

**CHARTER TOWNSHIP OF GARFIELD  
TOWN BOARD MEETING**

Tuesday, July 10, 2018 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 26, 2018 Regular Meeting (Recommend Approval)

b. Bills -

General Fund

\$ 147,089.53

(Recommend Approval)

- c. Building Department Permits – May 1 thru June 30 (Receive and File)
- d. Consideration of Amended and Restated Ordinance No. 18 – Introduce and schedule for public hearing on July 24, 2018

**4. Items Removed from the Consent Calendar**

**5. Correspondence**

- a. Grand Traverse Conservation District – June report
- b. Email from Katie Grzesiak regarding Reunite Families Now

**6. Reports**

- a. Sheriff's Department Report
- b. Clerk's Report
- c. County Commissioner's Report

**7. Unfinished Business**

- a. Public Hearing – PD 2018-67 – Proposed Amendment to Sec. 322 – C-P Planned Shopping Center – Consideration of Resolution 2018-19-T, a resolution to amend the Charter Township of Garfield Ordinance No. 68 (Zoning Ordinance)
- b. Public Hearing – Consideration of Resolution 2018-16-T(b), a resolution to create Eaglehurst Drive Special Assessment District and order preparation of Special Assessment Roll

**8. New Business**

- a. Consideration of Resolution 2018-20-T, a resolution from Grand Traverse Brewing for a Manufacturer and Wholesaler License located at 1974 Cass Hartman Court

**9. Public Comment**

**10. Other Business**

**11. Adjournment**

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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 26, 2018**

Chuck Korn called the Town Board Meeting to order on June 26, 2018 at 6:00 p.m. at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, Michigan.

**Pledge of Allegiance**

**Roll Call of Board Members**

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

**1. Public Comment (6:00)**

None

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

Walters announced a conflict with bills and board members declined the conflict. Item 6.d. was added to the agenda – Northflight Report.

*Schmuckal moved and Duell seconded to approve the agenda as amended.*

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

*Nays: None*

**3. Consent Calendar (6:02)**

**a. Minutes**

June 12, 2018 Regular Meeting (Recommend Approval)

**b. Bills**

General Fund	\$43,430.00
(Recommend Approval)	

**Gourdie-Fraser**

Developer's Escrow Fund – Storm Water Reviews	\$ 2,580.00
Developer's Escrow Fund – Utility Plan Review, Oversight	16,142.00
Utility Receiving Fund	5,912.50
Parks Fund/DNR Trust Fund	<u>3,160.00</u>
(Recommend Approval)	<u>\$27,794.50</u>

**c. 2017 FYE Audit (Recommend Approval)**

**d. Consideration of Resolution 2018-16-T(a) (amended), a resolution of Intent to Create Special Assessment District for Road Improvements for**

**Eaglehurst Drive and scheduling a public hearing on July 10, 2018  
(Recommend Approval)**

- e. **PD 2018-68 – An Ordinance to designate an enforcing agency to discharge the responsibility of the Charter Township of Garfield located in Grand traverse County, and to designate regulated flood hazard areas under the provisions of the State Construction Code Act, Act No. 230 of the Public acts of 1972, as amended – Introduce and schedule for Public Hearing on July 24, 2018 (Recommend Approval)**
- f. **Application for Progress Payment No. 4 for the NW Water System Division A to DN Tanks, Inc. in the amount of \$22,390.20 (Recommend Approval)**
- e. **Application for Progress Payment No. 1 for the YMCA Project to Elmer's in the amount of \$49,936.00 (Recommend Approval)**

Walters asked to remove item d. from the Consent Calendar.

*Duell moved and Schmuckal seconded to approve the Consent Calendar as amended removing Item d. and adding a payment in the amount of \$49,936.00 to Elmer's for the YMCA Project.*

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

**4. Items removed from the Consent Calendar (6:06)**

- d. **Consideration of Resolution 2018-16-T(a) (amended), a resolution of Intent to Create Special Assessment District for Road Improvements for Eaglehurst Drive and scheduling a public hearing on July 10, 2018 (Recommend Approval)**

Korn explained that the Road Commission did not have an estimate in time to publish the legal notice. Board members discussed the proposed SAD.

*Walters moved and Agostinelli seconded to approve Resolution 2018-16-T(a) (amended), a resolution of Intent to Create Special Assessment District for Road Improvements for Eaglehurst Drive and scheduling a public hearing on July 10, 2018.*

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

**5. Correspondence (6:10)**

None

**6. Reports**

- a. **Construction Report (6:10)**



Engineer Jennifer Hodges reported that the Division II water main is progressing and the drainage district project is moving forward. A CGAP grant was recently awarded to the BPW to create an asset management program. She indicated that she has been busy with final plan checks and utility reviews.

**b. Grand Traverse Metro Report (6:14)**

Steve Apostal highlighted some activities which occurred in June. A training burn is being set up and some funding for the smoke alarm program may be cut. The department trained three people to work with youth in the Youth Firesetter program to hopefully prevent fires. He reviewed some of the major calls in the area such as a paint spill, an ammonia release and a fuel spill which involved the EPA at all sites. He indicated that there are some response time issues with Northflight and Board members should keep their eye on the issue.

**c. County Commissioner's Report (6:30)**

County Commissioner Tom Mair reported that there will be a special meeting to vote on the County Administrator contract for Nate Alger. In September, the county wishes to hold a joint meeting with some townships to discuss Planning at the County level. He is also looking into the jail situation in the County as it relates to mental health.

**d. Northflight Report (6:39)**

Darryl Case from Northflight handed out April and May statistics and reviewed them with board members. He said that there were 212 calls in April and 237 calls in May. He said that some responses take longer than others and ambulance availability is a big factor. Northflight has hired some on-call workers to help ease the burden. Board members discussed the response times and Blood Law made a recommendation to review response times and meet with Northflight once a month to monitor the situation.

**e. Clerk's Report (6:50)**

McManus said ballots are in and preliminary testing has to take place. Absentee ballots should be mailed by the end of the week

**f. Supervisor's Report (6:53)**

Korn reported that there is much talk about economic development in the region. He attended the Venture North Annual meeting. He also attended a meeting regarding the Boardman Lake Loop maintenance plan. He and Lt. Chris Barsheff are discussing a fourth CPO for Garfield Township and will address the County and Township board shortly. He also attended a Homeless Outreach Coordinator meeting with Barsheff. Schmuckal asked to serve on the jail adhoc committee when it was formed.

**7. Unfinished Business**

**a. Consideration of Amendments to Board Appointment Policy (7:00)**

Board members discussed the amended policy.

*Schmuckal moved and Blood Law seconded to adopt the Amendments to Board Appointments as written.*

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

**b. Consideration of the Boardman Lake Loop Trail Long Term Maintenance Agreement (7:03)**

Board members reviewed the agreement and asked questions/discussion. Korn said that the agreement had been reviewed by the township's attorney. Board members agreed that trails are crucial to the infrastructure of the Township and great for obtaining future projects. Korn said that the money would be taken from the Fund Balance. Julie Clark answered questions from Board members and said she was confident that the interest amount of \$32,000 per year would maintain the trail. Board members shared concerns that the Joint Recreation Authority was not absolute in its certainty to take over maintenance of the trail.

*Agostinelli moved and McManus seconded to give board permission for Supervisor Korn to sign and enter into the Long Term Maintenance Agreement on behalf of the Charter Township of Garfield.*

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

*Schmuckal moved and Blood Law seconded to allocate \$5,200 towards existing trail repairs.*

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

**c. Consideration of Resolution 2018-18-T, a resolution to adopt the Annual Health Exemption Option as set forth in 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act. (7:42)**

*Schmuckal moved and Blood Law seconded to adopt Resolution 2018-18-T, a resolution to adopt the Annual Health Exemption Option as set forth in 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act.*

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

**8. New Business**

**a. Consideration of Resolution 2018-17-T, a resolution to verify and confirm support and approval for the Regional Asset Inventory and GIS Mapping Project that includes CGAP Grant Application and Grant Award (7:43)**

Jennifer Hodges explained this item to Board members and said that the CGAP Grant promotes communities to collaborate services together. Five Townships in the region are working together to establish GIS services for the water and sewer infrastructure. She said that \$185,000 was already spent on the effort and the grant will refund \$113,000.

*Schmuckal moved and Walters seconded to adopt Resolution 2018-17-T, a resolution to verify and confirm support and approval for the Regional Asset Inventory and GIS Mapping Project that includes CGAP Grant Application and Grant Award.*

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

**9. Public Comment (7:49)**

County Commissioner Tom Mair said the July County Commission meeting would be held on July 18<sup>th</sup>.

**10. Other Business (7:49)**

Board members agreed to hold a special meeting on July 17<sup>th</sup> at 4:00pm to discuss Metro Fire.

**11. Adjournment**

Korn adjourned the meeting at 8:02pm

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

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

Check Date	Bank	Check #	Payee	Description	GL #	Amount
06/20/2018	GEN	36980	GRAND TRAVERSE COUNTY ROAD	EAGLEHURST DRIVE	246-000-800.012	1,000.00
06/28/2018	GEN	36981	MAPLE RIVER DIRECT MAIL	BALLOT MAILING 8.7.18	101-191-726.001	748.37
07/03/2018	GEN	36982	ALL TRAFFIC SOLUTIONS	LFP BATTERY	101-747-880.007	1,151.00
07/03/2018	GEN	36983	AMY DEHAAN	MILEAGE 2-6.2018	101-171-860.201	306.62
07/03/2018	GEN	36984	ANNE WENDLING	CONTRACTED SVCS	101-101-805.000	236.00
		36984		CONTRACTED SVCS	101-400-805.000	198.00
						434.00
07/03/2018	GEN	36985	ANNE WENDLING	CONTRACTED SVCS	308-000-864.000	74.00
07/03/2018	GEN	36986	BRENDA BURROWS	FRONT DESK	101-101-805.000	348.75
07/03/2018	GEN	36987	CHERRYLAND ELECTRIC COOP.	ELECTRIC	101-000-084.861	303.40
		36987		ELECTRIC	101-265-920.603	1,611.14
		36987		ELECTRIC	101-448-920.005	867.66
						2,782.20
07/03/2018	GEN	36988	CHERRYLAND ELECTRIC COOP.	ELECTRIC	308-000-880.001	248.55
07/03/2018	GEN	36989	CITY OF TRAVERSE CITY	170975-120456	101-448-920.005	36.00
07/03/2018	GEN	36990	ELMERS	PICKLEBALL CT	308-000-880.006	49,936.00
07/03/2018	GEN	36991	ESCH LAWN MAINTENANCE, LLC	LAWNCARE	101-265-935.602	2,205.00
07/03/2018	GEN	36992	ESCH LAWN MAINTENANCE, LLC	LAWNCARE	308-000-935.000	345.00
07/03/2018	GEN	36993	FIFTH THIRD BANK	5473785400027192	101-171-960.000	40.07
		36993		5473785400027192	101-258-935.015	37.99
						78.06
07/03/2018	GEN	36994	FIFTH THIRD BANK	5473785477000478	101-215-960.000	32.32
07/03/2018	GEN	36995	GARFIELD CHARTER TOWNSHIP	HSA	101-000-237.000	417.70
07/03/2018	GEN	36996	GILL-ROY'S HARDWARE	FAUCET KEY	308-000-935.000	11.18
07/03/2018	GEN	36997	GRAND TRAVERSE COUNTY DPW	5105021	101-265-920.602	699.01
07/03/2018	GEN	36998	GRAND TRAVERSE COUNTY DPW	5590511	308-000-935.000	13.07
07/03/2018	GEN	36999	GRAND TRAVERSE COUNTY ROAD	DUST CONTROL	101-747-880.007	264.00
07/03/2018	GEN	37000	GRAND TRAVERSE COUNTY TREAS	MTT BOR ADJUSTMENTS	101-000-403.000	53,756.54
07/03/2018	GEN	37001	GRID4 COMMUNICATIONS, INC.	PHONES	101-265-850.000	1,063.49

**3. b.**

Check Date	Bank	Check #	Payee	Description	GL #	Amount
07/03/2018	GEN	37002	MAPLE RIVER DIRECT MAIL	NEWSLETTER / TAX MAILING	101-101-900.000	1,088.00
		37002		AV BALLOTS	101-191-726.001	52.93
		37002		NEWSLETTER / TAX MAILING	101-253-726.000	600.30
		37002		NEWSLETTER / TAX MAILING	101-253-726.001	4.06
		37002		NEWSLETTER / TAX MAILING	101-253-900.000	689.88
						<u>2,435.17</u>
07/03/2018	GEN	37003	MICHIGAN ASSESSORS ASSOCIATION	CONFERENCE REGISTRATION	101-171-960.000	250.00
		37003		MEMBERSHIP	101-171-965.000	100.00
						<u>350.00</u>
07/03/2018	GEN	37004	MICHIGAN LAKE PRODUCTS	DOCK INSTALLATION	308-000-880.006	6,600.00
07/03/2018	GEN	37005	NORTHERN OFFICE EQUIP	JUNE SVC CONTRACT	101-101-726.002	708.25
07/03/2018	GEN	37006	OTIS ELEVATOR	SVC CONTRACT	101-265-935.608	3,633.96
07/03/2018	GEN	37007	PREIN & NEWHOF	WEST BOARDMAN TRAIL LOOP	101-000-575.000	383.00
07/03/2018	GEN	37008	RUBY CLEANING SERVICE	CLEANING SVC	101-265-935.603	1,350.00
07/03/2018	GEN	37009	RUBY CLEANING SERVICE	CLEANING SVC	308-000-935.000	225.00
07/03/2018	GEN	37010	SPECTRUM BUSINESS	INTERNET	101-258-935.016	75.00
07/03/2018	GEN	37011	STATE OF MICHIGAN (P)	SUM MONTHLY/QUARTERLY 6.2018	101-000-228.000	2,445.76
07/03/2018	GEN	37012	SUPERFLEET	GAS	101-806-862.000	126.95
07/03/2018	GEN	37013	TEMPERATURE CONTROL	FAUCET AND DRINKING FOUNTAIN REPAIR	308-000-935.000	136.50
07/03/2018	GEN	37014	THE GUARDIAN	LIFE / DENTAL	101-851-873.030	1,203.09
		37014		LIFE / DENTAL	101-851-873.040	809.99
						<u>2,013.08</u>
07/03/2018	GEN	37015	TOBIN & CO	AUDIT	101-101-802.000	8,174.00
07/03/2018	GEN	37016	TRAVERSE REPRODUCTION	PLOTTER INK	101-101-726.000	127.00
07/03/2018	GEN	37017	UNITED WAY	UNITED WAY	101-000-238.000	90.00
07/03/2018	GEN	37018	VOYA INSTITUTIONAL TRUST COMPANY	DEFERRED COMP VF3202	101-000-227.000	2,265.00
				TOTAL - ALL FUNDS		<u>147,099.59</u>

--- GL TOTALS ---  
 101-000-084.861 303.40  
 101-000-227.000 2,265.00  
 101-000-226.000 2,445.76  
 101-000-237.000 417.70  
 101-000-238.000 90.00



