Calls for Service Include: 911 Hangups; BOL; Follow-up to Complaints; Motorist Assists; Public Relations; Serving Legal papers; Traffic Stops; Warrant Attempts
 Ticket stats are based on what District Court has entered as of 6/30/17.
 Arrest Stats are as of 7/02/17.

Grand Traverse Sheriff Department Calls for Service Statistics

2nd Quarter Totals

April - June 2017

Day of Week	Mon	Tues	Weds	Thurs	Fri	Sat	Sun	TOTAL				
	0	1	2	3	4	5	6	7				
Hour of Day	1,433	1,627	1,696	1,705	1,627	1,613	1,319	11,020				
	294	179	149	99	95	142	212	322				
	12	13	14	15	16	17	18	19				
	574	615	663	740	719	632	661	527				
Location	Traffic Crashes				Arrests			*Other	Total			
	Fatal	PIA	PDA	OWI	MIP	Criminal	Criminal					
01 Acme	34	0	3	30	5	2	24	313	88	153	33	587
02 Blair	85	0	7	53	6	5	61	816	235	308	60	1,419
03 East Bay	55	0	4	77	6	2	33	708	236	328	81	1,353
04 Fife Lake	19	0	2	8	1	0	4	160	21	36	10	227
05 Garfield	191	0	25	190	17	7	214	2,078	1,047	1,229	215	4,569
06 Grant	3	0	3	9	0	0	3	41	17	28	12	98
07 Green Lake	17	0	4	29	4	0	31	392	137	178	33	740
08 Long Lake	17	0	2	25	3	0	11	197	93	170	27	487
09 Mayfield	12	0	0	16	2	0	8	168	29	23	16	236
10 Peninsula	19	1	3	13	0	0	6	145	51	126	17	339
11 Paradise	13	0	2	25	2	1	13	194	64	61	27	346
12 Union	5	0	2	4	0	0	1	39	6	18	6	69
13 Whitewater	9	0	0	18	2	0	10	150	30	55	18	253
29 Fife Lake Vlg	5	0	0	0	0	0	2	48	10	28	0	86
30 Kingsley Vlg	13	0	0	8	0	0	9	128	44	43	8	223
66 Traverse City	10	0	0	0	5	1	188	0	0	0	0	0
84 Out of County	0	0	0	0	0	0	62	0	0	0	0	0
Totals	507	1	57	505	53	18	680	5,577	2,108	2,784	563	11,032

*Other Calls for Service Include: 911 Hangups; BOL; Follow-up to Complaints; Motorist Assists; Public Relations; Serving Legal papers; Traffic Stops; Warrant Attempts
 Ticket stats are based on what District Court has entered as of 6/30/17.
 Arrest stats are as of 7/02/17.

Clerk's Report

For June 30, 2017

Submitted 07/03/17

To The Garfield Township Board;

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

For the month of June in the General Fund, you will find that we had a total of \$(63,037.62) Revenues and \$399,889.72 Expenditures. For the year we have a total of \$2,440,980.23 Revenues and \$1,409,007.32 Expenditures.

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

Lanie McManus

Township Clerk

GL NUMBER	DESCRIPTION	2017		YTD BALANCE 06/30/2017	ACTIVITY FOR MONTH 06/30/2017	AVAILABLE BALANCE
		ORIGINAL BUDGET	AMENDED BUDGET			
Fund 101 - GENERAL OPERATING FUND						
Revenues						
Dept 000						
101-000-403.000	CURRENT REAL PROPERTY TAXES	1,669,231.96	1,669,231.96	1,397,705.27	(130,639.23)	271,526.69
101-000-407.000	DEL PERSONAL PROP TAXES	0.00	0.00	378.19	0.00	(378.19)
101-000-414.000	Protested R/E Interest	0.00	0.00	907.88	0.00	(907.88)
101-000-423.000	TRAILER PARK FEES	6,000.00	6,000.00	3,763.00	629.50	2,237.00
101-000-445.000	PENALTIES & INT. ON TAXES	5,000.00	5,000.00	3,699.78	0.00	1,300.22
101-000-476.000	BUILDING PERMITS	175,000.00	175,000.00	132,250.00	23,247.00	42,750.00
101-000-476.001	PLANNING FEES	6,000.00	6,000.00	3,350.00	1,000.00	2,650.00
101-000-476.002	MAINT INSPECTION FEES	500.00	500.00	1,320.00	1,140.00	(820.00)
101-000-476.003	TREASURER FEES	500.00	500.00	0.00	0.00	500.00
101-000-476.004	PARK USE FEES	2,500.00	2,500.00	1,520.00	300.00	980.00
101-000-476.005	ZONING FEES	22,000.00	22,000.00	16,040.00	3,860.00	5,960.00
101-000-574.000	STATE SHARED REVENUE	1,200,000.00	1,200,000.00	660,935.00	0.00	539,065.00
101-000-574.001	STATE SHARED REV. - LIQUOR LA	19,000.00	19,000.00	591.25	0.00	18,408.75
101-000-575.000	Road Right of Way	20,000.00	20,000.00	500.00	0.00	19,500.00
101-000-612.000	CHARGES FOR TOWNSHIP SERVICES	7,000.00	7,000.00	529.40	95.42	6,470.60
101-000-627.000	TAX COLLECTION FEES	22,000.00	22,000.00	22,250.00	22,250.00	(250.00)
101-000-656.000	Ordinance Enforcement Fees	500.00	500.00	238.34	38.33	261.66
101-000-664.000	EARNED INTEREST	25,000.00	25,000.00	24,798.54	475.48	201.46
101-000-668.002	RENTS & ROYALTIES CABLE VIS	260,000.00	260,000.00	135,335.08	0.00	124,664.92
101-000-668.003	RENTS & ROYALTIES CABLE EQUIP	17,000.00	17,000.00	8,487.90	0.00	8,512.10
101-000-670.000	UNREALIZED LOSS ON INVESTMENT	0.00	0.00	7,285.95	0.00	(7,285.95)
101-000-673.000	SALE OF FIXED ASSETS	100.00	100.00	0.00	0.00	100.00
101-000-676.000	REIMBURSEMENTS	0.00	0.00	18,378.03	14,565.88	(18,378.03)
101-000-676.001	Reimbursed Treasurer Legal Fees	500.00	500.00	716.62	0.00	(216.62)
Total Dept 000		3,457,831.96	3,457,831.96	2,440,980.23	(63,037.62)	1,016,851.73
TOTAL REVENUES		3,457,831.96	3,457,831.96	2,440,980.23	(63,037.62)	1,016,851.73

