

**CHARTER TOWNSHIP OF GARFIELD**  
**TOWN BOARD MEETING**  
**July 14, 2020**

Chuck Korn called the Town Board Meeting to order on July 14, 2020 at 6:00 p.m.

**Pledge of Allegiance**

**Roll call of Board Members**

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

Absent and Excused: Steve Duell

Staff Present: Planning Director John Sych

**1. Public Comment (6:01)**

*Russ Noble* of Buckhorn Drive commented on the Eaglehurst subdivision and its relation to the Oakleaf Village development. He expressed concerns with the second phase of the project and the traffic it will bring to his subdivision.

*Tiffany Creamer* of Ravenhurst Drive shared concerns with the proposed Oakleaf Village development and the traffic impacts.

**2. Review and Approval of the Agenda - Conflict of Interest (6:16)**

*Schmuckal moved and Walters seconded to approve the agenda as presented.*

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

*Nays: None*

**3. Consent Calendar (6:17)**

**a. Minutes**

June 23, 2020 Regular Meeting  
(Recommend Approval)

**b. Bills**

General Fund	\$387,082.35
(Recommend Approval)	

**c. 2020 State Shared Revenue Report (Receive and File)**

Board members asked to remove consent item 3b to item #4.  
Blood Law declared a conflict with a bill but board members waived the conflict.

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

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

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

**b. Bills**

General Fund \$387,082.35

Board members had questions about a bill.

*Schmuckal moved and Agostinelli seconded to approve the bills in the amount of \$387,082.35.*

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

**5. Correspondence**

- a. Grand Traverse Conservation District June 2020
- b. Letter from Fred and Connie Creamer
- c. Emails from Ed Roy and Cindy Smith

**6. Reports**

**a. Sheriff's Report (6:22)**

Lt. Chris Oosse said that the monthly statistics are still difficult to obtain. He mentioned that the deputies are out on bikes and the department as a whole is very busy. Oosse stated that three new deputies started last month.

**b. County Commissioners Report (6:24)**

County Commissioner Brad Jewett said that the mold has been remedied at the Hall of Justice. MERS numbers are being reviewed and a meeting will be held soon. The county is open by appointment only and commissioners are back to their regular meeting schedule of two meetings per month.

**c. Planning Department Monthly Report for July, PD 2020-107 (6:26)**

Planner John Sych updated board members on Planning Commission actions taken in July 2020 including accepting withdrawals of the rezoning application at 4051 Cedar Run Road and the Chick-fil-A project.

**d. Clerk's Report (6:28)**

McManus said she has been busy and 4,324 absentee ballots have been sent. She is also training election workers. Board members asked questions and discussed the report.

e. **Supervisor's Report (6:32)**

Korn said that he attended many virtual meetings. There is a minor issue with the septage plant which may need some repairs. Korn also stated that the Boardman Lake Trail is finally going forward and he has received many calls on road SAD's.

7. **Unfinished Business**

a. **PD 2020-108 Township Board Strategic Plan – Amendment (6:35)**

Sych said that Goal #3 was revised to add emergency services as requested by the board.

*Schmuckal moved and Blood Law seconded to adopt the Charter Township of Garfield Strategic Plan, as amended.*

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

8. **New Business**

a. **Public Hearing PD 2020-112 – 3479 Veterans C-O Rezoning (6:36)**

This application requests the rezoning of one parcel at 3479 Veterans Drive, totaling 1.93 acres, from the R-1 One family Residential zoning district to the C-O Office Commercial zoning district via the zoning map amendment process, without restriction. The corridor contains different uses such as the VFW, Metro Fire, Garfield Township Hall, offices and single family homes. Planner John Sych said that the Planning Commission has reviewed the application and is recommending approval of the rezoning. Korn opened the Public Hearing at 6:38pm. Christopher Post of Orthwoods Drive shared concerns with the back portion of the property being rezoned since he shares a border. Korn closed the Public Hearing at 6:42pm. Sych said that split zoning on the property was discussed by Planning Commissioners and that there is a landscape buffer required in C-O zoning.

*Agostinelli moved and Blood Law seconded THAT the Planning Commission's recommended Findings of Fact for the application Z-2020-04 as provided in PD Report 2020-112 and forming part of this motion, BE APPROVED.*

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

*Blood Law moved and Walters seconded THAT the application Z-2020-04, submitted by Larry, William, Jeffrey and Steven Tomlinson, to rezone parcel number 05-016-038-00 from the R-1 One-Family Residential*

*zoning district and constituting Amendment No. 24 to Garfield Township Ordinance No. 68, BE APPROVED based on the adopted Findings of Fact and for the reasons set forth in PD Report 2020-112.*

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

*Agostinelli moved and Schmuckal seconded THAT Resolution 2020-13-T for adopting Amendment No. 24 to Garfield Township Ordinance No. 68, rezoning district to the C-O Office Commercial zoning district BE ADOPTED.*

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

**b. Public Hearing PD 2020-110 – Village at LaFranier Woods PUD Final Review (6:49)**

The subject property is located at 2242 LaFranier Road, north of Hammond Road and is 33.19 acres. It is zoned A- Agricultural. The application proposes a 385 unit Planned Unit Development for senior living residential development including detached cottages, congregate residential buildings and assisted living residences. The development would consist of four phases. Planner John Sych stated that the application was given preliminary approval by the board on February 25<sup>th</sup> and now the final approval is requested. The Planning Commission has approved the final review and has recommended approval to the Board. Korn opened the Public Hearing 6:50pm.