Check Date	Bank	Check #	Payee	Description	GL #	Amount
101-000-403.000			CURRENT REAL PROPERTY TAXES			53,756.54
101-000-575.000			Road Right of Way			383.00
101-101-726.000			SUPPLIES			127.00
101-101-726.002			SUPPLIES - COPIER MAINTENANCE			708.25
101-101-802.000			AUDIT AND ACCOUNTING			8,174.00
101-101-805.000			CONTRACTED AND OTHER SERVICES			584.75
101-101-900.000			PRINTING & PUBLISHING			1,088.00
101-171-860.201			MILEAGE - ASSESSOR			306.62
101-171-960.000			EDUCATION & TRAINING			290.07
101-171-965.000			DUES & PUBLICATIONS			100.00
101-191-726.001			POSTAGE			801.30
101-215-960.000			EDUCATION & TRAINING			32.32
101-253-726.000			SUPPLIES			600.30
101-253-726.001			POSTAGE			4.06
101-253-900.000			PRINTING & PUBLISHING			689.88
101-258-935.015			COMPUTER SUPPORT SYSTEMS			37.99
101-258-935.016			COMPUTER NETWORK			75.00
101-265-850.000			TELEPHONE			1,063.49
101-265-920.602			WATER / SEWER			699.01
101-265-920.603			LIGHTS BUILDING			1,611.14
101-265-935.602			LAWN MAINTENANCE			2,205.00
101-265-935.603			CLEANING SERVICE			1,350.00
101-265-935.608			MAINTENANCE-OTHER			3,633.96
101-400-805.000			CONTRACTED AND OTHER SERVICES			198.00
101-448-920.005			STREET LIGHTS TOWNSHIP			903.66
101-747-880.007			COM. PROM. - COMMUNITY AWAREN			1,415.00
101-806-862.000			GAS & CAR WASHES			126.95
101-851-873.030			INSURANCE - EMPLOYEE HEALTH			1,203.09
101-851-873.040			INSURANCE - EMPLOYEE LIFE			809.99
246-000-800.012			SUBDIVISION ROADS			1,000.00
308-000-864.000			MISCELLANEOUS			74.00
308-000-880.001			COM. PROM. - SILVER LAKE PARK			248.55
308-000-880.006			COM. PROM. - BVNP (YMCA)			56,536.00
308-000-935.000			MAINTENANCE - MISC, EQUIP			730.75
<b>TOTAL</b>						<b>147,089.53</b>

**BUILDING**

PB2018-095 05-332-011-00	402	215,913 05/01/2018 582.00	4560 BRUNSON PL ENSMAN TAMMY	b. Single-family, attached and detached NEW HOME
PB2018-096 05-032-001-10	201	0 05/01/2018 70.00	4453 DAISY LN LOT 42 TOS HOLDING II LLC	MOBILE HOME
PB2018-097 05-032-001-10	201	0 05/01/2018 70.00	4435 DAISY LN LOT 31 TOS HOLDING II LLC	MOBILE HOME
PB2018-098 05-032-001-10	201	0 05/01/2018 70.00	4425 DAISY LN LOT 26 TOS HOLDING II LLC	MOBILE HOME
PB2018-099 05-032-001-10	201	0 05/01/2018 70.00	4429 GOLDENROD DR LOT 26 TOS HOLDING II LLC	MOBILE HOME
PB2018-101 05-032-001-10	201	0 05/01/2018 70.00	4098 LILAC LN LOT 305 TOS HOLDING II LLC	MOBILE HOME
PB2018-102 05-032-001-10	201	0 05/01/2018 70.00	915 ORCHID TRL LOT 394 TOS HOLDING II LLC	MOBILE HOME
PB2018-103 05-032-001-10	201	0 05/01/2018 70.00	4227 DAFFODIL CIR LOT 206 TOS HOLDING II LLC	MOBILE HOME
PB2018-104 05-032-001-10	201	0 05/01/2018 70.00	4228 DAFFODIL CIR LOT 212 TOS HOLDING II LLC	MOBILE HOME
PB2018-105 05-032-001-10	201	0 05/01/2018 70.00	4233 DAFFODIL CIR LOT 203 TOS HOLDING II LLC	MOBILE HOME
PB2018-106 05-032-001-10	201	0 05/01/2018 70.00	4096 CHICORY LN LOT 283 TOS HOLDING II LLC	MOBILE HOME
PB2018-107 05-032-001-10	201	0 05/01/2018 70.00	4097 CHICORY LN LOT 304 TOS HOLDING II LLC	MOBILE HOME
PB2018-108 05-032-001-10	201	0 05/01/2018 70.00	760 CALLA LILLY LN LOT 332 TOS HOLDING II LLC	MOBILE HOME
PB2018-109 05-032-001-10	201	0 05/01/2018 70.00	4437 BUTTERCUP LN LOT 94 TOS HOLDING II LLC	MOBILE HOME



07/03/2018

## May 1, 2018 thru June 30, 2018 Permits

PB2018-110	201	0	4459 BUTTERCUP LN LOT 107	
05-032-001-10		05/01/2018	TOS HOLDING II LLC	MOBILE HOME
		70.00		
PB2018-111	201	0	4423 BUTTERCUP LN LOT 77	
05-032-001-10		05/01/2018	TOS HOLDING II LLC	MOBILE HOME
		70.00		
PB2018-112	201	0	4427 BUTTERCUP LN LOT 89	
05-032-001-10		05/01/2018	TOS HOLDING II LLC	MOBILE HOME
		70.00		
PB2018-113	201	0	4231 DAFFODIL CIR LOT 204	
05-032-001-10		05/01/2018	TOS HOLDING II LLC	MOBILE HOME
		70.00		
PB2018-114	201	0	4432 GOLDENROD DR LOT 166	
05-032-001-10		05/02/2018	TOS HOLDING II LLC	MOBILE HOME
		70.00		
PB2018-115	407	380,000	4186 EAGLES VW	b. Single-family, attached and detached
05-108-008-00		05/03/2018	LAND EQUITY LLC	NEW HOME
		804.00		
PB2018-116	407	380,000	4183 EAGLES VW	b. Single-family, attached and detached
05-108-036-00		05/03/2018	LAND EQUITY LLC	NEW HOME
		801.00		
PB2018-117	201	550,000	3575 N US 31 SOUTH	
05-016-028-20		05/03/2018	GREAT WOLF TRAVERSE SPE LL	INTERIOR ALTERATION
		3,025.00		
PB2018-118	407	191,000	4271 PINE MEADOW TRL	b. Single-family, attached and detached
05-224-019-00		05/08/2018	NAYMICK JOHN G & KATHLEEN	NEW HOME
		709.00		
PB2018-119	201	120,000	3664 N US 31 SOUTH	
05-016-016-30		05/10/2018	ALPHA 31 LLC	BUILD OUT OF SPACE 3
		660.00		
PB2018-120	401	22,500	2350 N GARFIELD RD	
05-024-013-10		05/10/2018	BOHRER DAVID & MARY JO	ADDITION
		234.00		
PB2018-121	407	390,000	5463 LONE BEECH DR	b. Single-family, attached and detached
05-224-033-00		05/14/2018	DENT STEVEN	NEW HOME
		1,031.00		
PB2018-122	407	400,000	5385 LONE BEECH DR	b. Single-family, attached and detached
05-224-046-00		05/14/2018	JOE ROBERTSON LLC	NEW HOME
		1,098.00		
PB2018-123	407	250,000	4609 WESTBROOK DR	b. Single-family, attached and detached
05-159-039-00		05/15/2018	SCHAUB JAMES JR & ELIZABET	NEW HOME
		863.00		
PB2018-124	207	604,624	1394 INDUSTRY DR	
05-134-028-00		05/21/2018	TRAVERSE AREA MACHINING I	NEW BUILDING
		4,221.00		

07/03/2018

## May 1, 2018 thru June 30, 2018 Permits

PB2018-125 05-224-012-00	407	210,000 05/21/2018 710.00	4439 PINE MEADOW TRL DONAGHY JUSTIN	b. Single-family, attached and detached NEW HOME
PB2018-126 05-319-027-00	407	100,000 05/22/2018 600.00	898 COBALT ST T & R INVESTMENT INC	b. Single-family, attached and detached NEW HOME
PB2018-127 05-319-043-00	407	100,000 05/22/2018 600.00	885 COBALT ST T & R INVESTMENT INC	b. Single-family, attached and detached NEW HOME
PB2018-128 05-004-027-00	201	8,100 05/29/2018 135.00	3537 W FRONT ST PHYSICIANS REALTY GROUP LL	ALTERATION
PB2018-129 05-134-005-00	207	493,562 05/29/2018 2,950.00	1318 INDUSTRY DR PEEPCO LLC	NEW COMMERCIAL BLDG W
PB2018-130 05-016-034-20	201	2,000 05/30/2018 135.00	3050 SUNSET LN UMLOR WES LEE O (LC BUYER)	ALTERATION
PB2018-131 05-027-020-21	401	4,000 05/30/2018 135.00	2800 BASCH RD BORSVOLD ERIC & SHERRY	42 X 12 DECK
PB2018-132 05-223-015-00	407	1,200 05/31/2018 135.00	5229 CHESTNUT CT RENNIE BEVERLY A	NEW STAIRS FOR DECK
PB2018-133 05-241-121-00	402	150,000 05/31/2018 590.00	3837 HEATHERWOOD EAST SCHMIDT SCOTT	b. Single-family, attached and detached NEW HOME
PB2018-134 05-308-128-00	401	1,100 06/05/2018 135.00	2939 RIDGE TRAIL DR LAHEY MICHAEL F & RODES JA	ADDITION TO DECK
PB2018-135 05-295-101-50	401	7,000 06/06/2018 135.00	1437 VALLEY DR THOMAS JEFFERY L & SHAWNA	24 X 32 Pole Building
PB2018-136 05-023-018-00	201	0 06/06/2018 70.00	1720 DAVID PL SUN SECURED FINANCING LLC	MOBILE HOME
PB2018-137 05-091-014-00	407	222,000 06/07/2018 1,037.00	2608 WEST CROWN DR CROWN COMMONS II	b. Single-family, attached and detached NEW HOME
PB2018-138 05-026-020-61	402	339,800 06/07/2018 825.00	1226 BIRMLEY ESTATES DR TROPPEMAN DALE A & JANET M	b. Single-family, attached and detached NEW HOME
PB2018-139 05-023-032-00	201	0 06/11/2018 70.00	2234 TREELANE DR # 658 SUN KING'S COURT II LLC	MOBILE HOME

07/03/2018

## May 1, 2018 thru June 30, 2018 Permits

PB2018-140	201	0	2227 LEISURE LN # 674	
05-023-032-00		06/11/2018	SUN KING'S COURT II LLC	MOBILE HOME
		70.00		
PB2018-141	201	0	2219 LEISURE LN # 675	
05-023-032-00		06/11/2018	SUN KING'S COURT II LLC	MOBILE HOME
		70.00		
PB2018-142	201	0	2211 LEISURE LN # 676	
05-023-032-00		06/11/2018	SUN KING'S COURT II LLC	MOBILE HOME
		70.00		
PB2018-143	201	0	2203 LEISURE LN # 677	
05-023-032-00		06/11/2018	SUN KING'S COURT II LLC	MOBILE HOME
		70.00		
PB2018-144	201	0	2195 LEISURE LN # 678	
05-023-032-00		06/11/2018	SUN KING'S COURT II LLC	MOBILE HOME
		70.00		
PB2018-145	201	0	2218 TREELANE DR # 656	
05-023-032-00		06/12/2018	SUN KING'S COURT II LLC	MOBILE HOME
		70.00		
PB2018-146	201	0	2171 LEISURE LN # 681	
05-023-032-00		06/12/2018	SUN KING'S COURT II LLC	MOBILE HOME
		70.00		
PB2018-147	201	0	2232 LEISURE LN # 705	
05-023-032-00		06/12/2018	SUN KING'S COURT II LLC	MOBILE HOME
		70.00		
PB2018-148	201	0	2240 LEISURE LN # 706	
05-023-032-00		06/12/2018	SUN KING'S COURT II LLC	MOBILE HOME
		70.00		
PB2018-149	201	0	2273 FRIENDSHIP DR # 717	
05-023-027-00		06/12/2018	SUN SECURED FINANCING LLC	MOBILE HOME
		70.00		
PB2018-150	201	0	2249 FRIENDSHIP DR # 720	
05-023-027-00		06/12/2018	SUN SECURED FINANCING LLC	MOBILE HOME
		70.00		
PB2018-151	201	0	2241 FRIENDSHIP DR # 721	
05-023-027-00		06/12/2018	SUN SECURED FINANCING LLC	MOBILE HOME
		70.00		
PB2018-152	201	0	2233 FRIENDSHIP DR # 722	
05-023-027-00		06/12/2018	SUN SECURED FINANCING LLC	MOBILE HOME
		70.00		
PB2018-153	001	5,000	1679 N KEYSTONE RD	
05-027-009-00		06/14/2018	LAUTNER GAYLE S	FOUNDATION FOR DETACHI
		135.00		
PB2018-154	401	35,000	5148 STONEFIELD DR	
05-314-021-00		06/21/2018	SELLERS JOSHUA P & HEATHER	15X40 ADDITION TO GARAG
		135.00		

07/03/2018

# May 1, 2018 thru June 30, 2018 Permits

PB2018-155 05-195-003-00	401	19,800 06/21/2018 135.00	1277 N KEYSTONE RD OLSON SANDRA J	24 X 30 DETACHED GARAGE
PB2018-156 05-047-029-02	407	200,000 06/25/2018 721.00	1332 HILLVIEW DR PEACHTREE RIVER INVESTMEN	b. Single-family, attached and detach NEW HOME
PB2018-157 05-047-029-01	407	200,000 06/25/2018 721.00	1334 HILLVIEW DR PEACHTREE RIVER INVESTMEN	b. Single-family, attached and detach NEW HOME
PB2018-158 05-120-064-00	401	9,678 06/26/2018 135.00	4377 FOXFIRE DR CLELAND MITCHELL A & NICOL	REPAIR EXISTING FOUNDAT
PB2018-159 05-021-024-00	201	100,000 06/27/2018 550.00	2825 N US 31 SOUTH TIRELAND LLC	COMMERCIAL ALTERATION

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**NO. OF PERMITS: 64**                      **Fees: \$26,992.00**  
**CONSTRUCTION VALUE: \$5,712,277**

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**CHARTER TOWNSHIP OF GARFIELD**

**3. d.**

**AMENDED AND RESTATED ORDINANCE NO. 18**

**(PAYMENT IN LIEU OF TAXES)**

An Ordinance to provide that the tax exemption and attendant provision for the payment of a service charge in lieu of taxes established in Section 15a(1) of the State Housing Development Authority Act, being Act No. 346 of the Public Acts of 1966, as amended (hereinafter referred to as the "Act"), shall apply only to those classes of housing projects within the boundaries of the Charter Township of Garfield to which Section 15a(1) applies and as more particularly defined within this Ordinance No. 18, and to provide that this Ordinance shall be effective thirty (30) days following legal publication.

THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

**Section 1. Title.**

This Ordinance shall be known as the Charter Township of Garfield Tax Exemption and Payment in Lieu of Taxes Ordinance.

**Section 2. Public Purpose.**

It is within the public purposes of the State of Michigan and its political subdivisions to facilitate the provision of adequate housing for its citizens of low income through the provision of an exemption from the payment of ad valorem property taxes with an attendant and consequent payment of service charges in lieu thereof in accordance with the provisions of the Act. The Charter Township of Garfield is authorized by the Act to establish or change the service charge to be paid in lieu of taxes by specific classes of housing exempt from the payment of ad valorem property taxes in amount which is not in excess of the amount of taxes that would otherwise be paid in the absence of such an exemption.