Fund 101 - GENERAL OPERATING FUND:						
TOTAL REVENUES						
		3,457,831.96	3,457,831.96	2,440,980.23	(63,037.62)	1,016,851.73

GL NUMBER	DESCRIPTION	ORIGINAL BUDGET	2017 AMENDED BUDGET	YTD BALANCE 06/30/2017	ACTIVITY FOR MONTH 06/30/17	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
Dept 101-TOWNBOARD							
101-101-701.100	WAGES - TRUSTEE	12,000.00	12,000.00	4,400.00	500.00	7,600.00	36.67
101-101-701.101	WAGES - FILE CLERK	12,000.00	12,000.00	6,647.59	1,300.89	5,352.41	55.40
101-101-701.102	WAGES - TRUSTEE	12,000.00	12,000.00	5,700.00	1,000.00	6,300.00	47.50
101-101-701.103	WAGES - TRUSTEE	12,000.00	12,000.00	4,100.00	500.00	7,900.00	34.17
101-101-701.104	WAGES - TRUSTEE	12,000.00	12,000.00	4,000.00	700.00	8,000.00	33.33
101-101-701.105	WAGES - OFFICE MANAGER	37,648.00	37,648.00	17,376.00	2,896.00	20,272.00	46.15
101-101-701.106	WAGES - RECEPTIONIST	25,975.40	25,975.40	10,338.28	1,741.19	15,637.12	39.80
101-101-726.000	SUPPLIES	5,000.00	5,000.00	1,770.99	126.26	3,229.01	35.42
101-101-726.001	POSTAGE	15,000.00	15,000.00	2,802.20	16.43	12,197.80	18.68
101-101-726.002	SUPPLIES - COPIER MAINTENANCE	7,500.00	7,500.00	2,042.19	368.28	5,457.81	27.23
101-101-801.002	LEGAL SERVICES - TOWNBOARD	15,000.00	15,000.00	4,237.96	2,730.00	10,762.04	28.25
101-101-801.004	LEGAL -Tax Tribunal	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
101-101-802.000	AUDIT AND ACCOUNTING	16,500.00	16,500.00	7,000.00	0.00	9,500.00	42.42
101-101-805.000	CONTRACTED AND OTHER SERVICES	5,000.00	5,000.00	2,252.00	523.00	2,748.00	45.04
101-101-860.000	MILEAGE	500.00	500.00	80.25	0.00	419.75	16.05
101-101-900.000	PRINTING & PUBLISHING	3,500.00	3,500.00	881.10	0.00	2,618.90	25.17
101-101-901.000	ADVERTISING	4,000.00	4,000.00	4,101.54	293.00	(101.54)	102.54
101-101-960.000	EDUCATION & TRAINING	4,000.00	4,000.00	88.57	60.75	3,911.43	2.21
101-101-965.101	DUES & PUBLICATIONS -TOWNBOAR	2,500.00	2,500.00	410.00	0.00	2,090.00	16.40
101-101-965.102	DUES & PUBLICATIONS TOWNSHIP ASSO	6,500.00	6,500.00	5,842.16	0.00	657.84	89.88
Total Dept 101-TOWNBOARD		218,623.40	218,623.40	84,070.83	12,755.80	134,552.57	38.45
Dept 171-TOWNSHIP SUPERVISOR							
101-171-701.201	WAGES - SUPERVISOR	71,889.32	71,889.32	33,179.64	5,529.94	38,709.68	46.15
101-171-701.202	WAGES - APPRAISER III	50,065.56	50,065.56	16,621.56	0.00	33,444.00	33.20
101-171-701.203	WAGES - ASSESSMENT CLERK	11,130.04	11,130.04	4,584.90	742.16	6,545.14	41.19
101-171-701.204	WAGES - APPRAISER II	50,065.56	50,065.56	21,202.30	3,851.20	28,863.26	42.35
101-171-701.205	WAGES - ASSESSOR	87,986.49	87,986.49	40,609.20	6,768.20	47,377.29	46.15
101-171-726.000	SUPPLIES	2,000.00	2,000.00	544.51	107.97	1,455.49	27.23
101-171-726.001	POSTAGE	3,500.00	3,500.00	2,881.84	0.00	618.16	82.34
101-171-805.000	CONTRACTED AND OTHER SERVICES	20,000.00	20,000.00	20,162.54	9,172.91	(162.54)	100.81
101-171-860.200	MILEAGE - SUPERVISOR	1,000.00	1,000.00	215.93	0.00	784.07	21.59
101-171-860.201	MILEAGE - ASSESSOR	1,000.00	1,000.00	155.74	0.00	844.26	15.57
101-171-900.000	PRINTING & PUBLISHING	1,500.00	1,500.00	816.48	0.00	683.52	54.43
101-171-901.000	ADVERTISING	0.00	0.00	225.00	225.00	(225.00)	100.00
101-171-960.000	EDUCATION & TRAINING	6,000.00	6,000.00	1,678.36	307.50	4,321.64	27.97
101-171-960.200	EDUCATION - SUPERVISOR	1,000.00	1,000.00	250.00	0.00	750.00	25.00
101-171-965.000	DUES & PUBLICATIONS	1,800.00	1,800.00	352.00	79.00	1,448.00	19.56
Total Dept 171-TOWNSHIP SUPERVISOR		308,936.97	308,936.97	143,480.00	26,783.88	165,456.97	46.44
Dept 191-ELECTIONS							
101-191-701.000	WAGES	20,000.00	20,000.00	8,023.50	0.00	11,976.50	40.12
101-191-726.000	SUPPLIES	8,000.00	8,000.00	3,130.43	2.58	4,869.57	39.13
101-191-726.001	POSTAGE	8,500.00	8,500.00	1,991.57	0.00	6,508.43	23.43
101-191-860.000	MILEAGE	400.00	400.00	0.00	0.00	400.00	0.00
101-191-901.000	ADVERTISING	400.00	400.00	73.50	0.00	326.50	18.38
101-191-935.010	MACHINE MAINTENANCE	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00
101-191-935.015	COMPUTER SUPPORT SYSTEMS	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
Total Dept 191-ELECTIONS		45,300.00	45,300.00	13,219.00	2.58	32,081.00	29.18

