

CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
July 23, 2019

Supervisor Korn called the Town Board Meeting to order on July 23, 2019 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: Jeane Blood Law, Molly Agostinelli, Dan Walters, Steve Duell, Lanie McManus and Chuck Korn

Absent and Excused: Denise Schmuckal

1. Public Comment (6:00)

County Administrator Nate Alger said the county is still in the process of identifying the complete count committee for the upcoming census.

2. Review and Approval of the Agenda - Conflict of Interest (6:02)

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

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

Nays: None

3. Consent Calendar (6:15)

a. Minutes

July 9, 2019 Regular Meeting (Recommend Approval)

b. Bills

General Fund

\$72,842.69

(Recommend Approval)

c. MTT Update (Receive and File)

Blood Law declared a conflict with a bill and the board waived her conflict.

Duell moved and Agostinelli seconded to approve the consent calendar as presented.

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

Nays: None

4. Items removed from the Consent Calendar

None

5. Correspondence (6:05)

None

6. Reports**a. GT Metro Fire Report (6:05)**

Assistant Chief Steve Apostol said they received a tribal grant for a new snowmobile and also received a \$30,000 grant from Firehouse Subs to purchase an extrication aide. The department has distributed information regarding water safety in light of all the water accidents this year and car seat checks are still being performed. A house in Acme has been donated for fire training and architects have been approved for bids at Station 11.

b. North Flight EMS Report (6:11)

Tim Newton reported that in June there were 105 priority one calls. The Cherry Festival was uneventful from an emergency standpoint and the final meeting on the Ironman Race is coming up. They are working to educate the community with Stop the Bleed and CPR programs. Newton added that staffing has been a challenge this summer.

c. County Commissioner's Report (6:47)

Commissioner Brad Jewett said the parking permits in the county building lot will be permits for employees and metered parking will be for guests. There will be a study session with airport officials regarding their maintenance program. Jewett said that \$784,000 has been expended in the Cass Road Drainage issue. He added that since the drain has been maintained, there has not been a problem in that area. Board members expressed concerns with parking at daytime meetings.

d. Treasurer's Report (6:13)

Blood Law presented an update through June 30th.

e. Supervisor's Report (6:14)

Korn stated that the Boardman Lake Loop bid was over budget and involved parties will work to find a solution. The Cass Road Drainage District bid opening will be held on August 29th and has been broken up into three parts. Board members discussed the Cass Road Drainage District. Korn said that at the Metro Meeting the townships agreed to bring forth a proposed budget based on a 2.45 millage rate.

7. Unfinished Business**a. PD Report 2019-88 Public Hearing/Findings of Fact – Green US 31 C-G Rezoning (6:21)**

Planning Director Sych said that this would rezone approximately .84 acres from C-O Office Commercial to C- G General Commercial. The property is located at 1202 N. US 31 South and the Planning Commission found that the request was not consistent with the Master Plan and recommended that it not be approved for the rezoning request. Korn opened the Public Hearing at 6:22pm and seeing no one interested in speaking, closed the Public Hearing.

Agostinelli moved and Duell seconded THAT the Planning Commission's recommended Findings of Fact for application Z-2019-02, attached to PD Report 2019-88 and forming part of this motion, BE APPROVED.

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

Blood Law moved and Agostinelli seconded that application Z-2019-02, submitted by Charles Green to rezone parcel 05-028-014-00 from the C-O Office Commercial zoning district to the C-G General Commercial zoning district BE DENIED based on the adopted Findings of Fact and for the reasons set forth in Planning Department Report 2019-88.

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

b. PD 2019-90 – Public Hearing/Findings of Fact French Manor/Terra Energy PUD Major Amendment (6:26)

The application requests an amendment to the Terra Energy PUD to provide a single story 80-unit assisted living facility. Phase I consists of 30 units. Future phases of the development will expand to a total of 80 units for a complete build-out. The majority of the future development will occur into the west half of the property. The subject parcel is about 3.78 acres and is located in the Terra Energy (PUD) off of LaFranier Road. Access to the parcel is from Terra Road and is zoned R-3 Multiple Family Residential. The Master Plan designates this parcel as high density residential. A Public Hearing was held by the Planning Commission and the Findings of Fact were approved.

Korn opened the Public Hearing at 6:28pm.

Doug Mansfield of Mansfield Land Consultants representing Burdco, Inc., said he was available to answer questions.

Ruth Smith of Terra Road and Chestnut Hills Condo Assn. said that Burdco was great to work with and neighbors' concerns were addressed.