**Section 3. Eligible Housing Projects.**

The tax exemption established in Subsection (1) of Section 15(a) of the Act, Section 125.1415(a) shall apply to housing projects within the boundaries of the Charter Township of Garfield which meet all of the following criteria, upon approval of a resolution by the Township Board pursuant to Section 4, below:

- (1) Projects which are financed with a Federally-aided or State-aided mortgage on a housing project to which the State Housing Development Authority (hereinafter referred to as the "Authority") allocates low income housing tax credits under section 22b.
- (2) Projects which serve lower-income families, elderly, and/or handicapped.

**Section 4. Resolution of Approval.**

Prior to being eligible for tax exemption under this Ordinance, each housing development shall be presented to the Township Board, which shall make a determination by resolution as to whether the housing development qualifies for exemption and, if so, shall set forth the payment in lieu of taxes to be made for that housing development. Further, documentary evidence must be presented to the Township to establish that the project so qualifies, whether by making available to tenants a program of rent supplements or housing assistance payments, as established and allocated under the rules and regulations of either HUD or the Authority, or both, or otherwise qualifies by law.

## CHARTER TOWNSHIP OF GARFIELD

### AMENDED AND RESTATED ORDINANCE NO. 18

#### (PAYMENT IN LIEU OF TAXES)

#### **Section 5. Property Tax Exemption.**

Housing projects which qualify under Section 3 above may be granted the tax exemption provided in the above-mentioned subsection (1) of Section 15(a), provided the owner of a housing project has complied with the Act, is current with all taxes and assessments on the subject property, and submits an audited financial statement for each previous calendar year with the Township Assessor by August 1st, annually.

#### **Section 6. Service Charge in Lieu of Taxes.**

The service charge in lieu of property taxes shall be paid by the housing project owner as follows:

- (1) Housing projects approved for tax exemption under this ordinance shall pay a service charge in the amount equal to ten (10) percent of annual shelter rent, except as provided in Subparagraph 2, below. Annual shelter rent is defined as the total collections from all occupants of a housing project exclusive of any charges for gas, electricity, heat, or other utilities furnished to the occupants.
- (2) Housing projects approved for tax exemption under this ordinance may request a lower service charge, which the Township may set as part of its Resolution of Approval provided for in Section 4. Projects previously approved under this Ordinance may also request a requalification of the service charge. The granting of requalification requests shall require the approval of the Township Board and would be effective the subsequent tax year.
  - (a) Housing projects requesting a lower service charge may enter into a Municipal Services Agreement (hereinafter referred to as "MSA") with the Township. The MSA is intended to cover the additional costs for Police and Fire Protection due to the development of the housing project and the additional occupants now requiring such protection. The suggested MSA calculation follows:
    - (1) The initial market value of the property will be established between the housing project owner and the Township. The market value shall be used to determine the Assessed Value (50% of market) and the Taxable Value, and shall become the basis of the MSA calculation. For each subsequent year, that Taxable Value shall be increased by the CPI as determined annually by the State; and
    - (2) An annual millage rate of 5, for the duration of the exemption; and
    - (3) The MSA payment shall be made by April 1st each year.
  - (b) Once the MSA is signed by the housing project owner and the Township, the housing project owner understands this removes their right to appeal subsequent year's assessed or taxable values to the Michigan Tax Tribunal. Filing such an appeal shall cause the Township to begin action to revoke the exemption.



## CHARTER TOWNSHIP OF GARFIELD

### AMENDED AND RESTATED ORDINANCE NO. 18

#### (PAYMENT IN LIEU OF TAXES)

- (3) Housing projects provided with rent assistance under the Section 8 Program of the United States Housing Act of 1937, as amended by the Housing and Community Development Act of 1974 as amended, shall pay a service charge in the amount equal to four (4) percent of the contract rents of the preceding calendar year, exclusive of any charges for gas, electricity, heat, or other utilities furnished to the occupants.
- (4) The service charge in lieu of taxes shall be paid to the Township by April 1st of each year. ~~Payments not received by April 1st shall be assessed late fees and/or interest, as provided by Michigan Tax Law, and shall be referred to the Township Board for review, and possible revocation of the exemption. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1896 Act 206, as amended; MCL 211.1, et seq)~~

#### **Section 7. Duration of Exemptions and Service Charges in Lieu of Taxes.**

The exemption from real property taxes and attendant payment service charges in lieu thereof as provided by Section 15a of the Act and this Ordinance 18 shall remain in effect for (i) the original term of the Mortgage loan, (ii) for such period of time as the Authority extends the Qualified Project period pursuant to a Low Income Housing Tax Credit award, or (iii) fifty years, whichever is less.

#### **Section 8. Application Fee.**

Applicant shall pay an application fee at the time of the request for a Payment In Lieu of Taxes, as approved annually by the Township Board in their Schedule of Fees. At its discretion, the Township Board may consider deferring or waiving the application fee.

#### **Section 9. Contractual Effect of Ordinance.**

Notwithstanding the provisions of Section 4 of the Act, to the contrary, a contract shall be deemed effective between the Township and the housing project owner, with the Authority as third party beneficiary hereunder, to provide tax exemption and accept payments in lieu of taxes as previously described by the enactment of this Ordinance and adoption of a project specific resolution.

#### **Section 10. Severability.**

The various sections and provisions of this Ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, the same shall not affect the validity of the Ordinance as a whole or any section or provision of this Ordinance other than the section or provision so declared to be unconstitutional or invalid.



**CHARTER TOWNSHIP OF GARFIELD**

**AMENDED AND RESTATED ORDINANCE NO. 18**

**(PAYMENT IN LIEU OF TAXES)**

**Section 11. Effective Date.**

This Ordinance shall become effective thirty (30) days after publication. All existing ordinances in conflict with the content of this Ordinance 18 shall be and the same are hereby repealed to the extent necessary to eliminate such conflict.

The following voted:

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

Nays: None

Abstain: None

Absent: Duell

**CERTIFICATION**

I hereby certify that the foregoing was duly adopted by the Township Board of the Garfield Charter Township, Grand Traverse County, Michigan, at its regular meeting on the 27 day of February, 2018 and that 6 six members of the Township Board were present and 6 six voted for the adoption of the Ordinance.

---

Lanie McManus, Township Clerk  
Charter Township of Garfield

Introduced:     January 23, 2018  
Adopted:        February 27, 2018  
Published:      March 11, 2018  
Effective:       April 10, 2018

**Grand Traverse Conservation District**  
**June 2018 Report**

**CONSERVATION TEAM**

**OWNER/PARKLAND: Garfield Township – Various**

**Administration**

- Contacted Deputy Mike Makowski with the GT County Sherriff Department regarding homeless camps on the Verizon parcel at Boardman Valley Nature Preserve.
- Met with the Fire Department to check and remove exposed cable at top of hill at the Commons in vicinity of old radio tower.
- Attended Garfield Parks and Recreation Commission meeting at Silver Lake Park.
- Ordered dog dispenser for Boardman Valley Nature Preserve and dog bags for all parklands.

**Routine Monitoring and Maintenance**

- Monitored trails and trailheads at all Garfield parklands.
- Replaced dog waste bags as needed at trailhead dispensers.
- Removed down trees and cleared trails as necessary at all Garfield parks.
- Pruned trees and shrubs along trails as necessary.
- Mowed and weed whipped trailheads and trails.
- Switched garbage totes at Silver Lake dog park on a regular basis to accommodate disposal needs.
- Sprayed poison ivy along trails at Silver Lake Rec Area.
- Sprayed weeds along the crushed gravel trail at Kid's Creek Park.
- Removed or replaced damaged fencing at trailheads as appropriate.
- Covered up graffiti at the Commons at undesired locations.
- Installed erosion control measures near creek at the Commons up from the Greenspire Trailhead.
- Monitored restoration sites and trail reroutes implemented in spring at Miller Creek Nature Reserve.
- Changed seasonal posters at information stations.

**Other**

- Installed informational signage
- Corresponded with trail stewards at the Commons and Miller Creek to facilitate community stewardship and identify parkland concerns.
- Installed informational signage at Kid's Creek Park created by TC West Middle School students through a collaborative educational stewardship project. The project was funded by a grant through the Grand Traverse Stewardship Initiative at a value of \$1,650.

**OWNER/PARKLAND: Recreational Authority – Hickory Meadows**

**Administration**

- Attended and prepared the agenda for the monthly Hickory Meadows Advisory Committee (HMAC) meetings.
- Attended and provided updates at the monthly Rec Authority Board meeting.
- Connected with Mark Watson, TCL&P representative, in regard to scheduled spraying of the utility corridor for regrowth of larger tree species.
- Provided recommended native seeding specs for anticipated areas of disturbance due to Hickory Hills infrastructure developments.
- Contacted Popp Excavating to grade, refurbish, and facilitate proper drainage at the M-72 parking area and entry.
- Contracted Wildlife and Wetland Solutions to control invasive species along the TCL&P utility corridor.
- Contacted the County Sherriff Department in request of increased patrol due to report of camper and expected busy weekend from disc golf tournament being held at Hickory Hills.

**Routine Monitoring and Maintenance**

- Monitored all trails and trailheads, picked-up trash, and replaced dog waste bags as needed.
- Pruned trees and shrubs along trails as necessary.
- Mowed and weed whipped trailheads and trails.
- Sprayed all crushed gravel trails for weed growth and to maintain ADA accessibility.
- Sprayed poison ivy along trails at specific locations.
- Refurbished crushed gravel trail near base of stairs in vicinity of the pond.
- Monitored and pulled invasive garlic mustard.
- Downloaded trail counters for review and analysis.
- Continued to supply, collect, and record user surveys at main trailheads.
- Changed seasonal posters at information stations.

**Grants**

- Prepared DTE Energy tree planting grant to fund \$3,000 in additional plantings for the native buffer between Hickory Meadows and Hickory Hills.

**Other**

- Provided trail improvements to formalize trail connectivity on western side of Hickory Meadows.
- Constructed puncheon style boardwalk to traverse seasonally wet area along trail connector.



### **BOARDMAN RIVER STEWARDSHIP**

- Cleared river from Forks to Ranch Rudolf
  - Prepared for and tended a booth at the Adams Fly Festival in Kingsley
  - Assisted Sarah U'Ren (WSC GT Bay) on a hike along Kids Creek at Garfield Township's Kids Creek Park as part of the WSC's Kids Creek Week.
  - Attended a Township Association Meeting.
  - Assisted a property owner with a downed branch in the river.
  - Prepared paddling description of the river for the front desk.
  - Cut large white pine along the edge of the river at Ranch Rudolf that was beginning to tear the bank away.
  - Assisted Chief Parker and emergency personnel during the monitoring efforts after a truck hauling paint rolled over near a tributary to the Boardman off Garfield Road.
  - Attended Boardman River Dams Implementation Team meeting.
  - Met a group of University of Michigan students that are interning with FLOW (Liz Kirkwood) at the East Overlook at Brown Bridge to discuss dam removal and other issues facing the Boardman River and its watershed.
  - Met a group of NMC Biology students (Dr. Tamara Coleman) at the Oleson Pavilion to discuss dam removal and watershed issues.
- 

### **ENVIRONMENTAL EDUCATION**

**Nature Center Visitation this Month: 946**  
**Program Participants this month: 625**  
**Drop ins this month: 321**  
**Nature Center Visitation this year: 3,125**

**Nature Center Visitation June 2017: 2,018**  
**Program Participants June 2017: 1,128**  
**Drop in June 2017: 890**  
**Nature Center Visitation since 2008: 81,975**

#### **Program Participation & Program Planning:**

- **Nature Day Camp started on June 18<sup>th</sup>. In the two weeks that day camp has ran, we have served 324 camper days. To compare in 2014 we served 84 camper days and in 2015 we served 311.**
  - **Six total summer camp staff were trained to ensure that our State of Michigan Licensing is followed, and the safest camp experience is provided for our patrons.**
  - **We finished up our NEST programs for the season serving a little over 1,000 students in the span of four weeks.**
  - **We were awarded \$10,000 from the Oleson Family Foundation to support FY 19 Nature Education Programming.**
  - **The Nature Center hosted an Invasive Species Paper Making Event for the public and an art reception for a local artist featured in the nature center**
-

**MICHIGAN AGRICULTURE ENVIRONMENTAL ASSURANCE PROGRAM (MAEAP)**

**Farm Visits: 7 (Antrim/Grand Traverse), 4 (Benzie/Leelanau)**

**Risk Assessments Completed: 3 (Antrim/Grand Traverse), 2 (Benzie/Leelanau)**

**Farm System Verifications: 7**

**Updates:**

- 6/4-6/5: MACD Conference in Bay City
- 6/6: Antrim IPM Meeting
- 6/8: Antrim County Reverification
- 6/12: Leelanau and Grand Traverse IPM Meetings
- 6/13: Antrim and Benzie IPM Meeting
- 6/15: Grand Traverse Fruit Growers Council Picnic
- 6/15: Leelanau County Verification
- 6/18: Quarterly Review with Regional Coordinator of Conservation Programs
- 6/19-6/20: Agrichemical Container Recycling Program Collection
- 6/19: Leelanau and Grand Traverse IPM Meetings
- 6/20: Antrim and Benzie IPM Meetings
- 6/20: Food and Farming Network End of Year Celebration
- 6/22: Farmer Field Day (Phase 1)
- 6/26: Leelanau and Grand Traverse IPM Meetings
- 6/27: Antrim and Benzie IPM Meetings
- 6/29: Benzie County Verification
- 6/29: Grand Traverse County Reverification

**Current Projects:**

- Working with:
  - 14 farms in Benzie
  - 14 Farms in Leelanau
  - 14 Farms in Antrim
  - 14 Farms in Grand Traverse
- Risk Assessment Completed in June: 5
- Working with NRCS to help growers pursuing MAEAP get EQIP funding.
- Promoting 2018 cost-share opportunities with growers.
- Promoting the Agrichemical Container Recycling Program Collection dates for the upcoming growing season.
- Planning upcoming Phase 1 events in Antrim and Benzie counties.
- Working on session proposal for 2019 Northern Michigan Small Farms Conference.

**Upcoming Events:**

- 7/3: Leelanau Conservation District Board Meeting
  - 7/10: Antrim County Verification
  - 7/16: Antrim Conservation District Board Meeting
  - 7/18: Forest, Wetlands, and Habitat Training – Oceana County
-

## NORTHWEST MICHIGAN INVASIVE SPECIES NETWORK (ISN)

**Public Inquiry Responses: 54**

**Active Contacts: 253**

**Passive Contacts: 40,051**

**Volunteer Hours: 15**

**Volunteers: 12**

**Acres Surveyed: 130 and 25 road miles**

**Sites Surveyed: 100**

**Acres Treated: 111**

**Sites Treated: 93**

### **Meetings/Presentations:**

- 6/1 - Conducted GT Site visit, Slabtown Beach; 2 acres surveyed
- 6/1 - Hosted Jane Kramer gallery opening at BRNC; 6 present
- 6/2 - Hosted Jane Kramer papermaking workshop at BRNC; 10 attendees
- 6/3 - Held booth at Stand Up for our Great Lakes Flotilla event; 10 active, 20 passive contacts
- 6/7 - Hosted Partner/Volunteer ID Training; 25 attendees
- 6/11 - Co-hosted Kid's Creek workbee w/ TWC; 3 volunteers, 3 volunteer hours
- 6/11 - Presented *Habitat Matters* to village of Kingsley; 13 attendees
- 6/12 - ISN Steering Committee meeting
- 6/14 - Hosted MISC Core Team meeting; 10 attendees
- 6/16 - Hosted Grand Traverse JB Trade-up; 19 contacts, 129 plants
- 6/19 - Led hike for NMU Bio 110 class on NER; 18 students

### **Treatments, Restoration, and Surveys:**

- **Garlic mustard Dumpsters: Frankfort: 11+6+6 bags, 3 acres, 4 contacts; GT: 4 bags, 0.5 acres, 1 contact; Benzie Long Lake: 7 bags**
- **New GBB Participant:** GT private landowner
- Additional site visits: 9 visits, 6 acres
- Removed yellow flag iris; 1 site, 0.25 acres
- EDR: Responded to report of [black swallow-wort](#) in Kingsley (GT County); CONFIRMED.
  - Surveys: 6 acres, 2 sites
- Crew: pulled 5 sites, 8 acres of garlic mustard
- Crew: pulled 1 site (0.25 acres) Early Detection [Oregon grape](#)
- Crew: treated 28.5 acres, 73 sites of knotweed in 4 counties
- Crew: treated 0.5 acre, 1 site leafy spurge (GT)

### **Other Accomplishments:**

- **Submitted 2 Michigan Invasive Species Grant Program pre-proposals**
- Sent 50 email invites for JK trainings
- Drafted (prospective) swallow-wort ordinance for village of Kingsley
- Participated in National Pollinator Week on Facebook (6/18-6/22)
- Facebook reach: 12,703
- Website reach: 10,278

### **Upcoming Events:**

- Baby's breath workbees July-August
- August 6: [An Evening of Conservation: The Status of Invasive Species](#)
- Aquatic Invasive Species Awareness Week is July 2-8!