PERIOD EN 06/30/2017

2017

ACTIVITY FOR MONTH 06/30/17


GL NUMBER	DESCRIPTION	ORIGINAL BUDGET	2017 AMENDED BUDGET	YTD BALANCE 06/30/2017	AVAILABLE BALANCE	% BDTG USED
Fund 101 - GENERAL OPERATING FUND						
Expenditures						
Dept 215-TOWNSHIP CLERK						
101-215-701.300	WAGES - CLERK	71,889.32	71,889.32	33,179.64	38,709.68	46.15
101-215-701.302	WAGES - DEPUTY CLERK	40,804.00	40,804.00	18,832.56	21,971.44	46.15
101-215-701.303	WAGES - ACCOUNTANT	6,000.00	6,000.00	615.00	5,385.00	10.25
101-215-726.000	SUPPLIES	1,000.00	1,000.00	787.18	212.82	78.72
101-215-860.300	MILEAGE - CLERK	400.00	400.00	0.00	400.00	0.00
101-215-860.301	MILEAGE - DEPUTY CLERK	400.00	400.00	0.00	400.00	0.00
101-215-956.016	MISCELLANEOUS	500.00	500.00	0.00	500.00	0.00
101-215-960.000	EDUCATION & TRAINING	6,000.00	6,000.00	1,916.41	4,083.59	31.94
101-215-965.000	DUES & PUBLICATIONS	700.00	700.00	0.00	700.00	0.00
Total Dept 215-TOWNSHIP CLERK		127,693.32	127,693.32	55,330.79	72,362.53	43.33
Dept 247-BOARD OF REVIEW						
101-247-701.400	WAGES - B OF R	1,500.00	1,500.00	500.00	1,000.00	33.33
101-247-701.401	WAGES - B OF R	1,500.00	1,500.00	500.00	1,000.00	33.33
101-247-701.402	WAGES - B OF R	1,500.00	1,500.00	500.00	1,000.00	33.33
101-247-701.403	WAGES - B OF R	1,500.00	1,500.00	0.00	1,500.00	0.00
101-247-960.000	EDUCATION & TRAINING	200.00	200.00	0.00	200.00	0.00
Total Dept 247-BOARD OF REVIEW		6,200.00	6,200.00	1,500.00	4,700.00	24.19
Dept 253-TOWNSHIP TREASURER						
101-253-701.500	WAGES - TREASURER	71,889.32	71,889.32	33,184.32	38,705.00	46.16
101-253-701.501	WAGES - ASSISTANT	7,000.00	7,000.00	2,270.12	4,729.88	32.43
101-253-701.502	WAGES - DEPUTY TREASURER	40,804.00	40,804.00	18,047.88	22,756.12	44.23
101-253-726.000	SUPPLIES	2,500.00	2,500.00	573.56	1,926.44	22.94
101-253-726.001	POSTAGE	6,000.00	6,000.00	2,349.90	3,650.10	39.17
101-253-801.000	LEGAL SERVICES	3,000.00	3,000.00	800.80	2,199.20	26.69
101-253-809.000	Bank Fees	300.00	300.00	25.00	275.00	8.33
101-253-860.500	MILEAGE - TREASURER	700.00	700.00	138.57	561.43	19.80
101-253-860.501	MILEAGE - DEPUTY TREASURER	200.00	200.00	237.70	(37.70)	118.85
101-253-900.000	PRINTING & PUBLISHING	2,000.00	2,000.00	0.00	2,000.00	0.00
101-253-901.000	ADVERTISING	100.00	100.00	0.00	100.00	0.00
101-253-960.000	EDUCATION & TRAINING	4,500.00	4,500.00	1,547.15	2,952.85	34.38
101-253-965.000	DUES & PUBLICATIONS	500.00	500.00	0.00	500.00	0.00
Total Dept 253-TOWNSHIP TREASURER		139,493.32	139,493.32	59,175.00	80,318.32	42.42
Dept 258-COMPUTER SUPPORT						
101-258-726.000	SUPPLIES	6,000.00	6,000.00	0.00	6,000.00	0.00
101-258-935.015	COMPUTER SUPPORT SYSTEMS	22,000.00	22,000.00	15,837.47	6,162.53	71.99
101-258-935.016	COMPUTER NETWORK	4,000.00	4,000.00	450.00	3,550.00	11.25
Total Dept 258-COMPUTER SUPPORT		32,000.00	32,000.00	16,287.47	15,712.53	50.90
Dept 265-TOWNSHIP HALL						
101-265-701.011	Maintenance Wages	10,000.00	10,000.00	3,719.25	6,280.75	37.19
101-265-726.003	SUPPLIES-MAINTANCE	3,500.00	3,500.00	748.47	2,751.53	21.38
101-265-850.000	TELEPHONE	15,000.00	15,000.00	7,678.45	7,321.55	51.19
101-265-920.601	HEATING / GAS	12,000.00	12,000.00	6,195.87	5,804.13	51.63
101-265-920.602	WATER / SEWER	5,000.00	5,000.00	1,271.42	3,728.58	25.43