A neighbor to the north asked about the private road and was told by Mansfield that the road would be gated and only used for emergencies. Korn closed the Public Hearing at 6:29pm.

Duell moved and Walters seconded THAT the Finding of Fact for Application SUP-1995-03B, in support of the requested amendment to the Terra Energy Planned Unit Development and as recommended for adoption by the Planning Commission, BE ADOPTED.

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

Nays: None

Duell moved and Walters seconded THAT Application SUP-1995-03B, submitted by Burdco, Inc. for an amendment to the Terra Energy Planned Unit Development, BE APPROVED subject to the following conditions (1-3 as indicated in PD 2019-90):

- 1. The applicant shall provide two (2) full sized plan sets, one (1) 11x17" plan set, and one electronic copy of the full application (in PDF format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*
- 2. The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within ninety (90) days of final approval by the Township or approval shall be considered to have expired.*
- 3. Except as expressly provided for in this application, all original requirements, conditions, terms, plans, documents, and findings are hereby reaffirmed and ratified and shall remain in full force and effect. In the event of any conflict or inconsistency between this Application and the terms of any prior agreement, the terms of this approval shall prevail.*

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

Nays: None

c. PD 2019-94 – Lease Agreement for South YMCA (6:37)

Board members are asked to consider this new agreement for a lease for five years on the South YMCA building and property. Board members discussed the lease and asked that a one dollar consideration be added as well as a value to insure the building. McManus will check with the township's insurance company to determine a value to insure the building.

Agostinelli moved to authorize the Supervisor to sign the agreement with the YMCA with the two changes as discussed in monetary consideration and insurable value. McManus seconded the motion.

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

d. PD 2019-91 – Township Board Strategic Planning – Step 3 (6:54)

Planning Director John Sych reviewed a draft vision statement and mission statement. He also drafted some goals to help define the purpose of the township's work for the coming years. Board members commented on the draft vision, mission and goals. They made suggestions for changes in the mission statement and the housing goal.

8. New Business

a. PD Report 2019-89 Ashland Park PUD Phases 2 & 3 Major Amendment – Introduction (7:02)

The application requests an amendment to Phase 2 and Phase 3 of the Ashland Park Planned Unit Development by replacing the 2001 original approved mix of 124 quadplex residential units, 42 duplex residential units and 21 single family residential units with a new pattern consisting of 158 duplex residential units. In 2017, 110 dwelling were proposed. This plan would result in an overall reduction of 29 residential dwelling units from the original approved mix and bring more open space to the area.

Agostinelli moved and Walters seconded THAT application PUD-2001-01-F BE SCHEDULED for public hearing for the Garfield Township Board of Trustees meeting to be held on August 13, 2019.

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

b. PD Report 2019-87 – Zoning Ordinance Text Amendments, Introduction (7:05)

Minor text amendments were approved by the Planning Commission and are now being introduced for board approval.

Amendment No. 19 pertains for Section 712 Automobile Laundries; Amendment No 20 pertains to Section 749 Golf Courses and Country Clubs; and Amendment No 21 pertains to Section 315 R-3 (multiple Family Residential). Planning Director Sych explained the three amendments to the Board.

Agostinelli moved and Duell seconded THAT the proposed Amendments 19, 20 and 21 to Ordinance No. 68, Garfield Township Zoning Ordinance, as attached to Planning Department Report 2019-87, BE SCHEDULED for Public Hearing for the August 13, 2019 Township Board Regular Meeting.

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

c. Consideration of Resolution 2019-15-T, a Resolution to Amend the Budget (7:14)

McManus explained the purpose of the proposed budget amendment for the Park System Fund which was an oversight from the previous fiscal year. She explained that this resolution would move \$350,000 from the General Fund to the Park System Fund.

Duell moved and Blood Law seconded to adopt Resolution 2019-15-T, a Resolution to Amend the Budget and transfer money to the Parks Fund.

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

9. Public Comment (7:24)

None

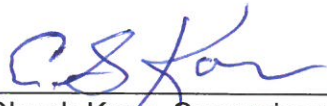
10. Other Business (7:24)

Cass Road Drain

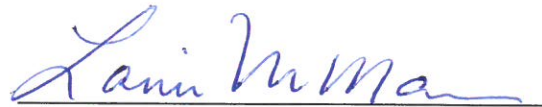
Commissioner Jewett said that since the drain had been cleaned, there has not been a problem and furthermore, drains throughout the county have not been maintained as they should have been. Board members discussed the proposed drainage district on Cass Road at length. They urged the county commissioners to table the Cass Road Drainage District project at this time.

11. Adjournment

Korn adjourned the meeting at 8:00pm.



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