<b>Acronyms and Abbreviations</b>
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AECOM	Boardman River Dams Project Engineers
BBAC	Brown Bridge Advisory Committee
BRNC	Boardman River Nature Center
CRA	Conservation Resource Alliance
DDA	Downtown Development Authority
DNR	Department of Natural Resources
ECR	East Creek Reserve
EPA	Environmental Protection Agency
EQIP	Environmental Quality Incentive Program
GBB	Go Beyond Beauty
GIS	Geographic Information System
GLRI	Great Lakes Restoration Initiative
GM	Garlic mustard
GTCDD	Grand Traverse Conservation District
HMAC	Hickory Meadows Advisory Committee
ISN	Invasive Species Network
JB	Japanese barberry
MACD	Michigan Association of Conservation Districts
MAEAP	Michigan Agriculture Environmental Assurance Program
MDARD	Michigan Department of Agriculture & Rural Development
MISC	Michigan Invasive Species Coalition
MNLA	Michigan Nursery & Landscape Association
NER	Natural Education Reserve
NMC	Northwestern Michigan College
NRCS	Natural Resources Conservation Service
NWMFFN	Northwest Michigan Food and Farming Network
NWISN	Northwest Michigan Invasive Species Network
OB	Oriental Bittersweet
USFWS	United State Fish & Wildlife Service
SEEDS	501(c)3 nonprofit organization
SFP	Safe Food Program
Tx	Treatment



**From:** Katie Grzesiak [<mailto:kegrzesiak@gmail.com>]

**Sent:** Monday, June 25, 2018 1:31 PM

**To:** Chuck Korn; Lanie McManus

**Subject:** REUNITE FAMILIES NOW

Garfield Township Board of Trustees,

The separation of children from their families is not only a federal issue--when it [fulfills the UN's definition of genocide by forcibly separating children from their families](#), it's an issue for every American to take notice of, particularly lawmakers like yourselves. Garfield Township needs to take a stand against these atrocities.

Even with Trump's perfunctory Executive Order, ending separation of families seeking asylum at the border (at least officially), there is no plan to reunite children with their parents, facilities are being prepared for MORE detentions, and access by the press and lawmakers like yourself to the facilities where CHILDREN AND BABIES are being held is limited at best. THIS IS NOT ACCEPTABLE.

I, and people all over northern Michigan, the US, and the WORLD need you to speak up and take action to end this IMMEDIATELY. Seeking asylum is not a crime, and even if it was, separating families and using children as leverage to control parents is despicable. If we don't do anything, we are complicit accomplices in this human rights crisis. The United States of America needs to prove we are better than this by righting these wrongs, and we must do it from the local level, up. NOW.

Very, very sincerely,  
Katherine Grzesiak

2815 Hilltop Ct. #201  
Traverse City, MI 49686

40.1%

Grand Traverse Sheriff Department Calls for Service Statistics

Month June Year 2018

Day of Week	Mon	Tues	Weds	Thurs	Fri	Sat	Sun	TOTAL			
	458	446	533	537	644	519	395	3,532			
Hour of Day	0	1	2	3	4	5	6	7			
	12	13	14	15	16	17	18	19			
	209	192	213	188	232	219	190	160			
Location	Citations		Traffic Crashes		Arrests		*Other	Criminal	Non-Criminal	Traffic Crashes	Totals
	Fatal	PDA	PIA	PDA	OWI	Criminal					
01 Acme	17	0	1	18	0	4	141	28	44	19	232
02 Blair	37	0	4	21	3	24	210	104	120	25	459
03 East Bay	33	0	2	19	4	18	188	81	116	21	406
04 Fife Lake	14	0	0	5	0	1	63	6	12	5	86
05 Garfield	56	0	7	63	8	61	592	383	371	70	1,416
06 Grant	1	0	0	2	0	0	16	4	11	2	33
07 Green Lake	10	1	0	13	2	9	106	46	60	14	226
08 Long Lake	19	0	0	7	1	2	59	20	50	7	136
09 Mayfield	9	0	2	3	0	2	53	9	8	5	75
10 Peninsula	4	0	0	4	0	0	51	14	47	4	116
11 Paradise	6	0	2	5	0	1	75	17	19	7	118
12 Union	0	0	0	1	0	0	17	3	6	1	27
13 Whitewater	6	0	2	1	0	6	51	11	13	3	78
29 Fife Lake Vlg	1	0	1	3	0	0	14	12	10	4	40
30 Kingsley Vlg	12	0	1	1	1	1	44	21	20	2	87
66 Traverse City	8	0	0	0	3	72	0	0	0	0	0
84 Out of County	0	0	0	0	1	16	0	0	0	0	0
<b>Totals</b>	233	1	22	166	23	217	1,680	759	907	189	3,535

\*Other Calls for Service Include: 911 Hangups; BOL; Follow-up to Complaints; Motorist Assists; Public Relations; Serving Legal papers; Traffic Stops; Warrant Attempts  
 As of 1/01/18, MIP alcohol citations are civil infractions, therefore no arrest is applicable.  
 Ticket stats are based on what District Court has entered as of 6/29/18.  
 Arrest stats are as of 7/01/18.



39.6%

Grand Traverse Sheriff Department Calls for Service Statistics 2nd Quarter Totals

April - June 2018

Day of Week	Mon	Tues	Weds	Thurs	Fri	Sat	Sun	TOTAL				
	1,478	1,546	1,741	1,558	1,524	1,380	1,201	10,428				
Hour of Day	0	1	2	3	4	5	6	7	8	9	10	11
	289	172	160	93	87	112	216	313	489	537	557	524
	12	13	14	15	16	17	18	19	20	21	22	23
	536	534	581	646	703	638	535	473	492	593	666	482
Location	Citations			Traffic Crashes			Arrests			Non-Criminal	Traffic Crashes	Total
	Fatal	PIA	PDA	OWI	Criminal	*Other	Criminal					
01 Acme	51	0	1	36	2	17	400	92	112	37	641	
02 Blair	106	0	12	57	5	76	672	252	304	69	1,297	
03 East Bay	86	1	11	77	10	51	644	230	338	89	1,301	
04 Fife Lake	27	0	0	9	0	4	205	23	35	9	272	
05 Garfield	173	0	16	182	27	230	1,854	1,056	1,024	198	4,132	
06 Grant	6	0	2	8	0	0	50	15	25	10	100	
07 Green Lake	34	1	4	30	7	28	432	113	156	35	736	
08 Long Lake	33	0	2	29	2	9	188	66	117	31	402	
09 Mayfield	32	0	2	21	0	3	161	25	19	23	228	
10 Peninsula	13	0	0	9	0	1	169	32	113	9	323	
11 Paradise	14	0	4	16	3	6	191	48	59	20	318	
12 Union	2	0	0	7	0	0	51	13	17	7	88	
13 Whitewater	20	0	2	14	1	11	167	35	40	16	258	
29 Fife Lake Vlg	2	0	1	4	0	0	37	17	24	5	83	
30 Kingsley Vlg	22	0	1	5	3	8	142	58	51	6	257	
66 Traverse City	16	0	0	0	9	198	0	0	0	0	0	
84 Out of County	0	0	0	0	1	48	0	0	0	0	0	
<b>Totals</b>	637	2	58	504	70	690	5,363	2,075	2,434	564	10,436	

\*Other Calls for Service Include: 911 Hangups; BOL; Follow-up to Complaints; Motorist Assists; Public Relations; Serving Legal papers; Traffic Stops; Warrant Attempts  
 As of 1/01/18, MIP alcohol citations are civil infractions, therefore no arrest is applicable.  
 Ticket stats are based on what District Court has entered as of 6/29/18.  
 Arrest stats are as of 7/01/18.

# Clerk's Report

For June 30, 2018

Submitted 7/03/18

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 \$56,144.16 Revenues and \$111,614.58 Expenditures. For the year we have a total of \$2,366,084.01 Revenues and \$1,496,283.80 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

3L NUMBER	DESCRIPTION	2018		YTD BALANCE 06/30/2018	ACTIVITY FOR MONTH 06/30/2018	AVAILABLE BALANCE
		ORIGINAL BUDGET	AMENDED BUDGET			
<b>Fund 101 - GENERAL OPERATING FUND</b>						
<b>Revenues</b>						
Dept 000						
101-000-403.000	CURRENT REAL PROPERTY TAXES	1,729,825.24	1,729,825.24	1,607,026.78	18,974.00	122,798.46
101-000-407.000	DEL PERSONAL PROP TAXES	500.00	500.00	1,741.84	0.00	(1,241.84)
101-000-412.000	SWAMP TAX COLLECTIONS	80.00	80.00	0.96	0.00	79.04
101-000-414.000	Protested R/E Interest	3,000.00	3,000.00	146.50	0.00	2,853.50
101-000-423.000	TRAILER PARK FEES	6,000.00	6,000.00	4,667.50	1,334.00	1,332.50
101-000-445.000	PENALTIES & INT. ON TAXES	4,000.00	4,000.00	55.60	0.00	3,944.40
101-000-476.000	BUILDING PERMITS	200,000.00	200,000.00	131,939.00	7,780.00	68,061.00
101-000-476.001	PLANNING FEES	8,000.00	8,000.00	4,850.00	200.00	3,150.00
101-000-476.002	MAINT INSPECTION FEES	750.00	750.00	900.00	0.00	(150.00)
101-000-476.003	TREASURER FEES	500.00	500.00	125.00	25.00	375.00
101-000-476.004	PARK USE FEES	2,500.00	2,500.00	1,780.00	520.00	720.00
101-000-476.005	ZONING FEES	25,000.00	25,000.00	10,980.00	1,720.00	14,020.00
101-000-574.000	STATE SHARED REVENUE	1,240,000.00	1,240,000.00	430,246.00	0.00	809,754.00
101-000-574.001	STATE SHARED REV. - LIQUOR LA	19,000.00	19,000.00	27.50	27.50	18,972.50
101-000-575.000	Road Right of Way	20,000.00	20,000.00	11,323.73	19,447.23	8,676.27
101-000-612.000	CHARGES FOR TOWNSHIP SERVICES	7,000.00	7,000.00	1,570.66	116.76	5,429.34
101-000-627.000	TAX COLLECTION FEES	22,000.00	22,000.00	0.00	0.00	22,000.00
101-000-656.000	Ordinance Enforcement Fees	500.00	500.00	533.35	66.67	(33.35)
101-000-664.000	EARNED INTEREST	35,000.00	35,000.00	14,981.97	0.00	20,018.03
101-000-668.002	RENTS & ROYALTIES CABLE VIS	265,000.00	265,000.00	137,603.89	0.00	127,396.11
101-000-668.003	RENTS & ROYALTIES CABLE EQUIP	13,000.00	13,000.00	11,570.71	0.00	1,429.29
101-000-670.000	UNREALIZED LOSS ON INVESTMENT	0.00	0.00	(17,485.80)	0.00	17,485.80
101-000-676.000	REIMBURSEMENTS	0.00	0.00	11,126.96	5,933.00	(11,126.96)
101-000-676.001	Reimbursed Treasurer Legal Fees	600.00	600.00	371.86	0.00	228.14
<b>Total Dept 000</b>		<b>3,602,255.24</b>	<b>3,602,255.24</b>	<b>2,366,084.01</b>	<b>56,144.16</b>	<b>1,236,171.23</b>
<b>TOTAL REVENUES</b>		<b>3,602,255.24</b>	<b>3,602,255.24</b>	<b>2,366,084.01</b>	<b>56,144.16</b>	<b>1,236,171.23</b>
<b>Fund 101 - GENERAL OPERATING FUND:</b>						
<b>TOTAL REVENUES</b>		<b>3,602,255.24</b>	<b>3,602,255.24</b>	<b>2,366,084.01</b>	<b>56,144.16</b>	<b>1,236,171.23</b>