GL NUMBER	DESCRIPTION	2017		YTD BALANCE 06/30/2017	ACTIVITY FOR MONTH 06/30/17	AVAILABLE BALANCE	% BDC USED
		ORIGINAL BUDGET	AMENDED BUDGET				
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
101-265-920.603	LIGHTS BUILDING	13,500.00	13,500.00	4,911.12	0.00	8,588.88	36.38
101-265-935.601	SNOW PLOWING	10,000.00	10,000.00	1,635.00	0.00	8,365.00	16.35
101-265-935.602	LAWN MAINTENANCE	10,000.00	10,000.00	2,587.39	1,124.13	7,412.61	25.87
101-265-935.603	CLEANING SERVICE	15,000.00	15,000.00	5,750.00	1,150.00	9,250.00	38.33
101-265-935.604	RUBBISH REMOVAL	1,000.00	1,000.00	474.00	79.00	526.00	47.40
101-265-935.605	BUILDING REPAIR	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00
101-265-935.606	ELECTRONIC PROTECTION SYSTEM	1,500.00	1,500.00	709.50	0.00	790.50	47.30
101-265-935.608	MAINTENANCE-OTHER	15,000.00	15,000.00	9,600.22	3,501.96	5,399.78	64.00
Total Dept 265-TOWNSHIP HALL		161,500.00	161,500.00	45,280.69	9,356.45	116,219.31	28.04
Dept 301-POLICE SERVICES		1,025,365.00	1,025,365.00	485,628.00	242,814.00	539,737.00	47.36
101-301-830.000	POLICE CONTRACT						
Total Dept 301-POLICE SERVICES		1,025,365.00	1,025,365.00	485,628.00	242,814.00	539,737.00	47.36
Dept 371-TOWNSHIP BUILDING INSPECTOR		66,600.41	66,600.41	30,738.60	5,123.10	35,861.81	46.15
101-371-701.703	WAGES - BUILDING	22,000.00	22,000.00	7,713.90	1,300.38	14,286.10	35.06
101-371-701.704	WAGES - BUILDING	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-371-701.705	WAGES - CONSTRUCTION BOARD	1,000.00	1,000.00	666.98	29.99	333.02	66.70
101-371-726.000	SUPPLIES	1,000.00	1,000.00	440.00	0.00	560.00	44.00
101-371-960.000	EDUCATION & TRAINING	1,000.00	1,000.00	826.95	44.00	(126.95)	118.14
101-371-965.000	DUES & PUBLICATIONS	700.00	700.00				
Total Dept 371-TOWNSHIP BUILDING INSPECTOR		92,300.41	92,300.41	40,386.43	6,497.47	51,913.98	43.76
Dept 400-PLANNING COMMISSION		2,200.00	2,200.00	600.00	100.00	1,600.00	27.27
101-400-701.800	WAGES - PLANNING	2,200.00	2,200.00	500.00	100.00	1,700.00	22.73
101-400-701.801	WAGES - PLANNING	2,200.00	2,200.00	600.00	100.00	1,600.00	27.27
101-400-701.802	WAGES - PLANNING	2,200.00	2,200.00	500.00	100.00	1,700.00	22.73
101-400-701.804	WAGES - PLANNING	2,200.00	2,200.00	600.00	100.00	1,600.00	27.27
101-400-701.805	WAGES - PLANNING	2,200.00	2,200.00	500.00	0.00	1,700.00	22.73
101-400-701.806	WAGES - PLANNING	2,200.00	2,200.00	600.00	100.00	1,600.00	27.27
101-400-701.808	WAGES - PLANNING	2,200.00	2,200.00	600.00	100.00	1,600.00	27.27
101-400-801.000	LEGAL SERVICES	20,000.00	20,000.00	35.80	35.80	19,964.20	0.18
101-400-805.000	CONTRACTED AND OTHER SERVICES	6,000.00	6,000.00	371.50	72.00	5,628.50	6.19
101-400-900.000	PRINTING & PUBLISHING	1,000.00	1,000.00	306.18	0.00	693.82	30.62
101-400-901.000	ADVERTISING	2,000.00	2,000.00	742.75	123.75	1,257.25	37.14
101-400-960.000	EDUCATION & TRAINING	2,000.00	2,000.00	260.00	0.00	1,740.00	13.00
101-400-965.000	DUES & PUBLICATIONS	500.00	500.00	0.00	0.00	500.00	0.00
Total Dept 400-PLANNING COMMISSION		46,900.00	46,900.00	5,616.23	831.55	41,283.77	11.97
Dept 401-TOWNSHIP PLANNER		68,334.91	68,334.91	31,539.24	5,256.54	36,795.67	46.15
101-401-701.900	WAGES - PLANNER	52,148.16	52,148.16	9,915.71	3,870.40	42,232.45	19.01
101-401-701.901	WAGES - DEPUTY PLANNER	1,000.00	1,000.00	92.90	47.53	907.10	9.29
101-401-726.000	SUPPLIES	150.00	150.00	0.00	0.00	150.00	0.00
101-401-860.900	MILEAGE - TOWNSHIP PLANNER	150.00	150.00	5.89	0.00	144.11	3.93
101-401-860.901	MILEAGE - DEPUTY PLANNER	2,000.00	2,000.00	510.44	140.44	1,489.56	25.52
101-401-900.000	PRINTING & PUBLISHING	4,500.00	4,500.00	0.00	0.00	4,500.00	0.00
101-401-960.000	EDUCATION & TRAINING	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-401-965.000	DUES & PUBLICATIONS	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00

