

CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
August 13, 2019

Supervisor Korn called the Town Board Meeting to order on August 13, 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, Denise Schmuckal, Dan Walters, Steve Duell, Lanie McManus and Chuck Korn

1. Public Comment (6:00)

None

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

Board members added item 6a. – Parks and Rec report and New Business item 8c. – Development Review Procedures.

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

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

Nays: None

3. Consent Calendar (6:02)

a. Minutes

July 23, 2019 Regular Meeting (Recommend Approval)

b. Bills

(i) General Fund \$50,005.60
(Recommend Approval)

(ii) Gourdie-Fraser

Developer's Escrow Fund – Storm Water Reviews \$ 3,640.00

Developer's Escrow Fund – Utility Plan Review 9,884.80

Utility Receiving Fund 2,201.70

Total \$15,726.50

(Recommend Approval)

c. Schedule Public Hearing on GT Metro Budget for the August 27, 2019 Township Board Regular Meeting (Recommend Approval)

Board members asked to remove Consent item 3c. and item 3b(i). Blood Law declared a conflict with bills and board members waived it.

Duell moved and Schmuckal seconded to approve the consent calendar as presented with the exception of Items 3c and 3b(i).

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

4. Items removed from the Consent Calendar

3c. Schedule Public Hearing on GT Metro Budget for the August 27, 2019 Township Board Regular Meeting

Board members asked for a period of discussion before the public hearing. Supervisor Korn said that any questions could be reviewed under the GT Metro Report.

3b(i) Bills General Fund \$50,005.60

Board members asked a question about the bills.

Duell moved and Schmuckal seconded to approve the bills in the amount of \$50,005.60.

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

5. Correspondence (6:07)

a. Letter from Glen K. Lile, Chairman Michigan Township Participating Plan, regarding Grant Application

The grant was approved for the e bikes for the Sheriff's Department.

6. Reports

a. Parks and Rec Report

Schmuckal reported on the August 5, Parks & Recreation Commission meeting. Board discussed the condition of the park near the airport. Township staff will determine if the airport is meeting its agreement for work on that parcel.

b. Sheriff's Department Report (6:20)

Acting Lt. Chris Oosse said that the department attended a picnic at Brookside Common and held more active shooter trainings. The department is preparing for the Ironman Triathlon to be held on August 25th. The department also intends to attend the Keystone Village cookout.

c. GT Metro Fire Report (6:25)

Chief Pat Parker will have stats at the next meeting. He said that there have been many car accidents recently and Metro continues to have

employee turnover. There is a pay increase in the 2020 budget across the spectrum. Parker gave highlights and explained the 2020 budget to board members and said he is asking for a raise from 2.35 mills to 2.45 mills.

Walters moved and Schmuckal seconded to schedule a public hearing on the Grand Traverse Metro Budget for the August 27, 2019 Township Board Regular Meeting.

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

d. County Commissioner's Report (6:46)

Commissioner Brad Jewett reported that NMC acquired the DARE car from the sheriff's department and will use it for various events. The MERS fund is headed in a good direction, a financial audit has been completed and everything is fine.

e. Construction Report (6:50)

Engineer Jennifer Hodges said that the new tank is online and the Boardman Valley Nature Reserve pickleball courts are getting lots of use. She noted that the Silver Lake parking lot project is out for bids and she has completed some plan reviews and storm water reviews.

f. Clerk's Report (6:57)

McManus said that clerks have been getting lots of information regarding the placement of some voters on the permanent absentee ballot list and it would be very expensive to do such a mailing. Board members feel it is important to send the mailing even though it is expensive. McManus said that she would collect a couple bids and report back to the board. She would like to close the offices for the presidential primary in March because of limited space.

Schmuckal moved and Blood Law seconded to find money for the mailings in the absentee ballot matter.

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

Schmuckal moved and Duell seconded to close the Garfield Township offices on the date of the presidential primary.

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

g. Supervisor’s Report (7:08)

Supervisor Korn said he has been working with developers on the new Senior Housing PILOT project on LaFranier Road. The PILOT rate works out to 3.7% for that project. The DPW is asking township associated with the septage treatment plant to forego three years of the investment payment to fund the capital improvements. He also spoke with the Grand Traverse County Road Commission regarding the Meadowlane Special assessment.