EXPENDITURE REPORT FOR GARFIELD TOWNSHIP

7/7/03/2018 09:44  
 User: Lanie  
 Job: Garfield

PERIOD ENDING 06/30/2018

SL NUMBER	DESCRIPTION	2018		YTD BALANCE 06/30/2018	ACTIVITY FOR MONTH 06/30/18	AVAILABLE BALANCE	% BDC USED
		ORIGINAL BUDGET	AMENDED BUDGET				
<b>Fund 101 - GENERAL OPERATING FUND</b>							
<b>Expenditures</b>							
Dept 101 - TOWNBOARD							
101-101-701.100	WAGES - TRUSTEE	12,000.00	12,000.00	5,200.00	1,050.00	6,800.00	43.33
101-101-701.101	WAGES - FILE CLERK	28,111.20	28,111.20	10,964.79	1,756.95	17,146.41	39.01
101-101-701.102	WAGES - TRUSTEE	12,000.00	12,000.00	5,100.00	850.00	6,900.00	42.50
101-101-701.103	WAGES - TRUSTEE	12,000.00	12,000.00	4,900.00	950.00	7,100.00	40.83
101-101-701.104	WAGES - TRUSTEE	12,000.00	12,000.00	5,150.00	1,050.00	6,850.00	42.92
101-101-701.105	WAGES - OFFICE COORDINATOR	31,961.38	31,961.38	15,949.60	(13,774.40)	16,011.78	49.90
101-101-701.105	SUPPLIES	5,000.00	5,000.00	2,857.73	202.62	2,142.27	57.15
101-101-726.000	POSTAGE	7,000.00	7,000.00	2,409.11	0.00	4,590.89	34.42
101-101-726.001	SUPPLIES - COPIER MAINTENANCE	7,500.00	7,500.00	1,861.20	0.00	5,638.80	24.82
101-101-726.002	LEGAL SERVICES - TOWNBOARD	15,000.00	15,000.00	7,101.97	597.50	7,898.03	47.35
101-101-801.002	LEGAL -Tax Tribunal	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
101-101-801.004	AUDIT AND ACCOUNTING	16,500.00	16,500.00	7,000.00	0.00	9,500.00	42.42
101-101-802.000	CONTRACTED AND OTHER SERVICES	6,000.00	6,000.00	2,885.50	357.75	3,114.50	48.09
101-101-805.000	MILEAGE	500.00	500.00	0.00	0.00	500.00	0.00
101-101-860.000	PRINTING & PUBLISHING	3,500.00	3,500.00	1,055.07	0.00	2,444.93	30.14
101-101-900.000	ADVERTISING	7,000.00	7,000.00	1,787.29	80.25	5,212.71	25.53
101-101-901.000	EDUCATION & TRAINING	4,000.00	4,000.00	189.46	0.00	3,810.54	4.74
101-101-960.000	DUES & PUBLICATIONS -TOWNBOAR	2,500.00	2,500.00	619.94	0.00	1,880.06	24.80
101-101-965.101	DUES - MICHIGAN TOWNSHIP ASSO	6,500.00	6,500.00	5,961.64	0.00	538.36	91.72
101-101-965.102							
<b>Total Dept 101 - TOWNBOARD</b>		<b>199,072.58</b>	<b>199,072.58</b>	<b>80,993.30</b>	<b>(6,879.33)</b>	<b>118,079.28</b>	<b>40.69</b>
<b>Dept 171 - TOWNSHIP SUPERVISOR</b>							
101-171-701.201	WAGES - SUPERVISOR	73,399.69	73,399.69	36,641.81	5,646.14	36,757.88	49.92
101-171-701.202	WAGES - APPRAISER II	42,882.00	42,882.00	21,400.80	3,297.60	21,481.20	49.91
101-171-701.204	WAGES - APPRAISER III	51,117.39	51,117.39	17,416.64	2,094.31	33,700.75	34.07
101-171-701.205	WAGES - ASSESSOR	90,625.58	90,625.58	45,211.30	6,971.20	45,414.28	49.89
101-171-701.205	SUPPLIES	2,000.00	2,000.00	344.99	44.99	1,655.01	17.25
101-171-726.000	POSTAGE	3,500.00	3,500.00	3,633.10	0.00	(133.10)	103.80
101-171-726.001	CONTRACTED AND OTHER SERVICES	25,000.00	25,000.00	241.78	0.00	24,758.22	0.97
101-171-805.000	MILEAGE - SUPERVISOR	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-171-860.200	MILEAGE - ASSESSOR	1,000.00	1,000.00	213.86	0.00	786.14	21.39
101-171-860.201	PRINTING & PUBLISHING	2,000.00	2,000.00	1,262.72	0.00	737.28	63.14
101-171-900.000	ADVERTISING	500.00	500.00	0.00	0.00	500.00	0.00
101-171-901.000	EDUCATION & TRAINING	7,000.00	7,000.00	1,821.93	366.55	5,178.07	26.03
101-171-960.000	EDUCATION - SUPERVISOR	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-171-960.200	DUES & PUBLICATIONS	3,000.00	3,000.00	574.00	0.00	2,426.00	19.13
101-171-965.000							
<b>Total Dept 171 - TOWNSHIP SUPERVISOR</b>		<b>304,024.66</b>	<b>304,024.66</b>	<b>128,762.93</b>	<b>18,420.79</b>	<b>175,261.73</b>	<b>42.35</b>
<b>Dept 191 - ELECTIONS</b>							
101-191-701.000	WAGES	45,000.00	45,000.00	0.00	0.00	45,000.00	0.00
101-191-726.000	SUPPLIES	10,000.00	10,000.00	3,428.44	2,213.95	6,571.56	34.28
101-191-726.001	POSTAGE	9,000.00	9,000.00	1,864.52	748.37	7,135.48	20.72
101-191-860.000	MILEAGE	400.00	400.00	0.00	0.00	400.00	0.00
101-191-901.000	ADVERTISING	500.00	500.00	0.00	0.00	500.00	0.00
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	165.46	0.00	4,834.54	3.31
<b>Total Dept 191 - ELECTIONS</b>		<b>72,900.00</b>	<b>72,900.00</b>	<b>5,458.42</b>	<b>2,962.32</b>	<b>67,441.58</b>	<b>7.49</b>
<b>Dept 215 - TOWNSHIP CLERK</b>							



PERIOD ENDING ( ) 2018

GL NUMBER	DESCRIPTION	2018 ORIGINAL BUDGET	2018 AMENDED BUDGET	YTD BALANCE 06/30/2018	ACTIVITY FOR MONTH 06/30/18	AVAILABLE BALANCE	% BUDGET USED
<b>Fund 101 - GENERAL OPERATING FUND</b>							
<b>Expenditures</b>							
101-215-701.300	WAGES - CLERK	73,399.69	73,399.69	36,641.81	5,646.14	36,757.88	49.92
101-215-701.302	WAGES - DEPUTY CLERK	43,660.28	43,660.28	21,720.26	3,358.48	21,940.02	49.75
101-215-701.303	WAGES - ACCOUNTANT	5,000.00	5,000.00	510.00	0.00	4,490.00	10.20
101-215-726.000	SUPPLIES	1,500.00	1,500.00	865.35	0.00	634.65	57.69
101-215-860.300	MILEAGE - CLERK	400.00	400.00	268.14	0.00	131.86	67.04
101-215-860.301	MILEAGE - DEPUTY CLERK	400.00	400.00	0.00	0.00	400.00	0.00
101-215-956.016	MISCELLANEOUS	500.00	500.00	0.00	0.00	500.00	0.00
101-215-960.000	EDUCATION & TRAINING	6,000.00	6,000.00	2,675.61	0.00	3,324.39	44.59
101-215-965.000	DUES & PUBLICATIONS	700.00	700.00	0.00	0.00	700.00	0.00
<b>Total Dept 215 - TOWNSHIP CLERK</b>		<b>131,559.97</b>	<b>131,559.97</b>	<b>62,681.17</b>	<b>9,004.62</b>	<b>68,878.80</b>	<b>47.64</b>
<b>Dept 247 - BOARD OF REVIEW</b>							
101-247-701.400	WAGES - B OF R	1,500.00	1,500.00	600.00	0.00	900.00	40.00
101-247-701.401	WAGES - B OF R	1,500.00	1,500.00	600.00	0.00	900.00	40.00
101-247-701.402	WAGES - B OF R	1,500.00	1,500.00	600.00	0.00	900.00	40.00
101-247-701.403	WAGES - B OF R	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00
101-247-960.000	EDUCATION & TRAINING	200.00	200.00	0.00	0.00	200.00	0.00
<b>Total Dept 247 - BOARD OF REVIEW</b>		<b>6,200.00</b>	<b>6,200.00</b>	<b>1,800.00</b>	<b>0.00</b>	<b>4,400.00</b>	<b>29.03</b>
<b>Dept 253 - TOWNSHIP TREASURER</b>							
101-253-701.500	WAGES - TREASURER	73,399.69	73,399.69	36,642.20	5,646.14	36,757.49	49.92
101-253-701.501	WAGES - ASSISTANT	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
101-253-701.502	WAGES - DEPUTY TREASURER	43,660.28	43,660.28	21,720.26	3,358.48	21,940.02	49.75
101-253-726.000	SUPPLIES	2,500.00	2,500.00	598.80	2.00	1,901.20	23.95
101-253-726.001	POSTAGE	6,500.00	6,500.00	2,351.14	2,350.00	4,148.86	36.17
101-253-801.000	LEGAL SERVICES	3,000.00	3,000.00	420.00	0.00	2,580.00	14.00
101-253-809.000	Bank Fees	300.00	300.00	7.00	0.00	293.00	2.33
101-253-860.500	MILEAGE - TREASURER	700.00	700.00	155.42	0.00	544.58	22.20
101-253-860.501	MILEAGE - DEPUTY TREASURER	500.00	500.00	135.05	0.00	364.95	27.01
101-253-900.000	PRINTING & PUBLISHING	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
101-253-901.000	ADVERTISING	100.00	100.00	0.00	0.00	100.00	0.00
101-253-960.000	EDUCATION & TRAINING	4,500.00	4,500.00	2,194.00	10.99	2,306.00	48.76
101-253-965.000	DUES & PUBLICATIONS	500.00	500.00	185.00	0.00	315.00	37.00
<b>Total Dept 253 - TOWNSHIP TREASURER</b>		<b>142,659.97</b>	<b>142,659.97</b>	<b>64,408.87</b>	<b>11,367.61</b>	<b>78,251.10</b>	<b>45.15</b>
<b>Dept 258 - COMPUTER SUPPORT</b>							
101-258-726.000	SUPPLIES	6,000.00	6,000.00	0.00	0.00	6,000.00	0.00
101-258-935.015	COMPUTER SUPPORT SYSTEMS	27,000.00	27,000.00	14,258.00	450.00	12,742.00	52.81
101-258-935.016	COMPUTER NETWORK	4,000.00	4,000.00	450.00	75.00	3,550.00	11.25
<b>Total Dept 258 - COMPUTER SUPPORT</b>		<b>37,000.00</b>	<b>37,000.00</b>	<b>14,708.00</b>	<b>525.00</b>	<b>22,292.00</b>	<b>39.75</b>
<b>Dept 265 - TOWNSHIP HALL</b>							
101-265-701.011	Maintenance Wages	10,000.00	10,000.00	3,759.91	733.21	6,240.09	37.60
101-265-726.003	SUPPLIES-MAINTANCE	3,500.00	3,500.00	1,028.35	358.51	2,471.65	29.38
101-265-850.000	TELEPHONE	15,000.00	15,000.00	7,467.83	1,289.45	7,532.17	49.79
101-265-920.601	HEATING / GAS	12,000.00	12,000.00	9,300.27	752.61	2,699.73	77.50
101-265-920.602	WATER / SEWER	6,000.00	6,000.00	501.85	146.91	5,498.15	8.36
101-265-920.603	LIGHTS BUILDING	13,500.00	13,500.00	6,213.32	0.00	7,286.68	46.02

EXPENDITURE REPORT FOR GARFIELD TOWNSHIP

07/03/2018 09:44  
 User: Lanie  
 DB: Garfield

PERIOD ENDING 06/30/2018

SL NUMBER	DESCRIPTION	2018		YTD BALANCE 06/30/2018	ACTIVITY FOR MONTH 06/30/18	AVAILABLE BALANCE	% BDT USED
		ORIGINAL BUDGET	AMENDED BUDGET				
<b>Fund 101 - GENERAL OPERATING FUND</b>							
Expenditures							
101-265-935.601	SNOW FLOWING	10,000.00	10,000.00	2,075.00	0.00	7,925.00	20.75
101-265-935.602	LAWN MAINTENANCE	10,000.00	10,000.00	135.00	0.00	9,865.00	1.35
101-265-935.603	CLEANING SERVICE	15,000.00	15,000.00	6,089.00	1,150.00	8,911.00	40.59
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	730.80	0.00	769.20	48.72
101-265-935.608	MAINTENANCE-OTHER	15,000.00	15,000.00	9,004.95	244.50	5,995.05	60.03
Total Dept 265 - TOWNSHIP HALL		162,500.00	162,500.00	46,780.28	4,754.19	115,719.72	28.79
Dept 301 - POLICE SERVICES		1,100,000.00	1,100,000.00	507,981.50	0.00	592,018.50	46.18
101-301-830.000 POLICE CONTRACT							
Total Dept 301 - POLICE SERVICES		1,100,000.00	1,100,000.00	507,981.50	0.00	592,018.50	46.18
Dept 371 - TOWNSHIP BUILDING INSPECTOR		15,510.98	15,510.98	7,675.52	7,675.52	7,835.46	49.48
101-371-701.702 WAGES BUILDING ASSISTANT		71,262.00	71,262.00	35,451.75	5,481.70	35,810.25	49.75
101-371-701.703 WAGES - BUILDING		22,000.00	22,000.00	8,914.50	1,404.52	13,085.50	40.52
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	246.58	0.00	753.42	24.66
101-371-726.000 SUPPLIES		1,000.00	1,000.00	238.00	0.00	762.00	23.80
101-371-960.000 EDUCATION & TRAINING		1,500.00	1,500.00	437.85	0.00	1,062.15	29.19
101-371-965.000 DUES & PUBLICATIONS							
Total Dept 371 - TOWNSHIP BUILDING INSPECTOR		113,272.98	113,272.98	52,964.20	14,561.74	60,308.78	46.76
Dept 400 - PLANNING COMMISSION		2,000.00	2,000.00	900.00	200.00	1,100.00	45.00
101-400-701.800 WAGES - PLANNING		2,000.00	2,000.00	200.00	0.00	1,800.00	10.00
101-400-701.801 WAGES - PLANNING		2,000.00	2,000.00	1,000.00	200.00	1,000.00	50.00
101-400-701.802 WAGES - PLANNING		2,000.00	2,000.00	1,000.00	200.00	1,000.00	50.00
101-400-701.804 WAGES - PLANNING		2,000.00	2,000.00	1,000.00	200.00	1,000.00	50.00
101-400-701.805 WAGES - PLANNING		2,000.00	2,000.00	1,100.00	200.00	900.00	55.00
101-400-701.806 WAGES - PLANNING		2,000.00	2,000.00	1,100.00	200.00	900.00	55.00
101-400-701.808 WAGES - PLANNING		22,000.00	22,000.00	10,367.10	116.00	11,632.90	47.12
101-400-801.000 LEGAL SERVICES		6,000.00	6,000.00	3,079.00	154.50	2,921.00	51.32
101-400-805.000 CONTRACTED AND OTHER SERVICES		1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
101-400-900.000 PRINTING & PUBLISHING		2,000.00	2,000.00	805.50	139.75	1,194.50	40.28
101-400-901.000 ADVERTISING		2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
101-400-960.000 EDUCATION & TRAINING		500.00	500.00	0.00	0.00	500.00	0.00
101-400-965.000 DUES & PUBLICATIONS							
Total Dept 400 - PLANNING COMMISSION		47,500.00	47,500.00	20,551.60	1,610.25	26,948.40	43.27
Dept 401 - TOWNSHIP PLANNER		71,751.75	71,751.75	35,744.43	5,519.36	36,007.32	49.82
101-401-701.900 WAGES - PLANNER		51,371.62	51,371.62	25,637.63	3,950.40	25,733.99	49.91
101-401-701.901 WAGES - DEPUTY PLANNER		11,633.23	11,633.23	5,756.64	5,756.64	5,876.59	49.48
101-401-701.902 WAGES -PLANNER ASSISTANT		1,000.00	1,000.00	228.73	0.00	771.27	22.87
101-401-726.000 SUPPLIES		300.00	300.00	0.00	0.00	300.00	0.00
101-401-860.900 MILEAGE - TOWNSHIP PLANNER		300.00	300.00	0.00	0.00	300.00	0.00
101-401-860.901 MILEAGE - DEPUTY PLANNER		2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
101-401-900.000 PRINTING & PUBLISHING		5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
101-401-960.000 EDUCATION & TRAINING							