GL NUMBER	DESCRIPTION	2017		YTD BALANCE 06/30/2017	ACTIVITY FOR MONTH 06/30/17	% BDTG USED
		ORIGINAL BUDGET	2017 AMENDED BUDGET			
Fund 101 - GENERAL OPERATING FUND						
Expenditures						
Total Dept 401-TOWNSHIP PLANNER		129,283.07	129,283.07	42,064.18	9,314.91	32.54
Dept 410-ZONING BOARD OF APPEALS						
101-410-701.001	WAGES - ZONING	1,200.00	1,200.00	0.00	0.00	0.00
101-410-701.002	WAGES - ZONING	1,200.00	1,200.00	100.00	0.00	8.33
101-410-701.003	WAGES - ZONING	1,200.00	1,200.00	100.00	0.00	8.33
101-410-701.004	WAGES - ZONING	1,200.00	1,200.00	100.00	0.00	8.33
101-410-701.005	WAGES - ZONING	1,200.00	1,200.00	100.00	0.00	8.33
101-410-801.000	LEGAL SERVICES	10,000.00	10,000.00	2,116.50	0.00	21.17
101-410-805.000	CONTRACTED AND OTHER SERVICES	1,000.00	1,000.00	0.00	0.00	0.00
101-410-901.000	ADVERTISING	2,000.00	2,000.00	774.25	0.00	38.71
101-410-960.000	EDUCATION & TRAINING	1,000.00	1,000.00	0.00	0.00	0.00
Total Dept 410-ZONING BOARD OF APPEALS		20,000.00	20,000.00	3,290.75	0.00	16.45
Dept 412-ZONING ADMINISTRATOR						
101-412-701.601	WAGES	48,985.00	48,985.00	22,608.48	3,768.08	46.15
101-412-701.602	WAGES ZONING	15,000.00	15,000.00	6,784.80	1,232.00	45.23
101-412-726.000	SUPPLIES	1,000.00	1,000.00	0.00	0.00	0.00
101-412-860.601	MILEAGE - ZONING ADMIN	150.00	150.00	0.00	0.00	0.00
101-412-860.602	MILEAGE - DEPT ZONING	150.00	150.00	0.00	0.00	0.00
101-412-960.000	EDUCATION & TRAINING	2,000.00	2,000.00	0.00	0.00	0.00
101-412-965.000	DUES & PUBLICATIONS	500.00	500.00	0.00	0.00	0.00
Total Dept 412-ZONING ADMINISTRATOR		67,785.00	67,785.00	29,393.28	5,000.08	43.36
Dept 448-STREET LIGHTS - TOWNSHIP						
101-448-920.005	STREET LIGHTS TOWNSHIP	92,000.00	92,000.00	32,659.28	5,785.84	35.50
Total Dept 448-STREET LIGHTS - TOWNSHIP		92,000.00	92,000.00	32,659.28	5,785.84	35.50
Dept 747-COMMUNITY PROMOTIONS						
101-747-880.003	COM. PROM. - TRAVERSE BAY EDC	15,000.00	15,000.00	15,000.00	0.00	100.00
101-747-880.004	COM. PROM. - TC-TALUS	3,000.00	3,000.00	3,000.00	0.00	100.00
101-747-880.007	COM. PROM. - COMMUNITY AWAREN	20,000.00	20,000.00	3,823.81	323.81	19.12
101-747-880.008	COM. PROM. - CONTRACTED SERVI	20,000.00	20,000.00	0.00	0.00	0.00
101-747-880.011	COM. PROM. - P.F.G.	95,000.00	95,000.00	47,970.20	0.00	50.49
101-747-880.017	COM. PROM. - TV BOARD	2,500.00	2,500.00	900.00	100.00	36.00
101-747-880.018	COM. PROM. - MILFOIL	8,000.00	8,000.00	0.00	0.00	0.00
Total Dept 747-COMMUNITY PROMOTIONS		163,500.00	163,500.00	70,694.01	423.81	43.24
Dept 806-TOWNSHIP VEHICLES						
101-806-862.000	GAS & CAR WASHES	4,000.00	4,000.00	532.16	0.00	13.30
101-806-863.000	OIL CHANGES	500.00	500.00	53.95	0.00	10.79
101-806-864.000	MISCELLANEOUS	3,500.00	3,500.00	182.99	0.00	5.23
Total Dept 806-TOWNSHIP VEHICLES		8,000.00	8,000.00	769.10	0.00	9.61