7. Unfinished Business

a. Public Hearing/Findings of Fact – PD 2019-107 – Ashland Park PUD Phases 2 and 3 Major Amendment (7:12)

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 2001 plan, and bring more open space to the area. The Metro Fire letter says that there needs to be a secondary access and it is recommended that the two developments work together to address the issue. Korn opened the Public Hearing at 7:19pm. Ben Brower representing the development commented on the access and inquired about the Ashland approval if Traditions does not comply with the request for an access. Agostinelli suggested a letter of agreement which is signed by both parties. Korn closed the Public Hearing at 7:32. The board briefly discussed the amendment.

Duell moved and Schmuckal seconded that the Finding of Fact for Application PUD-2001-01-F, in support of the requested amendment to the Ashland Park Planned Unit Development and as recommended for adoption by the Planning Commission, BE ADOPTED.

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

Duell moved and Schmuckal seconded that Application PUD-2001-01-F 1 as indicated in PD #2019-107 BE APPROVED subject to conditions 1-4 as indicated in the PD #2019-107 and with the additional condition #5 that a contractual letter of agreement between Ashland Park and Traditions will be drafted based on a letter from Grand Traverse Metro dated July 26, 2019.

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

- b. **Public Hearing – PD 2019-106 – Consideration of the following Text Amendments to Zoning Ordinance 68:**
Resolution No. 2019-16-T, resolution adopting Amendment 19 – Section 712 Automobile Laundries
Resolution No, 2019-17-T, a resolution adopting Amendment 20 – Section 749 Golf Courses and Country Clubs; and
Resolution No. 2019-18-T, resolution adopting Amendment 21 – Section 315 R-3 Multiple Family Residential

Deputy Planner Steve Hannon said that these text amendments were introduced to the board already and the change in Section 315 should also appear in Section 312, which is a chart. Duell brought up Amendment 20 and asked for language defining a “residential area”. Korn opened the Public Hearing open at 7:46pm. Seeing no one wishing to comment, the public hearing was closed.

Schmuckal moved and Blood law seconded to table Amendment 20 at this time until language could be reviewed.

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

Schmuckal moved and Blood Law seconded to adopt Resolution No. 2019-16-T, resolution adopting Amendment 19 – Section 712 Automobile Laundries.

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

Schmuckal moved and Duell seconded to adopt Resolution No. 2019-18-T, resolution adopting Amendment 21 – Section 315 R-3 Multiple Family Residential, with the addition of adjusting Section 312 Table.

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

- c. **PD 2019-108 – Township Board Strategic Plan (7:49)**

Hannon presented and reviewed the strategic plan for the township and board members have a draft for approval. Board members discussed the draft mission statements and directed staff to make a few changes to include the fact that Garfield Township also serves the many visitors to the region.

8. New Business**a. Consideration of Bids for Median Restoration on South Airport Road at Logan's Landing (7:56)**

Mouser presented bids to restore the Logan's Landing median. The building committee recommended Traverse Outdoor at a price of \$29,894.00. The board discussed the bids and the prices.

Schmuckal moved and Agostinelli seconded to accept the bid from Traverse Outdoor for a price of \$29,894.

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

b. Discussion of Cass Road Drain Project (8:07)

Steve Largent, Drain Commissioner, talked about the necessity of the proposed project. Board members discussed the options and asked Largent to provide data from the engineers to back up the decision to proceed. Ron Clous, County Commissioner, spoke and went over costs for the same project back in 2015 as written in a letter by Spicer Engineering. Jennifer Hodges, Township Engineer, shared her concerns with the project. She would also like to see the data to determine if the scope and cost of the project is warranted.

c. Development Review Procedures

Duell said that Planning Commission is developing some new development review procedures. He explained the process that the Planning Commission would like to follow for most developments coming to the township if the developer had everything complete. Some projects could be expedited.

9. Public Comment (9:15)

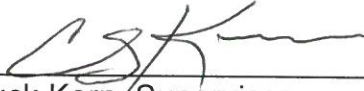
Alisa Korn said that it is National Overdose Awareness month and there will be memorial at the Botanical Gardens from 7pm to 8pm on August 29. She also commented on the Cass Road drainage district.

10. Other Business (9:17)

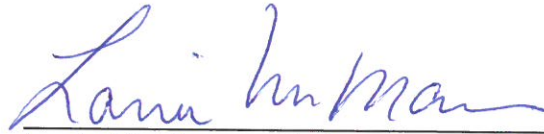
None

11. Adjournment

Korn adjourned the meeting at 9:17pm.



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