EXPENDITURE REPORT FOR GARFIELD TOWNSHIP

PERIOD ENDING 06/30/18

Page: 11

3L NUMBER	DESCRIPTION	2018		YTD BALANCE 06/30/2018	ACTIVITY FOR MONTH 06/30/18	AVAILABLE BALANCE	% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET				
<b>Fund 101 - GENERAL OPERATING FUND</b>							
<b>Expenditures</b>							
101-401-965.000	DUES & PUBLICATIONS	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
		144,356.60	144,356.60	67,367.43	15,226.40	76,989.17	46.67
<b>Total Dept 401 - TOWNSHIP PLANNER</b>							
<b>Dept 410 - ZONING BOARD OF APPEALS</b>							
101-410-701.001	WAGES - ZONING	1,200.00	1,200.00	200.00	100.00	1,000.00	16.67
101-410-701.002	WAGES - ZONING	1,200.00	1,200.00	200.00	100.00	1,000.00	16.67
101-410-701.003	WAGES - ZONING	1,200.00	1,200.00	200.00	0.00	1,200.00	0.00
101-410-701.004	WAGES - ZONING	1,200.00	1,200.00	200.00	100.00	1,000.00	16.67
101-410-701.005	WAGES - ZONING	1,200.00	1,200.00	200.00	0.00	1,000.00	4.35
101-410-801.000	LEGAL SERVICES	10,000.00	10,000.00	435.00	0.00	852.00	14.80
101-410-805.000	CONTRACTED AND OTHER SERVICES	1,000.00	1,000.00	148.00	74.00	1,639.25	18.04
101-410-901.000	ADVERTISING	2,000.00	2,000.00	360.75	114.75	1,000.00	0.00
101-410-960.000	EDUCATION & TRAINING	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
		20,000.00	20,000.00	1,743.75	588.75	18,256.25	8.72
<b>Total Dept 410 - ZONING BOARD OF APPEALS</b>							
<b>Dept 412 - ZONING ADMINISTRATOR</b>							
101-412-701.601	WAGES	50,454.55	50,454.55	25,170.76	3,881.12	25,283.79	49.89
101-412-701.602	WAGES ZONING	16,000.00	16,000.00	6,034.14	1,312.56	9,965.86	37.71
101-412-726.000	SUPPLIES	1,000.00	1,000.00	512.51	36.59	487.49	51.25
101-412-860.601	MILEAGE - ZONING ADMIN	150.00	150.00	0.00	0.00	150.00	0.00
101-412-860.602	MILEAGE - DEPT ZONING	150.00	150.00	0.00	0.00	150.00	0.00
101-412-960.000	EDUCATION & TRAINING	2,000.00	2,000.00	95.00	0.00	1,905.00	4.75
101-412-965.000	DUES & PUBLICATIONS	500.00	500.00	0.00	0.00	500.00	0.00
		70,254.55	70,254.55	31,812.41	5,230.27	38,442.14	45.28
<b>Total Dept 412 - ZONING ADMINISTRATOR</b>							
<b>Dept 448 - STREET LIGHTS - TOWNSHIP</b>							
101-448-920.005	STREET LIGHTS TOWNSHIP	80,000.00	80,000.00	36,531.93	6,929.21	43,468.07	45.66
		80,000.00	80,000.00	36,531.93	6,929.21	43,468.07	45.66
<b>Total Dept 448 - STREET LIGHTS - TOWNSHIP</b>							
<b>Dept 747 - COMMUNITY PROMOTIONS</b>							
101-747-880.003	COM. PROM. - TRAVERSE BAY EDC	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00
101-747-880.004	COM. PROM. - TC-TALUS	3,000.00	3,000.00	3,000.00	0.00	0.00	100.00
101-747-880.007	COM. PROM. - COMMUNITY AWAREN	20,000.00	20,000.00	9,305.00	3,500.00	10,695.00	46.53
101-747-880.008	COM. PROM. - CONTRACTED SERVI	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00
101-747-880.011	COM. PROM. - P.E.G.	100,000.00	100,000.00	47,426.82	0.00	52,573.18	47.43
101-747-880.017	COM. PROM. - TV BOARD	2,500.00	2,500.00	715.00	0.00	1,785.00	28.60
101-747-880.018	COM. PROM. - MILFOIL	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00
		168,500.00	168,500.00	60,446.82	3,500.00	108,053.18	35.87
<b>Total Dept 747 - COMMUNITY PROMOTIONS</b>							
<b>Dept 806 - TOWNSHIP VEHICLES</b>							
101-806-862.000	GAS & CAR WASHES	2,500.00	2,500.00	681.26	0.00	1,818.74	27.25
101-806-863.000	OIL CHANGES	500.00	500.00	0.00	0.00	500.00	0.00
101-806-864.000	MISCELLANEOUS	1,500.00	1,500.00	36.40	0.00	1,463.60	2.43
		4,500.00	4,500.00	717.66	0.00	3,782.34	15.95
<b>Total Dept 806 - TOWNSHIP VEHICLES</b>							

EXPENDITURE REPORT FOR GARFIELD TOWNSHIP

PERIOD ENDING ( ) 2018


User: Lanie  
DB: Garfield

GL NUMBER	DESCRIPTION	2018 ORIGINAL BUDGET	2018 AMENDED BUDGET	YTD BALANCE 06/30/2018	ACTIVITY FOR MONTH 06/30/18	AVAILABLE BALANCE	% BDCGT USED
<b>Fund 101 - GENERAL OPERATING FUND</b>							
<b>Expenditures</b>							
Dept 851 - EMPLOYEE BENEFITS & INSURANCES							
101-851-701.000	WAGES	6,000.00	6,000.00	2,964.00	494.00	3,036.00	49.40
101-851-873.001	John Hancock 403B	90,000.00	90,000.00	79,822.47	0.00	10,177.53	88.69
101-851-873.010	SOCIAL SECURITY - EMPLOYER	80,000.00	80,000.00	34,665.26	5,403.30	45,334.74	43.33
101-851-873.020	VACATION & PERSONAL PAYOUT	5,000.00	5,000.00	870.12	0.00	4,129.88	17.40
101-851-873.030	INSURANCE - EMPLOYEE HEALTH	275,000.00	275,000.00	167,150.74	18,021.82	107,849.26	60.78
101-851-873.040	INSURANCE - EMPLOYEE LIFE	9,000.00	9,000.00	4,612.48	(106.36)	4,387.52	51.25
101-851-912.001	INSURANCE - LIABILITY	13,000.00	13,000.00	12,139.00	0.00	861.00	93.38
101-851-912.002	INSURANCE - WORKMENS COMP.	7,500.00	7,500.00	6,989.00	0.00	511.00	93.19
<b>Total Dept 851 - EMPLOYEE BENEFITS &amp; INSURANCES</b>		<b>485,500.00</b>	<b>485,500.00</b>	<b>309,213.07</b>	<b>23,812.76</b>	<b>176,286.93</b>	<b>63.69</b>
<b>Dept 900 - CAPITAL OUTLAY</b>							
101-900-970.001	CAPITAL OUTLAY - ELECTIONS	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
101-900-970.002	CAPITAL OUTLAY - TOWNSHIP HAL	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00
101-900-970.003	CAPITAL OUTLAY - COMPUTER	15,000.00	15,000.00	1,360.46	0.00	13,639.54	9.07
101-900-970.004	CAPITAL OUTLAY - VEHICLES	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00
101-900-970.005	CAPITAL OUTLAY - LAND	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00
<b>Total Dept 900 - CAPITAL OUTLAY</b>		<b>46,000.00</b>	<b>46,000.00</b>	<b>1,360.46</b>	<b>0.00</b>	<b>44,639.54</b>	<b>2.96</b>
<b>Dept 965 - TRANSFERS TO OTHER FUNDS</b>							
101-965-990.308	TRANSFERS TO #308 PARK SYS	150,000.00	150,000.00	0.00	0.00	150,000.00	0.00
<b>Total Dept 965 - TRANSFERS TO OTHER FUNDS</b>		<b>150,000.00</b>	<b>150,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>150,000.00</b>	<b>0.00</b>
<b>TOTAL EXPENDITURES</b>		<b>3,485,801.31</b>	<b>3,485,801.31</b>	<b>1,496,283.80</b>	<b>111,614.58</b>	<b>1,989,517.51</b>	<b>42.93</b>
<b>Fund 101 - GENERAL OPERATING FUND:</b>							
<b>TOTAL EXPENDITURES</b>		<b>3,485,801.31</b>	<b>3,485,801.31</b>	<b>1,496,283.80</b>	<b>111,614.58</b>	<b>1,989,517.51</b>	<b>42.93</b>

EXPENDITURE REPORT FOR GARFIELD TOWNSHIP  
 PERIOD ENDING ( ) 2018

GL NUMBER	DESCRIPTION	2018 ORIGINAL BUDGET	2018 AMENDED BUDGET	YTD BALANCE 06/30/2018	ACTIVITY FOR MONTH 06/30/18	AVAILABLE BALANCE	% BDT USED
Fund 308 - PARK SYSTEM FUND							
Expenditures							
Dept 000							
308-000-701.308	WAGES - PARKS AND RECREATION	8,400.00	8,400.00	400.00	0.00	8,000.00	4.76
308-000-801.000	LEGAL SERVICES	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
308-000-864.000	MISCELLANEOUS	0.00	0.00	6,181.50	0.00	(6,181.50)	100.00
308-000-880.001	COM. PROM. - SILVER LAKE PARK	7,000.00	7,000.00	7,450.20	1,267.60	(450.20)	106.43
308-000-880.006	COM. PROM. - BVNP (YMCA)	500.00	500.00	5,349.38	3,160.00	(4,849.38)	1,069.88
308-000-880.008	COM. PROM. - Cont. Serv GTCD	41,500.00	41,500.00	23,000.00	0.00	18,500.00	55.42
308-000-880.012	COM. PROM. - GT COMMONS	30,700.00	30,700.00	1,997.60	0.00	28,702.40	6.51
308-000-880.014	COM. PROM. - MILLER CREEK	3,000.00	3,000.00	9,898.61	1,505.00	(6,898.61)	329.95
308-000-880.015	COM. PROM. - PARK & TRAIL MAI	11,900.00	11,900.00	3,076.82	0.00	8,823.18	25.86
308-000-880.016	COM. PROM. - KIDS CREEK PARK	0.00	0.00	3,862.90	0.00	(3,862.90)	100.00
308-000-880.019	RIVER EAST RECREATION AREA	0.00	0.00	920.00	0.00	(920.00)	100.00
308-000-901.000	ADVERTISING	0.00	0.00	640.90	0.00	(640.90)	100.00
308-000-935.000	MAINTENANCE - MISC, EQUIP	40,000.00	40,000.00	39,992.78	1,539.37	7.22	99.98
308-000-935.110	TRAIL MAINTENANCE & REPAIR	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00
Total Dept 000		150,000.00	150,000.00	102,770.69	7,471.97	47,229.31	68.51
Dept 851 - EMPLOYEE BENEFITS & INSURANCES							
308-851-873.010	SOCIAL SECURITY - EMPLOYER	0.00	0.00	30.60	0.00	(30.60)	100.00
Total Dept 851 - EMPLOYEE BENEFITS & INSURANCES		0.00	0.00	30.60	0.00	(30.60)	100.00
TOTAL EXPENDITURES		150,000.00	150,000.00	102,801.29	7,471.97	47,198.71	68.53
Fund 308 - PARK SYSTEM FUND:							
TOTAL EXPENDITURES		150,000.00	150,000.00	102,801.29	7,471.97	47,198.71	68.53



 <b>Charter Township of Garfield</b> <b>Planning Department Report No. 2018-67</b>			
Prepared:	June 25, 2018	Pages:	Page 1 of 2
Meeting:	July 10, 2018-Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Proposed Amendment to Sec. 322 – C-P Planned Shopping Center-Public Hearing		

**STAFF COMMENT:**

The purpose of this report is to provide context for a public hearing on an amended version of Section 322 of the Zoning Ordinance (C-P Planned Shopping Center). In light of a changing retail market, Section 322 is overdue for an update. The Township’s three existing Centers are the Meijer property, Grand Traverse Mall, and Cherryland Center; therefore, any amendment to Section 322 *affects these three properties.*

Over the course of several recent Work Sessions, the Planning Commission discussed revised versions of Section 322 – C-P Planned Shopping Center. At their May 23, 2018 Work Session, the Commission unanimously (6-0) passed the following motion:

THAT Article 3, Section 322, Regulations and Conditions, BE RECOMMENDED to BE AMENDED to read in its entirety as attached to Planning Department Report 2018-55, as amended by the Planning Commission.

An introduction to this amendment was provided to the Township Board at their June 12, 2018 meeting. The Board unanimously passed the following motion:

MOTION THAT a public hearing BE SCHEDULED for July 10, 2018 to consider an amendment to Section 322 of the Charter Township of Garfield Zoning Ordinance to read as attached to Planning Department Report 2018-61.

As for a few of the key highlights:

*-Uses:* All uses are now permitted by right, thereby streamlining the approval process with the intent of incentivizing infill development in the malls. Further, drive-thru restaurants would now be permitted in the Centers, which is something Staff has seen interest in as of late.

*-Lot Size:* Minimum lot size is now reduced to encourage developing the parking areas in the Centers.

*-Maximum Building Height:* The maximum building height is now 50 feet and 4 stories, which should allow for increased flexibility in design.

*-Setbacks:* Setbacks are now listed in detail for each yard and are short enough to facilitate outlot developments. Larger setbacks are now required where the proposed lot is on the perimeter of the Center.

*-Outdoor Storage Prohibited:* All outdoor storage is now prohibited in the Centers.



Overall, the intent behind this amendment is to give the Township's malls the flexibility that they need to be successful in a changing retail atmosphere. The development of outlots in particular is one way by which malls are adapting and this amendment should make the development of them more likely. It is not uncommon at all to see numerous outlots in successful malls elsewhere in the state. Under the Ordinance as it reads now, these more modern approaches to shopping centers are very difficult for a developer to accomplish.

The Planning Commission and Township Board can provide the tools for owners to be successful; however, the owners are ultimately responsible for taking the next steps. The proposed changes have gained the attention of businesses, such as Wahlburgers and Starbucks, which are awaiting the passage of the amendment in order to submit their plans for outlots.

**ACTION REQUESTED:**

The purpose of this meeting is to hear public comment on the proposed amendment. If, following public comment and further discussion, the Township Board is prepared to adopt the proposed amendment, the following motion is offered for your consideration:

MOTION THAT Resolution 2018-19-T, to ADOPT the 13th Amendment to Charter Township of Garfield Ordinance No. 68 (Zoning Ordinance), BE APPROVED.

Any additional information that the Board determines to be necessary should be added to this motion. If the Board is not satisfied with the level of information provided to date, the above motion would be premature.

**Attachments:**

1. EXISTING Section 322 of the Garfield Township Zoning Ordinance
2. PROPOSED Draft of Amended Section 322 Recommended by the Planning Commission
3. Draft Resolution for Adoption of the Attached Amendment

**SECTION 322 C-P (PLANNED SHOPPING CENTER)**

**PURPOSE** It is the intent of this district to provide for and encourage the development of grouped retail sales and service establishments at logical and sound locations within Garfield Township. Typically, such planned centers are located on a single, unified site and are designed and constructed as an integrated unit for shopping and other business activity. The group of store units which make up such a center may range in size and type from the relatively small neighborhood shopping center furnishing a wide range of consumer goods and services to the whole Township.

**A. Uses Permitted.**

The following uses of land and structures shall be permitted:

- (1) Department Stores, variety stores, and other establishments retailing the type of goods generally found in department stores.
- (2) Financial Institutions - with or without drive-through lanes
- (3) Auditorium, assembly and indoor entertainment center.
- (4) Mechanical Amusement Arcades
- (5) Child Care Center pursuant to § 720. Educational and school facilities, which do not include children beyond elementary age, shall be permitted only as an accessory to the child care organization.
- (6) Drive-Through Businesses.
- (7) Sexually Oriented Business - See § 640
- (8) Limited Residential - See § 615
- (9) Restaurants - not including drive-in or drive-through

**B. Uses Permitted by Special Use Permit.**

- (1) Commercial District Housing Developments - See §725

**C. Site Development Requirements.**

**(1) General.**

Applications for development within the C-P district shall include a comprehensive development plan for all contiguous C-P zoned lands and be reviewed by the Planning Commission for compliance with Article 4, § 424 - Site Plans and Article 5 – Development Standards. A public hearing shall be required.

**(2) External Access.**

Access to the shopping center shall be provided by at least one (1) direct access from a major thoroughfare, as classified on the Master Plan. Further, the owners or developers of the center shall show, to the complete satisfaction of the Township Planning Commission, that all access points to an external street or streets shall be fully capable of absorbing the maximum hourly traffic anticipated to be generated by the center without undue interference to other traffic on the street or streets.

**(3) Setbacks**

No structure, with the exception of permitted signs, fences, walls and light standards, shall be located closer to any property line than a distance equal to twice its height.

**(4) Transition Strips.**

All planned shopping center districts when located in or adjacent to an agricultural district, residential district, or when adjacent to a school, hospital, or other public institution shall include as an integral part of the site development a strip of land two hundred (200) feet or more in width on all sides of the site except on the side adjacent to a major thoroughfare. No part of such land may be used for any shopping center functions, except that up to one hundred (100) feet of the strip width on the interior side may be used as part of the parking area. Except for the part that may be occupied by parking space, the strip shall be occupied by plant materials or structural fences and walls, used separately or in combination. The plans and specifications for shopping center development shall include the proposed arrangement of such plantings and structures, and such proposals shall be subject to the approval of the Planning Commission.

**(5) Signs.**

All signs within the center shall conform to the provisions of § 630. In addition, signs within the C-P District shall be designed as an integral part of the planned shopping center development and shall be approved as part of the procedures of § 424. Signs advertising or identifying the owner or occupant of a given building or portion thereof shall be placed on the structure or business itself. Other signs along roadways, etc., shall be directional and identify the center only and not the individual occupants.

**(6) Outdoor Uses.**

All permitted activities shall be conducted entirely within a wholly enclosed permanent building, except as noted in the following:

- (1) The parking of customers' and employees' automobiles.
- (2) The loading and unloading of commercial vehicles, which must take place directly into or out of a building.
- (3) Temporary exhibitions and special quasi-civic events, PROVIDED they are conducted in spaces designated for such possible purposes on the final plans submitted with the application for a building permit, and PROVIDED FURTHER, that they may not be operated for a profit.
- (4) Recreational facilities, incidental to the center's principal operations, of a nature normally conducted out-of-doors, PROVIDED, there may be no admission charge.
- (5) Gasoline service stations, PROVIDED, that they conform to the site development requirements of Section 748.
- (6) Outdoor eating or other supplemental sales areas, PROVIDED, they are approved by the Planning Commission.

**D. Additional Data Required.**

- (1) A market analysis by a recognized, reputable market analyst setting forth conclusively economic justifications and needs for the establishment of a center of the type and size proposed by the Applicant. This analysis shall be based upon, but not limited to such factors as the trade area of the community and travel time from various parts thereof to the proposed center site; general development trends and anticipated population changes; economic and disposable income characteristics; expected sales volumes of the center as indicated by the demand for certain types of retail merchandise; existing or anticipated competing commercial facilities; and other data and analyses which relate to the need for feasible success and stability of the proposed center. The purpose of this requirement is to protect the Township from the over development of retail sales and service establishments which could prove highly injurious to community welfare.



- (2) A list of proposed uses to be included in the proposed center, with the area of each to be devoted to retail space.
- (3) A statement of financial responsibility to assure construction of the planned shopping center in accordance with the site plan and the requirements of this Section.

All required information for an original application or subsequent amendment shall not be more than five (5) years old.

**E. Bond for Compliance.**

In approving any site development proposed for this Section, including time schedules for construction, the Planning Commission may require that a performance bond of ample sum be furnished by the owner or owners to insure compliance with the requirements, final plans for a shopping center.

**SECTION 322 C-P (PLANNED SHOPPING CENTER)**

**PURPOSE** It is the intent of the C-P (Planned Shopping Center) Districts to recognize the various areas of our community that have been developed in a grouped retail setting with department store anchors and expansive parking areas. These planned centers are typically located on a single, unified site, and are designed and constructed as an integrated unit for shopping and other business activity. This section recognizes the transition from antiquated development patterns and encourages multi-use, multi-story, infill development of the parking areas to create a more pedestrian-friendly, mixed-use area. Multi-story structures are encouraged.

**A. USES PERMITTED BY RIGHT:**

- (1) Auditorium, Assembly, and Indoor Entertainment Center
- (2) Bakery, Coffee Shop
- (3) Bar, Tavern, Night Club
- (4) Clinics
- (5) Commercial District Housing Developments - subject to § 725
- (6) Department Stores
- (7) Financial Institutions
- (8) Grocery Stores
- (9) Hardware Stores
- (10) Hotels subject to the conditions specified in § 320.B (5)
- (11) Live Work Units
- (12) Offices
- (13) Personal and Business Services
- (14) Pet Shops provided they are completely enclosed and insulated from noise
- (15) Professional Studios
- (16) Recreation Facility
- (17) Restaurants and Outdoor Seating provided the area is delineated by a curb or similar barrier
- (18) Retail Establishment not including second hand stores

**B. DIMENSIONAL STANDARDS:**

<b>Minimum Lot Area:</b>	15,000 sf
<b>Minimum Lot Width:</b>	60 ft
<b>Maximum Building Height (A):</b>	
• In Stories:	4
• In Feet:	50 ft
<b>Maximum Yard Setbacks (B)(C)(D):</b>	
• <b>Front:</b>	10 ft (30 ft)
<b>Minimum Yard Setback (C)(D):</b>	
<b>Each Side:</b>	10 ft (30 ft)
<b>Rear:</b>	30 ft

**Notes to Dimensional Standards:**

- (A) Any structure proposed over 25 feet in height shall file a 7460-1 form with the FAA. If at any time the FAA restricts a structure to a lesser height than the district maximum, the FAA restriction shall prevail and made a condition of any approval.
- (B) Setbacks shall be measured from the furthest protruding point of structure.
- (C) A fifty (50) foot wide vegetative strip of land shall be provided on any side of a C-P District which abuts a residential or agricultural zone.
- (D) For lots at the periphery of the Shopping Center that do not abut a residential or agricultural zone, refer to setback distances in parentheses.



**SECTION 322 C-P (PLANNED SHOPPING CENTER)**

**C. SITE DEVELOPMENT REQUIREMENTS**

**(1) General**

Applications for development, redevelopment, or infill development within the C-P District shall be reviewed by the Planning Commission for compliance with Article 4, § 424 - Site Plans and Article 5 – Development Standards. A comprehensive development plan may be required for the entire center to establish an approved development pattern within the District.

**(2) External Access**

All site plan proposals submitted under the requirements of the C-P Planned Shopping District shall provide for the proper handling of traffic and pedestrians throughout the site. The site plan shall limit ingress and egress along major thoroughfares and access properties by way of internal service drives and pedestrian walkways.

**(3) Internal Pedestrian Circulation**

- a. Sidewalks shall be constructed within the interior of the development to link buildings with other destinations, such as, but not limited to, other buildings, parking, adjoining streets, and adjoining sidewalks.
- b. All internal sidewalks shall be constructed of raised concrete, measuring no less than five (5) feet in width and six (6) inches in height to provide safe walkways by separating motorized from non-motorized transportation.
- c. Clearly marked pedestrian crossing areas shall be demarcated at all pedestrian crossings.

**(4) Non-Motorized Pathways**

Public pathways shall be constructed for all new developments, redevelopments, and amendments to previously approved site development plans, including substantial additions or improvements to existing buildings with a construction cost of twenty-thousand dollars (\$20,000.00) or more within a twelve (12) month period.

- a. Non-motorized pathways may be constructed within the public street right-of-way or upon private property subject to an appropriate public access easement being recorded.
- b. All reasonable effort shall be made to avoid cutting trees when placing the pathway.

**(5) Building Placement**

Buildings shall be placed in a manner that encourages pedestrian circulation and connectivity among the various outlots and internal uses.

- a. All buildings shall be located adjacent to a curbed internal roadway with the prominent building wall facing the roadway or access drive.
- b. Buildings fronting an internal roadway or access drive shall be accessible by pedestrian walkways.

**SECTION 322 C-P (PLANNED SHOPPING CENTER)**

**(6) Vegetative Transition Strip**

- a. A fifty (50) foot wide vegetative strip of land shall be provided on any side of a C-P District which abuts a residential or agricultural zone. This strip shall serve as a pervious transition between the subject use and the adjacent uses, both existing and future. The transition strip shall be occupied by plant materials with a combination of structural fences or walls appropriately located to minimize noise and maximize aesthetics for neighboring properties.
- b. The plans and specifications for site development shall include the proposed arrangement for such plantings and structures as required by Sections 530 and 531.

**(7) Service Drives**

- a. In order to achieve a well-planned center, the Planning Commission may require access to the business facilities from an interior service drive which shall be established in order to provide the major means of access to the planned commercial area.
- b. The site plan layout shall be such that access to commercial center parking lots shall be from the interior drive and not from the major thoroughfare.

**(8) Prohibited Outdoor Storage**

The following are prohibited:

- a. The storage of inventory in areas designated for uses such as walking, parking, vehicular travel, green space, landscape buffer, or stormwater retention and snow storage area.
- b. The parking of vehicles, trailers, inventory, or car ramps for the purpose of advertising or business identification in parking areas or adjacent to any roadway.

**CHARTER TOWNSHIP OF GARFIELD  
GRAND TRAVERSE COUNTY, MICHIGAN**

**ORDINANCE NO. 68 (Zoning Ordinance): AMENDMENT NO. 13**

**RESOLUTION #2018-19-T**

**A RESOLUTION TO AMEND CHARTER TOWNSHIP OF GARFIELD 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** the Township finds that an amendment to the Charter Township of Garfield Zoning Ordinance is necessary to update regulations related to the C-P Planned Shopping Center to allow flexibility and encourage the long-term viability of the Centers;

**NOW, THEREFORE, THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:**

**AMENDMENT NO. 13 TO CHARTER TOWNSHIP OF GARFIELD ORDINANCE NO. 68 (Zoning Ordinance):**

**A. THAT Article 3, Section 322 C-P Planned Shopping Center**, BE AMENDED to read in its entirety as follows:

**SECTION 322 C-P (PLANNED SHOPPING CENTER)**

**PURPOSE** It is the intent of the C-P (Planned Shopping Center) Districts to recognize the various areas of our community that have been developed in a grouped retail setting with department store anchors and expansive parking areas. These planned centers are typically located on a single, unified site, and are designed and constructed as an integrated unit for shopping and other business activity. This section recognizes the transition from antiquated development patterns and encourages multi-use, multi-story, infill development of the parking areas to create a more pedestrian-friendly, mixed-use area. Multi-story structures are encouraged.

**A. USES PERMITTED BY RIGHT:**

- (1) Auditorium, Assembly, and Indoor Entertainment Center
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- (17) Restaurants and Outdoor Seating provided the area is delineated by a curb or similar barrier
- (18) Retail Establishment not including second hand stores

<b>Minimum Lot Area:</b>	15,000 sf	<b>Notes to Dimensional Standards:</b>
<b>Minimum Lot Width:</b>	60 ft	(A) Any structure proposed over 25 feet in height shall file a 7460-1 form with the FAA. If at any time the FAA restricts a structure to a lesser height than the district maximum, the FAA restriction shall prevail and made a condition of any approval.
<b>Maximum Building Height (A):</b>		(B) Setbacks shall be measured from the furthest protruding point of structure.
<ul style="list-style-type: none"> <li>• In Stories: 4</li> <li>• In Feet: 50 ft</li> </ul>		(C) A fifty (50) foot wide vegetative strip of land shall be provided on any side of a C-P District which abuts a residential or agricultural zone.
<b>Maximum Yard Setbacks (B)(C)(D):</b>		(D) For lots at the periphery of the Shopping Center that do not abut a residential or agricultural zone, refer to setback distances in parentheses.
<ul style="list-style-type: none"> <li>• <b>Front:</b> 10 ft (30 ft)</li> </ul>		
<b>Minimum Yard Setback (C)(D):</b>		
<b>Each Side:</b>	10 ft (30 ft)	
<b>Rear:</b>	30 ft	

**B. SITE DEVELOPMENT REQUIREMENTS**

**(1) General**

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- c. Clearly marked pedestrian crossing areas shall be demarcated at all pedestrian crossings.

**(4) Non-Motorized Pathways**

Public pathways shall be constructed for all new developments, redevelopments, and amendments



to previously approved site development plans, including substantial additions or improvements to existing buildings with a construction cost of twenty-thousand dollars (\$20,000.00) or more within a twelve (12) month period.

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- b. The plans and specifications for site development shall include the proposed arrangement for such plantings and structures as required by Sections 530 and 531.

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The following are prohibited:

- a. The storage of inventory in areas designated for uses such as walking, parking, vehicular travel, green space, landscape buffer, or stormwater retention and snow storage area.
- b. The parking of vehicles, trailers, inventory, or car ramps for the purpose of advertising or business identification in parking areas or adjacent to any roadway.



Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

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 2018-19-T which was adopted by the Township Board of the Charter Township of Garfield on the 10th day of July, 2018. Amendment No. 13 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: July 10, 2018

Adopted:

Published:

Effective:

CHARTER TOWNSHIP OF GARFIELD  
GRAND TRAVERSE COUNTY, MICHIGAN

RESOLUTION #2018-16-T(b)

RESOLUTION TO CREATE EAGLEHURST DRIVE  
SPECIAL ASSESSMENT DISTRICT AND  
ORDER PREPARATION OF SPECIAL ASSESSMENT ROLL

WHEREAS, the Township Board of the Charter Township of Garfield received Petitions signed by more than 50 percent of the total area of the proposed Special Assessment District described hereinafter, and accordingly, determined to proceed under the provisions of PA 188 of 1954, as amended, to secure plans and estimates of costs together with a proposed special assessment district for assessing the costs an approved method of improving Eaglehurst Drive, to schedule a public hearing upon the same for this date, and

WHEREAS, the plans, estimates of cost and proposed special assessment district were filed with the Township Clerk for public examination and notice of the within hearing upon the same was published and mailed in accordance with the law and statute provided as shown by affidavits pertaining thereto on file with the Township Clerk, and

WHEREAS, in accordance with the aforesaid notices, a hearing was scheduled this 10th day of July, 2018, commencing at 6:00 p.m., and all persons given the opportunity to be heard in the matter, and

WHEREAS, as a result of the foregoing, the Township Board believes the project to be in the best interests of the Township and of the district proposed to be established therefore;

NOW, THEREFORE, BE IT HEREBY RESOLVED as follows:

1. That this Township Board does hereby determine that creation of the Eaglehurst Drive Special Assessment District is necessary for the health and welfare of those living on Eaglehurst Drive within the Eaglehurst Estates neighborhood.
2. That this Township Board does hereby approve the plans for the entry road reconstruction as prepared and presented by the Grand Traverse County Road Commission's registered engineer and his/her estimate of costs for the completion thereof, plus the Township's cost of administration, of \$147,676.24.
3. That this Township Board does hereby create, determine and define a special assessment district to be known as Eaglehurst Drive Special Assessment District within which the costs of such improvements shall be assessed according to benefits, the following described area within said township:

Part of Section 18, Town 27 North, Range 11 West, Grand Traverse County, Michigan, to wit:

Lots 25-44, Eaglehurst Estates Subdivision.

That the Grand Traverse County Road Commission has committed to paying for one-quarter of the total cost of the construction and engineering (\$36,087.25), and the Township Board, in an effort to encourage this type of citizen involvement, has committed to paying for one-quarter of the total cost (\$36,776.05) of the improvement. Therefore, the estimated cost to the property owners will be \$74,812.94 – or \$3,740.65 for each allocated unit (20 total).

4. That on the basis of the foregoing, this Township Board does hereby direct the Supervisor and Assessing Officer to make a special assessment roll in which shall be entered and described all the parcels of land to be assessed with the names of the respective owners thereof if known, and a total amount to be assessed against each parcel of land which amount shall be the relative portion of the whole sum to be levied against the parcels of land in the special assessment district as the benefit to the parcel of land bears to the total benefit to all the parcels of land in the special assessment district. When the same has been completed, the supervisor or assessing officer shall affix thereto his/her certificate a statement that it was made pursuant to this resolution and that in making such assessment roll, he/she has, according to his/her best judgment, conformed in all respects to the directions contained in this resolution and the applicable state statutes.
  
5. That all resolutions and parts of resolutions insofar as they conflict with the provision of the within resolutions be and the same are hereby rescinded.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

RESOLUTION 2018-16-T(b) DECLARED ADOPTED.

By:

\_\_\_\_\_  
Lanie McManus, Clerk  
Charter Township of Garfield

#### CERTIFICATE

I, Lanie McManus, Clerk of the Charter Township of Garfield, do hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 10th day of July, 2018.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Lanie McManus, Clerk



*"Our mission is to upgrade and maintain  
a safe and efficient road system"*

**Date:** June 28, 2018

**To:** Chuck Korn  
Garfield Township  
Supervisor

**From:** Joseph Slonecki, P.E.  
Grand Traverse County Road Commission  
Assistant County Highway Engineer

**Re:** Eaglehurst Dr. SAD Cost Estimate  
Opinion of Probable Construction Cost

---

Dear Mr. Korn,

Per your request, please find the attached cost estimate for road improvements to Eaglehurst Dr located in Garfield Township.

Due to the existing variable condition of Eaglehurst Drive the proposed cost estimate is for trenching, additional aggregate base, pulverizing the existing seal coat/aggregate surface, grading, placement of 3 inches of asphalt, and 2 foot aggregate shoulders. The existing 21 to 24-foot road surface is anticipated to be replaced at 30 feet wide to match the existing HMA surface of the adjacent sub-division roads. Attached is the Opinion of Probable Cost, which is summarized below. As with any project, please understand that cost variations from those estimated can occur based on existing site conditions.

Construction Cost (\$120,349) + Design Fees (\$12,000) + Estimated Construction Oversight Cost (\$12,000)  
= Total Estimated Cost (\$144,349)

The attached Opinion of Probable Cost is subject to the following conditions:

- The attached costs are based on preliminary information. The actual site conditions may result in variation of the unit prices or items.
- Actual construction bids may vary significantly from the attached Opinion of Probable Construction Cost due to timing of construction, changed conditions, labor rate changes, or other factors beyond the control of the Grand Traverse County Road Commission.

We appreciate the continued cooperation with the Township and look forward to working with you in the future. If you have any questions or concerns please contact me anytime.

Sincerely,

Joseph Slonecki, P.E.  
Assistant County Highway Engineer

## Engineer's Opinion of Costs

**Project Number:** 18E0xx  
**Estimate Number:** 1  
**Project Type:** Road Reconstruction  
**Location:** Eaglehurst Dr  
**Description:**

**Project Engineer:** J. Slonecki, PE  
**Date Created:** 06/28/2018  
**Date Edited:** 06/28/2018  
**Fed/State #:**  
**Fed Item:**  
**Control Section:**

Line	Pay Item	Description	Quantity	Units	Unit Price	Total
0001	1027051	_ 10% Contingency	1.000	LSUM	\$10,000.00	\$10,000.00
0002	1500001	Mobilization, Max	1.000	LSUM	\$10,000.00	\$10,000.00
0003	3020001	Aggregate Base	415.000	Ton	\$18.00	\$7,470.00
0004	3050002	HMA Base Crushing and Shaping	3,900.000	Syd	\$3.00	\$11,700.00
0005	3070121	Shoulder, CI II	150.000	Ton	\$30.00	\$4,500.00
0006	3070200	Trenching	30.000	Sta	\$150.00	\$4,500.00
0007	5010008	Pavt for Butt Joints, Rem	267.000	Syd	\$12.00	\$3,204.00
C	5010703	HMA, LVSP	875.000	Ton	\$70.00	\$61,250.00
0009	8010005	Driveway, Nonreinf Conc, 6 inch	25.000	Syd	\$50.00	\$1,250.00
0010	8070095	Post, Mailbox	1.000	Ea	\$75.00	\$75.00
0011	8160102	Slope Restoration, Type C	1,600.000	Syd	\$4.00	\$6,400.00

**Estimate Total: \$120,349.00**



RESOLUTION 2018-20-T



MICHIGAN Department of Licensing and Regulatory Affairs  
Liquor Control Commission (MLCC)  
Toll Free: 866-813-0011 • www.michigan.gov/lcc

Business ID: \_\_\_\_\_ **8. a.**  
Request ID: \_\_\_\_\_  
(For MLCC \_\_\_\_\_)

**Local Government Approval**  
(Authorized by MCL 436.1501)

**Instructions for Applicants:**

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

**Instructions for Local Legislative Body:**

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a Regular meeting of the Charter Township of Garfield council/board  
(regular or special) (township, city, village)  
called to order by \_\_\_\_\_ on July 10, 2018 at 6:00 P.M.  
the following resolution was offered: (date) (time)

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from Grand Traverse Brewing  
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): Manufacturer and Wholesaler License  
(list specific licenses requested)

to be located at: 1974 Cass Hartman Court

and the following permit, if applied for:

Banquet Facility Permit Address of Banquet Facility: \_\_\_\_\_

It is the consensus of this body that it \_\_\_\_\_ this application be considered for  
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the \_\_\_\_\_  
council/board at a \_\_\_\_\_ meeting held on \_\_\_\_\_ (township, city, village)  
(regular or special) (date)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:  
Michigan Liquor Control Commission  
Mailing address: P.O. Box 30005, Lansing, MI 48909  
Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933  
Fax to: 517-763-0059

GARFIELD TOWNSHIP  
3848 VETERANS DR  
TRAVERSE CITY, MI 49684

Permit Type: LAND USE  
Permit No: PZ2018-082

ZONING DEPARTMENT Phone:(231)941-1620 Fax: (231) 941-1588  
Hours: Monday-Thursday 7:30am - 6:00pm

1974 CASS HARTMAN CT Location  
05-062-010-01

HEYDE INVESTMENTS LLC Owner  
1974 CASS HARTMAN CT  
TRAVERSE CITY MI 49685

Issued: 07/02/2018  
Expires: 07/02/2019  
**PLEASE CALL (231)941-1620  
FOR AN INSPECTION 24 HOURS IN ADVANCE**

BISHOP PETER Applicant  
1974 CASS HARTMAN CT  
TRAVERSE CITY MI 49685

**Work Description:** PARTIAL CHANGE OF USE FROM MANUFACTURING TO MANUFACTURED WITH ACCESSORY RETAIL SPACE (LESS THAN 10% OF FLOOR AREA)

Permit Item	Work Type	No. of Items	Item Total
PROCESSING OPERATIONS	STANDARD ITEM	50.00	50.00

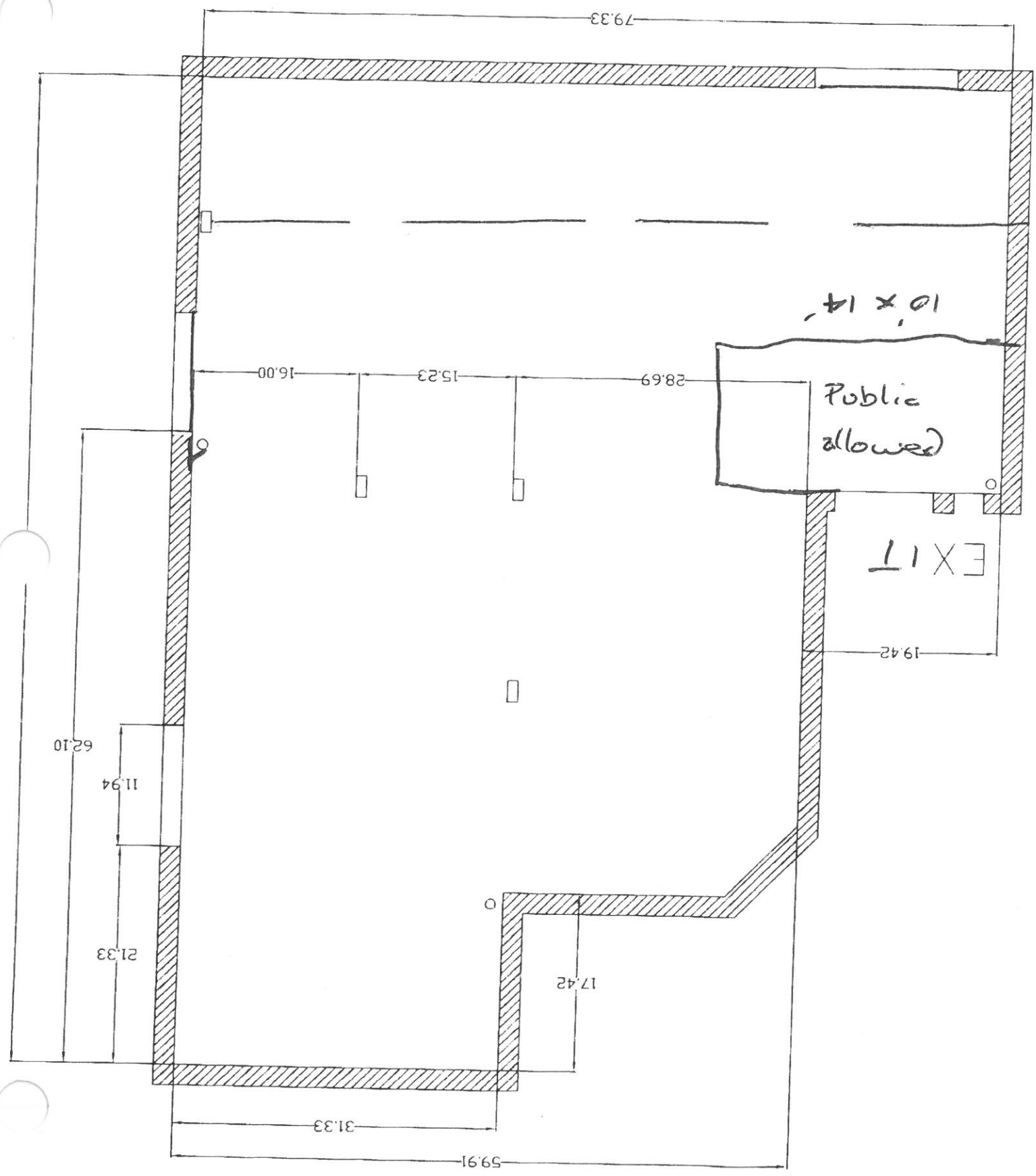
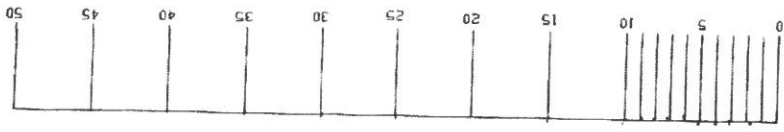
  
Zoning Official

Fee Total: \$50.00

LAND USE PERMIT

Zoning District: I-L

**THIS PERMIT IS ONLY FOR THE WORK DESCRIBED AND DOES NOT GRANT PERMISSION TO THE OWNER, APPLICANT OR CONTRACTOR FOR ADDITIONAL OR RELATED WORK FOR WHICH OTHER PERMITS ARE REQUIRED. THIS PERMIT WILL EXPIRE AND BECOME NULL AND VOID IF THE PERMITTED WORK IS NOT STARTED WITHIN 365 DAYS OF THE ISSUANCE OF THIS PERMIT. IT IS ASSUMED THAT THE PROPOSED WORK HAS BEEN AUTHORIZED BY THE OWNER AND THAT THE APPLICANT OR CONTRACTOR HAS BEEN GIVEN THE AUTHORITY TO APPLY FOR SAID PERMIT. THE PERMIT, OWNER, CONTACTOR AND APPLICANT AGREE TO CONFORM TO ALL APPLICABLE TOWNSHIP ORDINANCES AND LAWS OF THE STATE OF MICHIGAN.**



Grand Traverse Brewing  
 1074 Cass St



# Grand Traverse County

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

www.Garfield-twp.com

## LAND USE PERMIT APPLICATION

### 1) Owner / Applicant Information

Heyde Investments

Owner:

1974 Cass Hartman Ct.

Address:

Traverse City MI 49685

City, State, Zip Code

Phone Numbers

otbrewingco@gmail.com →

Email

Peter Bislog

Applicant:

1974 Cass Hartman Ct.

Address:

Traverse City MI 49685

City, State, Zip Code

(541) 977 1580 (231) 252-3000

Phone Numbers

Email

An applicant who is acting as the authorized agent for the owner of the property listed above shall provide a date of birth and Drivers License number.

9-4-70

Date of Birth

9069464

Drivers License #

### 2) Property Information

Property Address: 1974 Cass Hartman Ct

Parcel ID #: 28-05- 06201001

Subdivision Name: \_\_\_\_\_ Lot # \_\_\_\_\_

Proposed Use: \_\_\_\_\_ Current Use: \_\_\_\_\_

Setbacks: F \_\_\_\_\_ LS \_\_\_\_\_ RS \_\_\_\_\_ R \_\_\_\_\_

### 3) Request

Single Family Home: \_\_\_\_\_ Duplex: \_\_\_\_\_ Multi-Family: \_\_\_\_\_ Change of Use

Commercial Building: \_\_\_\_\_ Industrial Building:  Grading: \_\_\_\_\_ Road \_\_\_\_\_

Accessory Structure: \_\_\_\_\_ Addition: \_\_\_\_\_ Deck: \_\_\_\_\_ Other: \_\_\_\_\_

Description: Brewing for distribution, with a small testing area for walk in customers.

----- Application continued on the other side -----

**4) Permits:**

The following agency permits are required (if applicable) prior to the issuance of a Land Use Permit and at the time of submittal of the application:

- Soil Erosion Permit from Drain Commissioners office
- Health Department (well/septic) or DPW Permit (water/sewer)
- Driveway Permit (Road Commission or M-DOT)
- Any required MDNRE permits

**5) Dimensional Site Plan:**

Please provide a detailed sketch is required, which includes all structures on the property, proposed structures with dimensions, parcel dimensions, setbacks, Road Right of Way, and height.

**6) Affidavit:**

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

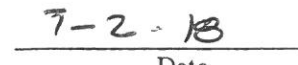
\_\_\_\_\_  
Owner signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

  
Applicants signature

  
Print Name

  
Date

Land Use Permits are valid for one year

A minimum 24 hour review period is required for all land use permit applications.  
The issuance of a Land Use Permit does not negate the need to acquire a Building Permit.



Grand Traverse Metro Fire Department  
Fire Prevention Bureau  
897 Parsons Rd.  
Traverse City, MI 49686  
231-947-3000



Field Inspection Report

Date 7-2-18 Inspector Fondlyce  
Project Name Grand Traverse Brewing Permit #           
Address 1974 Cass-Hartman  
Inspection Type                  Location                   
Issued to Peter Bishop Status Approved  
Reinspection Fee: Yes No

Upon inspection the following items are noted for correction:

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Reinspection Date: \_\_\_\_\_