GL NUMBER	DESCRIPTION	2017		YTD BALANCE 06/30/2017	ACTIVITY FOR MONTH 06/30/17	AVAILABLE BALANCE	% BDC USED
		ORIGINAL BUDGET	2017 AMENDED BUDGET				
Fund 101 - GENERAL OPERATING FUND							
Expenditures							
Dept 851-EMPLOYEE BENEFITS & INSURANCES							
101-851-701.000	WAGES	16,000.00	16,000.00	2,894.22	482.37	13,105.78	18.09
101-851-873.001	John Hancock 403B	90,000.00	90,000.00	76,666.35	0.00	13,333.65	85.18
101-851-873.010	SOCIAL SECURITY - EMPLOYER	80,000.00	80,000.00	30,150.82	4,985.55	49,849.18	37.69
101-851-873.020	VACATION & PERSONAL PAYOUT	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
101-851-873.030	INSURANCE - EMPLOYEE HEALTH	250,000.00	250,000.00	146,855.67	48,600.00	103,144.33	58.74
101-851-873.040	INSURANCE - EMPLOYEE LIFE	9,000.00	9,000.00	3,907.75	(106.36)	5,092.25	43.42
101-851-912.001	INSURANCE - LIABILITY	13,000.00	13,000.00	11,878.00	0.00	1,122.00	91.37
101-851-912.002	INSURANCE - WORKMENS COMP.	7,500.00	7,500.00	1,695.00	0.00	5,805.00	22.60
Total Dept 851-EMPLOYEE BENEFITS & INSURANCES		470,500.00	470,500.00	274,047.81	53,961.56	196,452.19	58.25
Dept 900-CAPITAL OUTLAY							
101-900-970.001	CAPITAL OUTLAY - ELECTIONS	110,000.00	110,000.00	0.00	0.00	110,000.00	0.00
101-900-970.002	CAPITAL OUTLAY - TOWNSHIP HAL	40,000.00	40,000.00	5,770.00	5,770.00	34,230.00	14.43
101-900-970.003	CAPITAL OUTLAY - COMPUTER	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00
101-900-970.005	CAPITAL OUTLAY - LAND	0.00	0.00	344.47	0.00	(344.47)	100.00
Total Dept 900-CAPITAL OUTLAY		165,000.00	165,000.00	6,114.47	5,770.00	158,885.53	3.71
TOTAL EXPENDITURES		3,320,380.49	3,320,380.49	1,409,007.32	399,889.72	1,911,373.17	42.44
Fund 101 - GENERAL OPERATING FUND:							
TOTAL EXPENDITURES		3,320,380.49	3,320,380.49	1,409,007.32	399,889.72	1,911,373.17	42.44

GL NUMBER	DESCRIPTION	2017		YTD BALANCE 06/30/2017	ACTIVITY FOR MONTH 06/30/17	AVAILABLE BALANCE	% BDGT USED
		ORIGINAL BUDGET	2017 AMENDED BUDGET				
Fund 308 - PARK SYSTEM FUND							
Expenditures							
Dept 000							
308-000-825.000	Const. & Land (Grant, Equip)	0.00	0.00	(179,100.00)	0.00	179,100.00	100.00
308-000-880.001	COM. PROM. - SILVER LAKE PARK	3,580.00	3,580.00	5,359.41	1,965.00	(1,779.41)	149.70
308-000-880.006	COM. PROM. - BVNP (YMCA)	4,180.00	4,180.00	17,252.94	0.00	(13,072.94)	412.75
308-000-880.008	COM. PROM. - Cont. Serv GTCD	47,120.00	47,120.00	23,000.00	0.00	24,120.00	48.81
308-000-880.012	COM. PROM. - GT COMMONS	11,320.00	11,320.00	0.00	0.00	11,320.00	0.00
308-000-880.013	COM. PROM. - BOARDMAN RIVER	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
308-000-880.014	COM. PROM. - MILLER CREEK	13,040.00	13,040.00	0.00	0.00	13,040.00	0.00
308-000-880.016	COM. PROM. - KIDS CREEK PARK	12,260.00	12,260.00	0.00	0.00	12,260.00	0.00
308-000-935.000	MAINTENANCE - MISC, EQUIP	53,500.00	53,500.00	24,862.63	1,942.81	28,637.37	46.47
Total Dept 000		150,000.00	150,000.00	(108,625.02)	3,907.81	258,625.02	(72.42)
TOTAL EXPENDITURES							
		150,000.00	150,000.00	(108,625.02)	3,907.81	258,625.02	(72.42)
Fund 308 - PARK SYSTEM FUND:							
TOTAL EXPENDITURES							
		150,000.00	150,000.00	(108,625.02)	3,907.81	258,625.02	72.42

 Charter Township of Garfield Planning Department Report No. 2017-47			
Prepared:	July 5, 2017	Pages:	Page 1 of 4
Meeting:	July 11, 2017	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Rezoning		
File No.	Z-2017-01	Parcel No.	05-004-031-00
Applicant:	Matt McDonough - Munson Healthcare		
Owner(s):	Stone Real Estate Holdings, LLC		

SUBJECT PROPERTY:

The subject property is located at 3525 W. Front Street and is one of two remaining noncommercial parcels in that area. The property has historically been used as residential; however, the home will be removed to make way for a commercial office use. The property is approximately 1.75 acres in size.