Vickie Keegstra of Carriage Hill inquired about a buffer.

The Public Hearing was closed at 6:52pm.

Sych said that a type D buffer was required for the development. Shirley Woodruff, representing the applicant, said that a much larger buffer than required was planned for the proposed development.

*Schmuckal moved and Walters seconded THAT the Findings of Fact for application PUD 2019-01, as presented in Planning Department Report 2020-110, BE ADOPTED.*

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

*Schmuckal moved and Blood Law seconded THAT Application PUD 2019-01, submitted by RW Properties I LLC for the Village at LaFranier Woods PUD, BE APPROVED.*

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

**c. PD 2020-111 – Oakleaf Village of Garfield Township PUD Preliminary Review (7:02)**

This application proposes a Planned Unit Development for senior living at 5143 North Long Lake Road. The property is 52.56 acres and is currently undeveloped and is zoned A- Agricultural. Phase one would include 154 units including a building housing 50 independent living apartments, 60 assisted living units and 24 memory care units. There would also be 20 independent living detached villas and a maintenance building. Phase two would be 75 units and would include 33 detached single family homes and an addition to the adult care facility. Planner John Sych said that the Planning Commission is requiring a traffic impact report for phase two. Board members discussed the proposed project and asked questions. Mike DiCarlantonio, representing the developer, said that they would break ground in early 2021 and phase two would be developed in 5-7 years.

*Agostinelli moved and Walters seconded THAT the Findings of Fact for application PUD 2020-01, as presented in Planning Department Report 2020-111, BE ADOPTED.*

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

*Korn moved and Blood Law seconded THAT application PUD 2020-01, submitted by Wallick Communities for the Oakleaf Village of Garfield Township PUD, receive PRELIMINARY APPROVAL by the Township Board, subject to the following conditions:*

- 1. The developer shall apply for and obtain any necessary approvals from the Township Engineer, Grand Traverse Metro Fire Department, Grand Traverse County Department of Public Works, Grand Traverse County Road Commission, and Grand Traverse County Soil Erosion and Sedimentation Control.*

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

**d. PD 2020-106 – Redevelopment Ready Communities – Resolution of Intent (7:27)**

The Michigan Economic Development Corporation's Redevelopment Ready Communities works with small communities to streamline the development approval process. The program certifies communities who engage stakeholders and align plans, zoning and the development review process to foster economic development. There are six best practices that the township will work towards to gain certification and a portion has already been completed. Once a community is certified, it can gain

access to many helpful tools such as a specialized redevelopment team to assist with marketing and development in the community. Planner Sych said that by adopting this resolution the remaining step to engage in the RRC process will be completed.

*Schmuckal moved and Walters seconded to adopt Resolution 2020-14-T indicating the Township's intent to participate in the Redevelopment Ready Communities program of the Michigan Economic Development Corporation.*

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

**e. PD 2020-109 – Property Maintenance Ordinance No. 55 Proposed Amendment (7:32)**

The departments of Planning and Zoning recommend the Ordinance No. 55 pertaining to Property Maintenance be updated to include an updated reference to the International Property Maintenance Code, requirements for sidewalk maintenance and an amendment which would allow the Township to accept inspection reports of multi-family housing units from other governmental agencies. Planner Sych told the board that currently, there is no provision in place for sidewalk maintenance. This amendment proposes that the sidewalk is maintained by the property owner. Board members discussed the amendment and asked questions.

*Schmuckal moved and Agostinelli seconded THAT the proposed amendment to Garfield Township Ordinance No. 55 as described in the Planning Department Report No. 2020-109 BE SCHEDULED for a public hearing at the July 28, 2020 Garfield Township Board Meeting.*

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

**f. Consideration of Randolph Street Sewer Extension**

Township Engineer Jennifer Hodges said that the property owner at 1420 Randolph Street asked to extend sewer from the nearby Garfield Township line and hook up to water from the City of Traverse City at his own expense. Hodges is asking the township for approval to pursue the sewer extension to his residence and as a result, she would draft an agreement between the property owner, the Township and the City.

*Walters moved and Schmuckal seconded to direct Hodges to draft an approval granting the sewer extension to the property owner at 1420 Randolph Street at the homeowner's expense.*

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

*Nays: None*

**9. Public Comment: (7:50)**

Keef Morgan, owner of the Randolph Street property, thanked the board for allowing the sewer extension and said Hodges worked very hard on the project for him.

**10. Other Business (7:52)**

Schmuckal asked about billing the biker who incurred injuries on a rogue trail at the Commons.

Walters said that word needs to get out regarding the deed restrictions on the Commons property in regards to the rogue trails.

Board members also discussed a counter for McManus.


**11. Adjournment**

*Korn adjourned the meeting at 7:55pm*



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Chuck Korn, Supervisor  
Charter Township of Garfield  
3848 Veterans Drive  
Traverse City, MI 49686



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Lanie McManus, Clerk  
Charter Township of Garfield  
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Traverse City, MI 49686