PURPOSE OF APPLICATION:

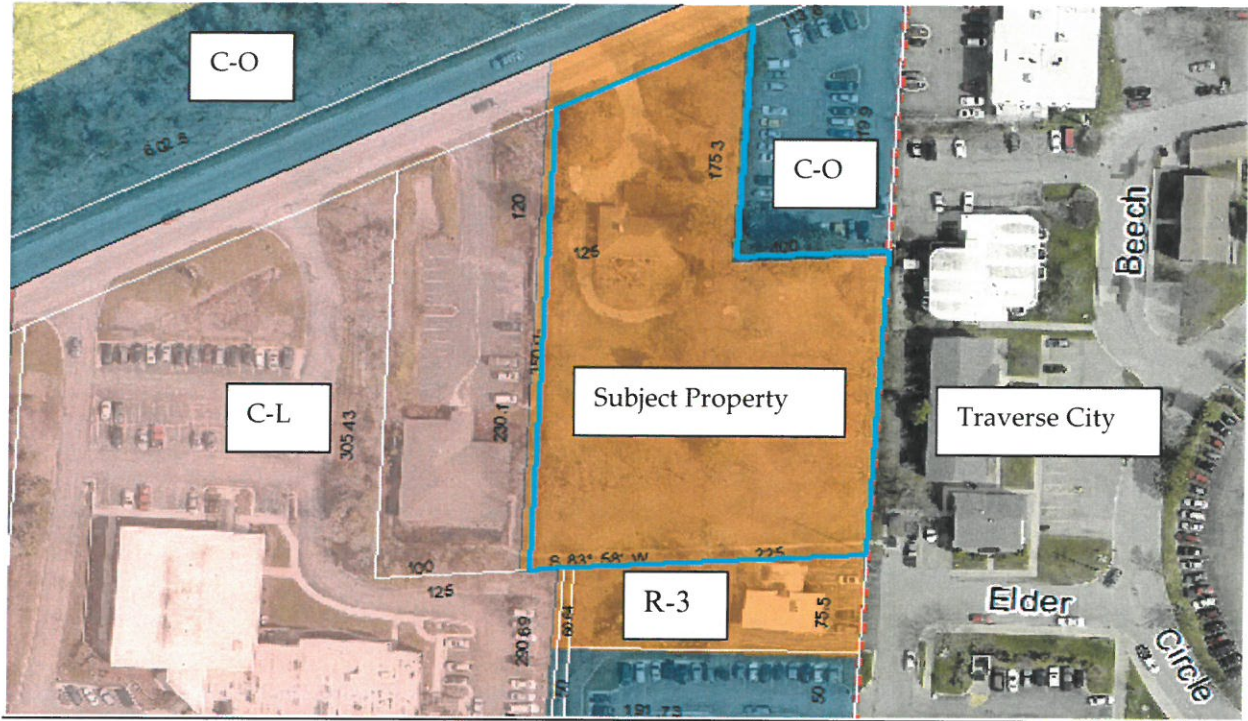
The application proposes to rezone the property from the current R-3 Multi-Family Residential to C-O Office Commercial, without restriction.

SURROUNDING PROPERTIES:

The subject property is currently surrounded by commercial office uses and medical support services. They are appropriately zoned C-O Commercial Office (north), C-L Local Commercial (west), R-3 Multi-family (south), C-O Commercial Office (east), and Traverse City (east).

CURRENT ZONING:

The property is currently zoned R-3 Residential as identified in orange below.



MASTER PLAN:

The Master Plan (pink) identifies this area as Professional Office.



Zoning Map Amendment – Township Board – Public Hearing

MASTER PLAN CONSIDERATIONS:

A primary factor in considering any rezoning request is the relationship between the application and the Master Plan. In this case, the Master Plan, as indicated above identifies this areas future land use designation as Professional Office, which is the equivalent of the C-O Commercial Office zoning district, proposed.

PLANNING COMMISSION RECOMMENDATIONS:

The application was introduced to the Planning Commission at their April 12, 2017, meeting and scheduled for a public hearing on May 10, 2017. Following the public hearing and discussion, the Planning Commission unanimously recommended approval of the rezoning application to the Township Board.

At its regular scheduled meeting on June 20, 2017, in accordance with the Zoning Enabling Act and having considered neighboring zoning, the County Master Plan, and the analysis from Garfield Township Planning Department, the County Planning Commission concurred with the Township Planning Commission's proposed action.

STANDARDS FOR REVIEW / FINDINGS OF FACT:

The standards for review of proposed rezoning adopted by the Planning Commission were made a part of PD Report 2017-32. These Findings of Fact have been provided in a more formal and separate document for your review and adoption, if deemed appropriate.

STAFF COMMENT:

As stated above, the property in its entirety is approximately 1.75 acres in size and fronts on West Front Street. The parcel does not appear to have any environmentally sensitive areas and is of size to adequately support a future office building and parking area. The parcel can be considered a "hold out" piece of property that had remained residential even as the area around it evolved. By supporting the map amendment, we are solidifying the West Front Street medical corridor, which will be an area we review for a future sub-area plan. Similar to all recommendations by the Planning Commission, decisions are based on facts and by following the law. The recommendations do not take a personal agenda approach; rather, they are made to withstand judicial scrutiny, if challenged.

Should the Township Board feel that the application requires additional information, the motion(s) below would be premature.

ACTION REQUESTED:

Following an opportunity for applicant presentation, public comment, and Board discussion, the following separate motions in support of approval are offered for consideration:

(MOTION) THAT the Planning Commission's adopted Findings of Fact for Application Z-2017-01, attached to PD Report 2017-47 and forming part of this motion, BE APPROVED *(to be adopted only after review of the finding of fact document)*.

The following motion would be appropriate to adopt the zoning map amendment:

Zoning Map Amendment – Township Board – Public Hearing

(MOTION) THAT application Z-2017-01, submitted by Stone Real Estate Holdings, LLC to rezone lands along West Front Street to the C-O Commercial Office Zoning District, and constituting amendment No. 7 to the Garfield Township Zoning Ordinance, BE APPROVED.



Charter Township of Garfield

Grand Traverse County

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

Findings of Fact for Zoning Map Amendment Application #Z-2017-01

General Findings:

Subject Property: The application affects a parcel of land located with an address of 3525 West Front Street.

Parcel Numbers: 05-004-031-00

Current Zoning: R-3 Multi-Family Residential

Request: To rezone approximately 1.75 acres of land from the R-3 Multi-Family Residential district to the C-O Office Commercial district

Owners: Stone Real Estate Holdings, LLC

Applicant: Munson Healthcare

Agent: Matt McDonough

Legal Description (Rezoning Parcel):

PT LOT 3 SUPERVISORS PLAT & SE1/4 SW1/4 SEC 4 T27N R11W COM SE COR LOT 3 TH E 100' TH S 230.1' TH S 83DEG 58'W 225' TH N 350' M/L TO S LI FRONT ST TH N 61DEG 08'E ALG SD ST TO E LINE LOT 3 TH S 175.3' TO POB

Standards of Review:

The application was introduced to the Planning Commission at their April 12, 2017, meeting and scheduled for a public hearing on May 10, 2017. Following the public hearing and discussion, the Planning Commission unanimously recommended approval of the request to the Board. The Garfield Township Zoning Ordinance requires various criteria to be addressed to aid in the decision.

Section 421.E Approval Criteria of Zoning Map Amendment

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

1. Master Plan Consistency

- The request to rezone the property to a lower intensity Commercial Office (C-O) district appears to be consistent with Future Land Use Map (FLUM), which identifies this area and particular parcel as Commercial Office.

2. Adverse Impacts on Neighboring Lands

- The proposed C-O district is compatible with the surrounding local commercial and commercial office zoning and uses; therefore, it will not present an adverse impact on the surrounding commercial uses or create traffic congestion.
- The proposed zoning district is compatible with the neighboring professional office uses both within Garfield Township and City of Traverse City.

3. Suitability as Presently Zoned

- With the exception of the subject property, the area has evolved over time from residential to professional office uses.
- The subject property is an isolated R-3 Multi-family zoned property with limited opportunity for high density residential.
- Adjacent easterly and southerly properties are located within Traverse City and are consistent with the professional office uses.

4. Changed Conditions

- The land use pattern in the area of this request has evolved over time from single-family residential to professional office and medical support services.
- The majority of the adjacent properties have been planned and have developed into medical support services in the general vicinity of the request.

5. Health, Safety, and Welfare

- The zoning district proposed will allow additional medical support services for Munson Medical Hospital as it continues to expand and offer additional medical and emergency medical services.
- No historic or cultural places or areas exist on the subject property.

6. Public Policy

- The request to rezone the property from residential to commercial office is more consistent with the neighboring properties than currently zoned.
- The property will be more compatible with the surrounding office uses, the Master Plan, and the development patterns of the area.
- The single-family home is currently vacant and becoming dilapidated due to its vacancy; therefore, a redevelopment of the property will further benefit the neighborhood and community.

7. Size of Tract

- Due to the current development pattern shifting over the years from residential to medical office, it is appropriate to consider this property for a rezoning regardless of its size.
- As currently zoned, this residential property is incompatible with the surrounding uses and zoned properties.

CHARTER TOWNSHIP OF GARFIELD
GRAND TRAVERSE COUNTY, MICHIGAN

ORDINANCE NO. 68 (Zoning Ordinance): AMENDMENT NO. 7

RESOLUTION #2017-16-T

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

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

WHEREAS application Z-2017-01 has been received to rezone approximately 1.75 acres of land from R-3 Multi-Family residential to C-O Commercial Office; and

WHEREAS the subject property is identified by the Garfield Township Future Land Use Map as Commercial Office; and

WHEREAS the West Front Street corridor has developed into a medical office and medical support services area the rezoning request has been determined to be consistent with the Comprehensive Plan; and

WHEREAS the uses permitted within the C-O Commercial Office district are considered to be appropriate and consistent with the current goals and policy of the Comprehensive Plan; and

WHEREAS the Township and County Planning Commissions having each recommended approval of the application; and

WHEREAS the Township Board having adopted Findings of Fact in support of approval of the application and the proposed zoning map amendment;

NOW THEREFORE:

THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

AMENDMENT NO. 7 TO GARFIELD TOWNSHIP ORDINANCE NO. 68 (Zoning Ordinance):

At the request of Stone Real Estate Holdings, LLC

PART OF LOT 3 SUPERVISORS PLAT & SE 1/4 OF SW 1/4 SEC 4 T27N R11W COM SE
COR LOT 3 THENCE E 100' TH S 230.1' THENCE S 83 DEG 58' W 225' THENCE N
350'M/L TO S LINE FRONT ST THENCE N 61 DEG 8' E ALG SD ST TO E LINE LOT 3 TH S
175.3' TO POB.

The parcel affected by the application and subject to the zoning map amendment request is located at 3525 West Front Street, Traverse City MI 49684 (parcel number 05-004-031-00).

property situated in the Township of Garfield, Grand Traverse County, Michigan has been rezoned from R-3 Multiple-Family Residential to C-O Office Commercial.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

RESOLUTION 2017-16-T DECLARED ADOPTED.

By: _____
Chuck Korn, Supervisor
Charter Township of Garfield

CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of Resolution 2017-03-T which was adopted by the Township Board of the Charter Township of Garfield on the 14th day of March, 2017. Amendment No. 5 to Garfield Township Ordinance No. 68 (Zoning Ordinance) shall take effect upon the expiration of seven (7) days following publication.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield

Introduced:

Adopted:

Published:

Effective: