

**CHARTER TOWNSHIP OF GARFIELD
TOWNSHIP BOARD MEETING**

Tuesday, August 24, 2021 at 6:00pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

AGENDA

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 – August 10, 2021 (Recommend Approval)

b. Bills -

(i) General Fund \$68,653.99
(Recommend Approval)

(ii) Gourdie-Fraser

Developer's Escrow Fund – Utility Plan Review, Oversight & Closeout	\$2,472.03
Utility Receiving Fund	6,744.73
Park Funds / DNR Trust Fund	640.00
<hr/> Total	<hr/> \$9,856.76

(Recommend Approval)

c. MTT Update (Receive and File)

- d. PD 2021-110 – Articles 2, 3, and 7 – Zoning Ordinance Text Amendment – Introduction and schedule for Public Hearing on September 14, 2021 (Recommend Approval)
- e. Schedule a Public Hearing for September 14, 2021 to establish the property tax millage rate to be levied to support the Township’s 2022 General and Fire Fund accounts (Recommend Approval)

4. Items removed from the Consent Calendar

5. Correspondence

- a. Grand Traverse Conservation District July 2021 Report

6. Reports

- a. Construction Report
- b. Oleson’s Property Water Service Feasibility Report
- c. GT Metro Fire Report
- d. MMR Report
- e. County Commissioner’s Report
- f. Personnel Report - Consideration of hiring Jamie Douglass for the Administrative Assistant position
- g. Supervisor’s Report

7. Unfinished Business

- a. Marijuana Safety Compliance Facilities – Introduction of the proposed amendment to Ordinance No. 74 and proposed Ordinance to License Marijuana Safety Compliance Facilities - Schedule for Public Hearing on September 14, 2021
- b. Consideration of Resolution 2021-21-T, the 2022 Budget Resolution for Grand Traverse Metro Emergency Services Authority
- c. Consideration of bids for janitorial services for the Township Hall and the restroom facilities at Silver Lake Recreation Area

8. New Business

- a. Consideration of Resolution 2021-24-T, a resolution approving the Project Plan for Oakleaf Village of Traverse City, LLC project

9. Public Comment

10. Other Business

11. Adjournment

Lanie McManus, Clerk

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

**CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
August 10, 2021**

Supervisor Chuck Korn called the Town Board Meeting to order at the Garfield Township Hall on August 10, 2021 at 6:00p.m.

Pledge of Allegiance

Roll Call of Board Members

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

Staff Present: Planning Director John Sych

1. Public Comment (6:00)

None

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

Board members asked to add Personnel Committee Report under agenda item #6.

Agostinelli moved and Blood Law seconded to approve the agenda as amended.

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

Nays: None

3. Consent Calendar (6:02)

a. Minutes

July 27, 2021 Regular Board Meeting
(Recommend Approval)

b. Bills

General Fund \$26,790.13
(Recommend Approval)

c. Resolution 2021-22-T – a Resolution to Amend the Budget in the General Fund (Recommend Approval)

d. Resolution 2021-23-T –a Resolution to Amend the Budget in the Park Fund (Recommend Approval)

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

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

4. Items Removed from the Consent Calendar

None

5. Correspondence (6:04)

6. Reports

a. County Commissioner's Report (6:04)

County Commissioner Brad Jewett said that the subject of bonding the pension would be discussed this week. The airport has paid off its bond and is now debt free. He added that the redistricting committee met and decisions will be made soon and a wage study is being finished.

b. Sheriff's Report (6:07)

Lt. Oosse gave statistics for July 2021 and talked about the Sheriff's department taking part in events involving children in the area.

c. Planning Department Report for August (6:09)

Planner John Sych reported that there was a new application received for South22 which was an extension of the Ridge45. He gave an update on the BATA/TCHC proposed project and said that developments were working together with utilities for those projects. He said that Zoning Articles 2, 3 and 7 would be coming up for board approval. Board members asked questions about upcoming developments and road connections.

d. Parks and Rec Report (6:13)

Parks Steward Derek Morton reported that he is working with a couple of entities which could benefit the township and is working to keep graffiti out of the parks with cameras. Trustee Schmuckal reported on the recent Parks Commission meeting and said that the Parks Commission would like to ask for more money for the River East Recreation Area.

e. Clerk's Report (6:18)

McManus said she submitted her report in writing.

f. Supervisor's Report (6:19)

Supervisor Korn said that the bids for the PRV's were way over budget and only the necessary Cedar Run PRV would be done this year. He walked through the Cass Road completed project and it is working very well. Meadowlane Road will be paid for with Tribal funds. Elmers will do the River East parking area and water will be connected.

g. Personnel Committee Report (6:22)

Trustee Barsheff said that Chloe Macomber was appointed as Treasurer and chose to appoint Amy Simon as Deputy Treasurer. Interviews will be held for the vacancy left by Simon.

7. Unfinished Business (6:24)

None

8. New Business

a. Chief Pat Parker – Grand Traverse Metro Fire Department Budget Assumptions/Issues – Introduction and schedule for public hearing on September 14, 2021 (6:25)

Metro Fire Chief Pat Parker presented the 2022 budget to board members. He reviewed the budget assumptions and noted cost of living adjustments, a 2% raise and two new firefighter positions. Assistant Chief Posey talked about the employee staffing at the stations and discussed the step increase program at Metro. The proposed millage would increase by 0.15 mills. Board members discussed the funding of the additional .15 millage. Parker gave a brief MMR report.

b. Consideration of bid for the pressure reducing valve stations (PRVS) for Cedar Run Road, US Highway 31 and StoneRidge (7:02)

Township Engineer Jennifer Hodges shared bid results with board members on the proposed PRVs. Because bids were so high, she recommended that the township proceed with the Cedar Run PRV at a cost of \$773,349.00.

Agostinelli moved and Schmuckal seconded to approve the bid from Elmer's for the Cedar Run PRV installation/Booster Station at a cost of \$773,349.00.

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

Nays: None

c. Presentation of Park User Survey Results – PD 2021-109 (7:17)

Planner Sych said that this item is informational and gives feedback on what people are saying about the parks. Most feedback was positive. Schmuckal added that the Parks Commission would study this document more in depth at their next meeting.

d. Consideration of naming a trail after Norm Fred in the River East Recreational Area (7:22)

Parks Steward Morton said that Norm Fred has helped to remove over 80,000 lbs. of trash from the parks and parks commissioners asked that a section of trail in River East be named after him.

Schmuckal moved and Duell seconded to approve to name a River East trail after Norm Fred.

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

Nays: None

e. Consideration of bids for janitorial services for the Township Hall and the restroom facilities at Silver Lake Recreation Area (7:25)

The current cleaning company is retiring and RFPs were put out for a new cleaning company. Four bids were received and board members discussed the proposals.

Schmuckal moved and Blood Law seconded to award the contract to JennyClean at a total of \$23,858.00 per year.

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

Nays: None

9. Public Comment: (7:38)

Korn said that today was the Deputy Treasurer’s birthday.

10. Other Business (7:40)

None

11. Adjournment

Korn adjourned the meeting at 7:40pm.

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

Lanie McManus, Clerk
Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49686

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

RESOLUTION TO AMEND THE BUDGET

RESOLUTION #2021-22-T

BE IT HEREBY RESOLVED, THAT budget amendment to increase line item 101-747-880-007 in General Fund (101) by \$800,000 and take it from General Fund Balance (101) be approved.

Moved: Denise Schmuckal

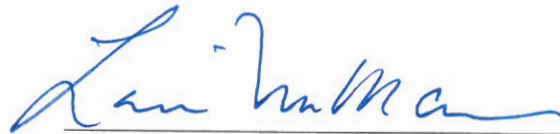
Supported: Molly Agostinelli

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

Nays: None

Absent and excused: None

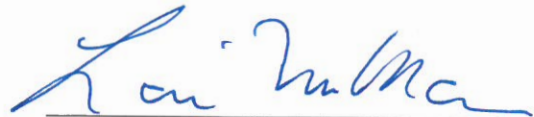
The Chairman, Chuck Korn, declared the motion carried and Resolution 2021-22-T adopted this 10th day of August, 2021.



Lanie McManus, Clerk

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, certify the above is a true and correct copy of Resolution 2021-22-T which was adopted by the Township Board of the Charter Township of Garfield on the 10th day of August, 2021.



Lanie McManus, Clerk

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

RESOLUTION TO AMEND THE BUDGET

RESOLUTION #2021-23-T

BE IT HEREBY RESOLVED, THAT budget amendments to increase line items in the Park System Fund (308) to cover the wages for the new Park Steward. Line item 308-000-701.907 for \$16,750 and 308-851-8973-010 for \$1,275 and take it from Park Fund line item 308-000-880.008 for \$18,025 be approved.

Moved: Denise Schmuckal

Supported: Molly Agostinelli

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

Nays: None

Absent and excused: None

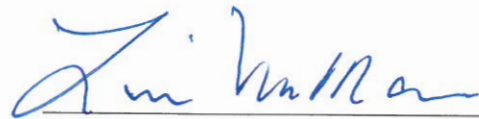
The Chairman, Chuck Korn, declared the motion carried and Resolution 2021-23-T adopted this 10th day of August, 2021.



Lanie McManus, Clerk

CERTIFICATION

I, Lanie McManus, Clerk of the Charter Township of Garfield, certify the above is a true and correct copy of Resolution 2021-23-T which was adopted by the Township Board of the Charter Township of Garfield on the 10th day of August, 2021.



Lanie McManus, Clerk

Check Date	Bank	Check #	Payee	Description	GL #	Amount
08/11/2021	GEN	39892	CHERRYLAND ELECTRIC COOP.	ELECTRIC	101-000-084.861	298.79
		39892		ELECTRIC	101-265-920.603	898.27
		39892		ELECTRIC	101-448-920.005	779.92
						<u>1,976.98</u>
08/11/2021	GEN	39893	CHERRYLAND ELECTRIC COOP.	ELECTRIC	308-000-935.000	312.31
08/11/2021	GEN	39894	CONSUMERS ENERGY	10000311801	101-000-084.861	2,299.75
		39894		10000311801	101-448-920.005	4,021.65
						<u>6,321.40</u>
08/11/2021	GEN	39895	DTE ENERGY	910020833133	101-265-920.601	93.84
08/11/2021	GEN	39896	DTE ENERGY	910020833257	101-265-920.601	34.99
08/11/2021	GEN	39897	FIFTH THIRD BANK	3637 EDUCATION/SURVEY MONKEY	101-171-960.000	22.02
		39897		3637 EDUCATION/SURVEY MONKEY	101-400-805.000	384.00
						<u>406.02</u>
08/11/2021	GEN	39898	GARFIELD CHARTER TOWNSHIP	HSA	101-000-237.000	556.89
08/11/2021	GEN	39899	GFL ENVIRONMENTAL	002096164	308-000-935.000	376.20
08/11/2021	GEN	39900	GFL ENVIRONMENTAL	002114259	101-265-935.604	96.91
08/11/2021	GEN	39901	GRAND TRAVERSE COUNTY DPW	5590511	308-000-935.000	13.03
08/11/2021	GEN	39902	GRAND TRAVERSE COUNTY DPW	5105021	101-265-920.602	683.19
08/11/2021	GEN	39903	GRAND TRAVERSE COUNTY TREAS	5.21-7.21 MTT/BOR	101-000-403.000	76.35
08/11/2021	GEN	39904	I.T. RIGHT	LAPTOP	101-900-970.003	2,495.37
08/11/2021	GEN	39905	IIMC	DUES	101-215-965.000	290.00
08/11/2021	GEN	39906	INTEGRITY BUSINESS SOLUTIONS	DESK SIGNS - C.MACOMBER, S.KEHOE, A.SIMON	101-101-726.000	28.45
		39906		DESK SIGNS - C.MACOMBER, S.KEHOE, A.SIMON	101-171-726.000	28.45
		39906		DESK SIGNS - C.MACOMBER, S.KEHOE, A.SIMON	308-000-935.000	28.45
						<u>85.35</u>
08/11/2021	GEN	39907	JEANE BLOOD LAW	MILEAGE	101-253-860.500	187.04
08/11/2021	GEN	39908	PITNEY BOWES INC.	RED INK	101-101-726.001	113.04
08/11/2021	GEN	39909	PRINTING SYSTEM	NOTICES	101-215-726.000	47.41
08/11/2021	GEN	39910	SPECTRUM BUSINESS	INTERNET	101-258-935.016	89.99
08/11/2021	GEN	39911	TRAVERSE CITY FLEET REPAIR	OIL CHANGE F150	101-806-863.000	40.81

3.b.(i)

Check Date	Bank	Check #	Payee	Description	GL #	Amount
08/11/2021	GEN	39912	TRAVERSE CITY RECORD EAGLE	ADVERTISING/ CLASSIFIED	101-101-901.000	220.00
		39912		ADVERTISING/ CLASSIFIED	101-400-901.000	210.30
						<u>430.30</u>
08/11/2021	GEN	39913	UNITED WAY	UNITED WAY	101-000-238.000	90.00
08/11/2021	GEN	39914	VOYA INSTITUTIONAL TRUST COMPANY	DEFERRED COMP VF3202	101-000-227.000	1,890.00
08/17/2021	GEN	39915	BLACK MAGIC	TOWNSHIP HALL PARKING LOT	101-900-970.002	6,015.00
08/17/2021	GEN	39916	BLACK MAGIC	SL PARK PARKING LOT	308-000-970.000	9,520.00
08/17/2021	GEN	39917	CONSUMERS ENERGY	103033456148	101-448-920.005	1,114.32
08/17/2021	GEN	39918	GMOSER'S SEPTIC SERVICE, INC	PORTABLE TOILET	308-000-935.000	190.00
08/17/2021	GEN	39919	LANDGREEN LANWCARE	TOWNSHIP & MEDIAN FERTILIZER/WEED CONTROL	101-265-935.602	484.00
08/17/2021	GEN	39920	MOLON EXCAVATING	YMCA COMPLETION	308-000-970.000	11,598.00
08/17/2021	GEN	39921	STATE OF MICHIGAN	ELEVATOR CERTIFICATE RENEWAL	101-265-935.608	185.00
08/19/2021	GEN	39922	BLUE CROSS BLUE SHIELD OF MICHIGAN	EMPLOYEE HEALTH	101-851-873.030	21,081.33
08/19/2021	GEN	39923	PRINCIPAL LIFE INSURANCE COMPANY	EMPLOYEE LIFE & HEALTH	101-851-873.030	1,436.69
		39923		EMPLOYEE LIFE & HEALTH	101-851-873.040	322.23
						<u>1,758.92</u>
						<u>68,653.99</u>
TOTAL - ALL FUNDS				TOTAL OF 32 CHECKS		
--- GL TOTALS ---						
101-000-084.861			DUE FROM #861 STREET LIGHTS			2,598.54
101-000-227.000			DEFERRED COMP			1,890.00
101-000-237.000			HSA (FORMERLY FLEX)			556.89
101-000-238.000			UNITED WAY			90.00
101-000-403.000			CURRENT REAL PROPERTY TAXES			76.35
101-101-726.000			SUPPLIES			28.45
101-101-726.001			POSTAGE			113.04
101-101-901.000			ADVERTISING			220.00
101-171-726.000			EDUCATION & TRAINING			28.45
101-171-960.000			SUPPLIES			22.02
101-215-726.000			DUES & PUBLICATIONS			47.41
101-215-965.000			MILEAGE - TREASURER			290.00
101-253-860.500			COMPUTER NETWORK			187.04
101-258-935.016			HEATING / GAS			89.99
101-265-920.601			WATER / SEWER			128.83
101-265-920.602			LIGHTS BUILDING			683.19
101-265-920.603			LAWN MAINTENANCE			898.27
101-265-935.602			RUBBISH REMOVAL			484.00
101-265-935.604			MAINTENANCE-OTHER			96.91
101-265-935.608			CONTRACTED AND OTHER SERVICES			185.00
101-400-805.000			ADVERTISING			384.00
101-400-901.000			STREET LIGHTS TOWNSHIP			210.30
101-448-920.005						5,915.89

CHECK DISBURSEMENT REPORT FOR CHARTER TOWNSHIP OF GARFIELD

CHECK DATE FROM 08/05/2021 - 08/19/2021

Banks: GEN

User: BETTY

DB: Garfield

Check Date	Bank	Check #	Payee	Description	GL #	Amount
			OIL CHANGES			40.81
			INSURANCE - EMPLOYEE HEALTH			22,518.02
			INSURANCE - EMPLOYEE LIFE			322.23
			CAPITAL OUTLAY - TOWNSHIP HAL			6,015.00
			CAPITAL OUTLAY - COMPUTER			2,495.37
			MAINTENANCE - MISC, EQUIP			919.99
			CAPITAL OUTLAY			21,118.00
			TOTAL			68,653.99



August 17, 2021

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

I. Developer's Escrow Fund

A. Utility Plan Review, Oversight & Closeout

1. Engineering consulting services for plan review, construction services and Project Turnover		
TCAPS Montessori, Escrow #215.854		
Project#	20218	Invoice No. 2021804
		220.00
2. Engineering and survey services for design, topo survey, bidding, construction services, project turnover		
Chick-Fil-A, Water Main Extension, Escrow 215.824		
Project#	21171	Invoice No. 2117103
		2,252.03
		Total B
		<u>2,472.03</u>

Total Developer's Escrow Fund 2,472.03

II. Utility Receiving Fund

1. Engineering consulting services for review of ability to extend water and sewer. and close out.		
US-31 South, McCrea Hill PRV Relocation		
Project#	19135	Invoice No. 1913507
		3,867.23
2. Engineering consulting services for review of ability to extend water and sewer.		
Hammond / Lafranier Road		
Project#	21029C	Invoice No. 21029308
		405.00
3. Engineering consulting services for review of ability to extend water service		
Oleson's Parcel		
Project#	21029C	Invoice No. 21029307
		1,692.50
4. Engineering and survey services for design, construction documents, administration for roof improvements		
Township Hall Roof		
Project#	21091	Invoice No. 2109101
		780.00
		Total Utility Receiving Fund
		<u>6,744.73</u>

III. Park Funds / DNR Trust Fund

1. Engineering and survey services for design, topo survey, bidding, construction services.		
River East Park Improvements, Phase I		
Project#	21011	Invoice No. 2101103
		640.00
		Total Park Funds / DNR Trust Fund
		<u>640.00</u>

GRAND TOTAL \$9,856.76

Invoice

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

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

August 17, 2021
 Project No: 20218
 Invoice No: 2021804

Re: TCAPS Montessori, Escrow# #215.854

Services Performed: Engineering and construction services for plan review, construction oversight and project close out for the water main and sanitary sewer extension to service the proposed school facilities located along Franke Road and south of the intersection of Silver Lake Rd. The project includes construction of a 63,000(+/-) SF school and involves realignment of the sanitary sewer along the south property line and new private water main loop around the proposed building.

1. Engineer plan review and overall capacity evaluation to determine impact to existing water and sewer system and ability to service. Scope also includes Act 399 and Part 41 Permit Assistance for the water main and sewer main extension.
2. Full time construction observation for water main and sanitary sewer including services, testing, walk through with DPW. Estimated service for approximately (30) days of construction for 140 hours of GFA staff time to conduct site visits, witness testing, and DPW walk through. Developer is responsible to provide record drawings and provide documentation to GFA for review.
3. Project turnover for review drawing and easements, review of close out and turnover documentation to township and updates to GIS and overall utility maps.
4. Engineering services for storm water review compliance with Ordinance 29.

Additional Services:

1. Storm water review due to modified plan from engineering for compliance with Ordinance 49

Professional Services from July 11, 2021 to August 14, 2021

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Engineering Plan Review	3,500.00	100.00	3,500.00	3,500.00	0.00
Construction Observation & Testing	8,500.00	100.00	8,500.00	8,500.00	0.00
Project Closeout & Turnover	1,000.00	100.00	1,000.00	1,000.00	0.00
Storm Waer Review Compliance	2,000.00	100.00	2,000.00	2,000.00	0.00
Addl' Svcs. #1 Storm Water	220.00	100.00	220.00	0.00	220.00
Total Fee	15,220.00		15,220.00	15,000.00	220.00

Project	20218	GARFIELD/PLN REV,CM,TCAPS MONTESSORI/GT	Invoice	2021804
		Total Fee		220.00
			Total this Invoice	\$220.00

Invoice

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

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

August 17, 2021
 Project No: 21171
 Invoice No: 2117103

Re: Chick-Fil-A, Water Main Extension , Escrow 215.824

Services Performed:

1. Engineering Review - Plan review and overall capacity evaluation to determine impact to existing water system, sewer system and storm water system for the ability to service. Act 399 Permit assistance for water main extension and par 41 Permit assistance for sanitary sewer main.
2. Construction Observation - Full time for site visits, witness testing and DPW walk through. Developer is responsible to provide record drawings and provide documentation to GFA for review..
3. Project Turnover - Review drawing and easements, close out and turnover documentation to township updates to GIS and overall utility maps.

Additional Services:

1. Storm waster review of plans, computations and specifications for compliance with Ordinance 49. Communication with applicant and engineer and correspondence letter of final acceptance. MDOT permit assistance and meetings related to storm infrastructure within MDOT ROW.

Project Location: 2700 US-31, M-37 North of South Airport Road, Traverse City

Professional Services from July 11, 2021 to August 14, 2021

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Engineer Review	3,500.00	100.00	3,500.00	3,500.00	0.00
Construction Observation	7,500.00	0.00	0.00	0.00	0.00
Project Turnover, Close Out	500.00	0.00	0.00	0.00	0.00
Storm Water Reivew/MDOT ROW	1,635.00	100.00	1,635.00	0.00	1,635.00
Total Fee	13,135.00		5,135.00	3,500.00	1,635.00
Total Fee					1,635.00

Reimbursable Expenses

MICHIGAN DEPT OF TRANSPORTATION 7/27/2021	MICHIGAN DEPT OF TRANSPORTATION	RIGHT OF WAY PERMIT APPLICATION FEE	606.05
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Project	21171	GARFIELD/PLN REV,CO OB,CO/CHICK-FIL-A/GT	Invoice	2117103
		UNITED STATES POSTAL SERVICE		
	7/23/2021	UNITED STATES POSTAL SERVICE	POSTAGE/EGLE JAMIE WAGE PE	10.98
		Total Reimbursables		617.03
			Total this Invoice	\$2,252.03

Invoice

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

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

August 17, 2021
 Project No: 19135
 Invoice No: 1913507

Re: US-31 South / McCrea Hill PRV Relocation

Services Performed: Professional engineering services for preliminary design, final design, bidding, construction administration, construction observation, project close out and turn over as detailed in Proposal No. 19-198 dated April 12, 2019.

Professional Services from July 11, 2021 to August 14, 2021

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Preliminary Design	12,000.00	100.00	12,000.00	12,000.00	0.00
Final Design	10,350.00	100.00	10,350.00	10,350.00	0.00
Bidding Services	3,500.00	100.00	3,500.00	875.00	2,625.00
Construction Admin.	9,000.00	5.00	450.00	0.00	450.00
Construction Observation	10,350.00	0.00	0.00	0.00	0.00
Project Closeout & Turnover	1,800.00	0.00	0.00	0.00	0.00
Total Fee	47,000.00		26,300.00	23,225.00	3,075.00
		Total Fee			3,075.00

Reimbursable Expenses

GRAND TRAVERSE COUNTY HEALTH DEPT					
8/11/2021	GRAND TRAVERSE COUNTY HEALTH DEPT	SESC PERMIT APPLICATION AND PERMIT			575.00
MICHIGAN DEPT OF TRANSPORTATION					
7/27/2021	MICHIGAN DEPT OF TRANSPORTATION	RIGHT OF WAY PERMIT APPLICATION FEE			105.80
TRAVERSE CITY RECORD EAGLE					
8/4/2021	TRAVERSE CITY RECORD EAGLE	LEGAL NOTICE, ADVERTISEMENT FOR BIDS 07/03/21			102.47
UNITED STATES POSTAL SERVICE					
7/16/2021	UNITED STATES POSTAL SERVICE	GT CTY/SESC NEW PERMIT APPLICATION, PLAN, SPECS QTY 1			8.96
	Total Reimbursables				792.23
				Total this Invoice	\$3,867.23

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
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A/R email: melanie@gfa.tc

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

August 17, 2021
Project No: 21029C
Invoice No: 21029308

Re: General Utilities, Hammond / Lafranier Road Infrastructure, Water and Sewer

Services Performed: Engineering services for review of proposed developments and the ability to extend water and sewer infrastructure to services area. Supplemental meeting with developers and edits to memo.

Professional Services from July 11, 2021 to August 14, 2021

Professional Personnel

	Hours	Rate	Amount	
Sr. Project Manager	3.00	135.00	405.00	
Totals	3.00		405.00	
Total Labor				405.00
		Total this Invoice		\$405.00



Invoice

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

August 17, 2021
Project No: 21029C
Invoice No: 21029307

Re: General Utilities, Oleson's Parcel Water Service Extension

Services Performed: Engineering services for review of Oleson's Development and ability to provide water service. Review of existing Garfield Township and Blair Township pressures and capacities. Review of options to provide service including memo of pros./ cons., renderings, and cost estimate.

Professional Services from July 11, 2021 to August 14, 2021

Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	2.00	110.00	220.00	
Sr. Project Manager	6.00	135.00	810.00	
Design Engineer I	2.50	85.00	212.50	
Design CAD Technician III	5.00	90.00	450.00	
Totals	15.50		1,692.50	
Total Labor				1,692.50
		Total this Invoice		\$1,692.50



Invoice

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A/R email: melanie@gfa.tc

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

August 17, 2021
Project No: 21091
Invoice No: 2109101

Re: Township Hall Roof

Services Performed: Conceptual design, final design, construction documents and construction administration for roof improvements as detailed in memo dated March 9, 2021.

Professional Services from April 18, 2021 to August 14, 2021

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Design, Construction Administration	25,300.00	3.083	780.00	0.00	780.00
Total Fee	25,300.00		780.00	0.00	780.00
		Total Fee			780.00
				Total this Invoice	\$780.00



Invoice

Gourdie-Fraser, Inc.
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A/R email: melanie@gfa.tc

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

August 17, 2021
Project No: 21011
Invoice No: 2101103

Re: River East Park Improvements, Phase I


Services Performed: Engineering, survey and construction services for final site design, architectural design, topographic survey, RFP & bidding, construction staking and layout, construction observation, materials testing, contract administration and construction engineering as detailed in proposal letter dated January 7, 2021.

Professional Services from June 27, 2021 to August 14, 2021
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Topographic Survey	2,700.00	100.00	2,700.00	2,700.00	0.00
Site, Architectural Design	4,500.00	100.00	4,500.00	4,500.00	0.00
RFP and Bidding	1,000.00	100.00	1,000.00	1,000.00	0.00
Construction Staking and Layout	1,000.00	0.00	0.00	0.00	0.00
Const. Observation & Materials Testing	1,500.00	0.00	0.00	0.00	0.00
Construction Admin. and Engineering	1,000.00	64.00	640.00	0.00	640.00
Total Fee	11,700.00		8,840.00	8,200.00	640.00
		Total Fee			640.00
				Total this Invoice	\$640.00

MTT Update
Prepared for Garfield Twp Board

Docket #	Parcel No(s)	Owner	Property Address	Year(s) in Contention	Assessor's Values		Petitioner's Values		Value Differences		Status Notes	ACTUAL		
					Assessed	Taxable	Assessed	Taxable	Assessed	Taxable		Twp Millage LOSS	METRO Millage LOSS	
1	21-001535	016-032-45 American Multi-Cinema Inc	3825 Marketplace Cir	2021	\$ 3,771,300	\$ 3,771,300	\$ 1,990,711	\$ 1,990,711	\$ (1,780,589)	\$ (1,780,589) -47%	6/2/21 Discovered petition on-line 6/3/21 Answered petition			
2	21-000984	016-032-60 Hobby Lobby Stores, Inc Pre-hearing General Call: 4/18-29/2022	3675 Marketplace Cir Valuation Due: 1/19/22	2021 JUDGE: Victoria Enyart	\$ 2,545,200	\$ 2,044,130	\$ 1,500,000	\$1,500,000	\$ (1,045,200)	(\$544,130) -27%	5/25/21 Discovered petition on-line 5/26/21 Answered petition			
3	21-001265	466-001-00 Agree Limited Partnership BURLINGTON	3450 W South Airport Rd Unit 1	2021	\$ 1,833,300	\$ 1,833,300	\$ 1,000,000	\$ 1,000,000	\$ (833,300)	\$ (833,300) -45%	8/3/21 Rec'd Order setting aside Default (Proof of Svc by Petitioner)			
4														
5														
6														
7														
TOTALS:					\$ 4,378,500	\$ 3,877,430	\$ 2,500,000	\$ 2,500,000	\$ (1,878,500)	\$ (3,158,019)				
					SETTLED VALUES:		2021							
									\$ (6,316.04)	\$ (7,421.34)	2021 Potential Tax Loss			
									Township	Metro	ACTUAL TAX LOSS			
											2021	\$ -	\$ -	
											GRAND TOTAL	\$ -	\$ -	

		Charter Township of Garfield	
		Planning Department Report No. 2021-110	
Prepared:	August 17, 2021	Pages:	2
Meeting:	August 24, 2021 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Articles 2, 3, and 7 – Zoning Ordinance Text Amendment – Introduction		

OVERVIEW:

The Planning Commission has been studying several proposed amendments to the Zoning Ordinance with the intention of creating a Use Chart, including proposed amendments in Article 2 (Definitions), Article 3 (District Regulations), and Article 7 (Supplemental Use Regulations). These changes are intended to help remove inconsistencies, streamline language, and make the Zoning Ordinance function better. This project is intended to achieve the following goals:

- Ensure that every use listed in the Zoning Ordinance has a name and definition in Article 2
- For sections in Article 3 containing regulations for each zoning district, describe all uses permitted without needing to look at regulations for another district.
- List all conditions in Article 7 as supplemental use regulations and reference these conditions each time the use is listed in the other articles.
- Organize the use chart and district regulation pages for use as handouts.

This proposed amendment encompasses several changes in Articles 2, 3, and 7, and includes removing one section within Article 6 as explained below. The proposed changes to Article 2, 3, and 7 are included as attachments to this report.

The Planning Commission introduced the proposed text amendment at the July 14, 2021 meeting and held a public hearing at the August 11, 2021 meeting. At the public hearing, Planning Commissioners discussed additional proposed changes which were incorporated into the proposed amendment:

- Some additional language was proposed to account for the Township's intent to allow for marijuana safety compliance facilities. The Zoning Ordinance will consider a marijuana safety compliance facility as a type of research and design facility. A research and design facility will be changed from being permitted by right in the C-O Office Commercial district to being permitted by special conditions. A section in Article 7 will also be added indicating that all marijuana safety compliance facilities shall follow all state and local requirements, including permits and licenses. The police power ordinances being considered by the Township will be the primary local requirement for the marijuana safety compliance facilities.
- Through proofreading, it was also discovered that the language in Section 331 for the GTC Grand Traverse Commons Development District indicated the Grand Traverse Commons Development Regulations had yet to be adopted. Additional language is proposed to reflect that these regulations are now in place.

SCOPE OF PROPOSED TEXT AMENDMENT:

This proposed text amendment would encompass the following:

Article 2: Definitions

Section 200 – Rules Applying to the Text

Section 201 – General Definitions

- Repeal and replace these sections with the proposed text attached to this report. Proposed changes in these sections reflect several new definitions being included, existing definitions being clarified, and other feedback from the Planning Commission.

Article 3: Zoning

- Repeal and replace the entirety of Article 3 with the proposed text attached to this report. Changes to sections within Article 3 include those listed below.

Section 312 – Dimensional Regulations and Use Chart

- Rename section from “Dimensional Regulations” and include both the use chart and explanation of how the chart is organized. The use chart lists the uses in every row; zoning districts in every column; whether the use is permitted by right (R), by special conditions (SC), by special use permit (SUP), or not permitted (blank) in each cell, and a link to any supplemental conditions.

Section 313 – R-1 (One Family Residential) through Section 330 – P-R Park and Recreation District

- Changes to these sections clarify the uses permitted by right, uses permitted by special conditions, and uses permitted by special use permit in each zoning district. The proposed changes provide a consistent name for each use and consistent links to conditions elsewhere in the Zoning Ordinance.

Article 6: General Use Regulations

Section 616 – Limited Residential Uses in Mixed-Use Industrial and Office Districts

- Repeal Section 616. This section indicates live-work units are permitted in the I-G, I-L, and C-O districts. This information is proposed to be covered under the definitions in Article 2 and district regulations of Article 3, making Section 616 redundant.

Article 7: Supplemental Use Regulations

- Repeal and replace the entirety of Article 7 with the proposed text attached to this report. Changes in this Article are primarily focused on sections which needed to absorb language for conditions that had been described in Article 3 and other feedback from the Planning Commission.

PROCESS:

The Planning Commission held a public hearing on the proposed text amendment and has recommended adoption of the proposed amendment including changes discussed at the public hearing. A public hearing is also required at the Township Board level.

ACTION REQUESTED:

If, following discussion, the Township Board is prepared to schedule the attached proposed amendment to Ordinance No, 68, the Garfield Township Zoning Ordinance, for public hearing, then the following motion is suggested:

MOTION THAT the proposed amendment to Ordinance No. 68, the Garfield Township Zoning Ordinance, as attached to Planning Department Report 2021-110, BE SCHEDULED for public hearing for the September 14, 2021 Township Board Regular Meeting.

Any additional information deemed necessary by the Township Board should be added to this motion.

Attachments:

1. Proposed Zoning Ordinance text amendment changes to Articles 2, 3, and 7.

ARTICLE 2 DEFINITIONS

SECTION 200 RULES APPLYING TO THE TEXT

For purposes of this Ordinance, certain rules of construction apply to the text as follows:

- (1) Words used in the present tense include the future tense; and the singular includes the plural unless the context clearly indicates the contrary.
- (2) The term “shall” is always mandatory and not discretionary; the word “may” is permissive.
- (3) The words “used or occupied” as applied to any land or building shall be construed to include the words “intended, arranged, or designed to be used or occupied”.
- (4) Any word or term not interpreted or defined by this Article shall be used with a meaning of common or standard utilization.

SECTION 201 GENERAL DEFINITIONS

For purposes of this Ordinance, certain terms or words used herein shall be interpreted or defined as follows:

Accessory Building: See “Building, Accessory”

Accessory Use: A use customarily incidental and subordinate to the principal use or building located on the same lot as the principal use or building, and where such accessory use is at no point more than fifty percent (50%) of the total activity on the site.

Addition: A completely new structure or new component to an existing structure.

Adequate Public Facility: A public facility or system of facilities that has sufficient available capacity to service the physical area and designated intensity and use of development at adopted specified levels of service.

Administrative Decision: A decision on a development approval application rendered by an administrative official that does not require legislative, administrative, or quasi-judicial discretion and unless specifically stated is not subject to a public hearing.

Adult Foster Care, Family Home: A state licensed private residence with the approved capacity to receive at least 3 but not more than 6 adults to be provided with foster care for 5 or more days a week and for 2 or more consecutive weeks.

Adult Foster Care, Small Group Home: A state licensed adult foster care facility with the approved capacity to receive at least 3 but not more than 12 adults to be provided with foster care for 5 or more days a week and for 2 or more consecutive weeks.

Adult Foster Care, Large Group Home: A state licensed adult foster care facility with the approved capacity to receive at least 13 but not more than 20 adults to be provided with foster care for 5 or more days a week and for 2 or more consecutive weeks.

Adult Foster Care Facility: A state licensed facility which provides supervised personal care to unrelated, non-transient, adult individuals, not specified elsewhere in this Ordinance and including an adult foster care congregate facility with the approved capacity to receive more than 20 adults to be provided with foster care for 5 or more days a week and for 2 or more consecutive weeks, nursing home, convalescent home, home for the aged, or any similar care facility.

Agricultural Operation: See “Farm Operation”

Airport or Airfield: A facility regulated by the Federal Aviation Administration (FAA) and designed for the takeoff and landing of aircraft and any other associated activities.

Airport Critical Zone: The clear zone approach-departure clearance surface and the transitional surface.

Airport Inner Horizontal Surface Area: The area surrounding the airport for a distance of three miles, excluding the clear zone surface, transitional surface and airport approach-departure clearance surface.

Airport Outer Horizontal Surface: The airport hazard area less the critical zone area beyond a three mile distance of the Inner Horizontal Surface area to the outer boundary of the Airport Overlay Zone District.

Airport Overlay Zone District: The Airport Overlay Zone District is the airport hazard area consisting of all of the lands within Garfield Township lying beneath the approach, transitional, 149 feet horizontal conical and 500 foot horizontal surface; said land being located within a circle having a radius extending horizontally (6.32 miles) from the established center of the useable landing area of the airport.

Alley: Any dedicated public or private way, other than a street or a joint driveway, which functions primarily as a service corridor and which provides only a secondary means of access to abutting property and is not intended for general traffic circulation.

Alteration: Any modification, addition, or change in construction or type of occupancy, any change or rearrangement in the structural parts of a building; any enlargement of a building, whether by extending a side or by increasing in height; or the moving from one location to another.

Amendment: Any change to the districts of the zoning map (rezoning) or text of this ordinance, master plan, sub area plan, or similar adopted plans or development approval.

Apartment: A room or suite of rooms, including bath and kitchen facilities, located in an accessory structure or in a two-family or multiple-family dwelling intended or designed for use as a non-transient residence by a single family.

Appeal: An appeal to the Zoning Board of Appeals or designated body where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this Ordinance.

Approval Authority: Any Board, Commission, or administrative official tasked with rendering a final decision on an application.

Assisted Living Facility: See “Adult Foster Care Facility”

Auditorium or Assembly Hall: An indoor space for large group events or meetings, including theaters.

Automobile Dealership: See “Vehicle Dealership, with Outdoor Sales” and “Vehicle Dealership, without Outdoor Sales”

Automobile Showroom: See “Vehicle Dealership, without Outdoor Sales”

Bar, Tavern, or Night Club: An establishment where alcoholic and other beverages are prepared, served, and consumed, mostly within the principal building, and which may also offer food service to customers. For purposes of this Ordinance, “Restaurant” is defined separately.

Bed and Breakfast: A private residence that offers sleeping accommodations to transient tenants, is the innkeeper’s residence in which the innkeeper resides while renting the rooms to transient tenants and serves breakfast at no extra cost to its transient tenants.

Berm: A mound of earth rising to an elevation above the ground of a parcel, which contributes to an opaque screening.

Best Management Practices: Effective integration of storm-water management systems, with appropriate combinations of landscape conservation, enhancement, structural controls, impervious cover, schedules of activities, prohibitions of practices, maintenance procedures, and other management practices that provide an optimum way to convey, store, and release run-off, in order to reduce peak discharge, remove pollutants, and enhance the environment. Best management practices may include any practices adopted by the Township, or other local, State, and Federal agencies.

Board of Appeals: Garfield Township Zoning Board of Appeals.

Boarding Residence: An owner-occupied residence where non-related individuals are provided with room and board on a long-term basis.

Boardman River Valley Environment Area: Includes those areas of the Township which because of elevation, soil, vegetation type and water table are directly influenced by any fluctuations, course changes or flooding of the river including:

1. lands below 600.0 feet above sea level, lying between the south city limits of Traverse City and the east-west half section line of Sections 22 and 23.
2. lands below 620.0 feet above sea level lying between the east-west half Section line of Sections 22 and 23 and Cass Rd, and
3. lands below 640.0 feet above sea level lying between Cass Rd and the south Township boundary.

Boat Livery: A boat livery is hereby defined and declared to be any structure, site or tract of land utilized for the storage, servicing or rental of boats which may include the sale of hunting and/or fishing tackle, equipment, boats, etc.

Bond: Any form of a surety bond in an amount and form satisfactory to the reviewing authority. Bonds may require review and approval by the Garfield Township attorney whenever a bond is required by these regulations.

Brew Pub: A facility as defined by the State of Michigan Liquor Control Code (Act 58 of 1998, MCL 436.1101 et seq.)

Buffer Yard: A greenbelt area that is long and parallel to a property line within which no structures, driveways, parking, signs, or other such uses may be located unless specifically permitted by this Ordinance. A yard area occupied by plant materials, fences, or other landscape devices designed to effectively mitigate to a substantial degree the negative impact which occurs between conflicting land uses and major thoroughfares.

Building: Any structure, either temporary or permanent, having a roof and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind. This shall include tents, awnings and vehicles situated on private property and used for purposes of a building, whether mounted on wheels or not.

Building, Accessory: A subordinate building or structure on the same lot with a principal or main building, or the part of the main building occupied by or devoted exclusively to an accessory use.

Building Area: The buildable area of a lot or designated building envelope and other areas of a project site which have not been designated as permanent open space, areas to be used for project infrastructure, or other site improvements, etc.

Building Elevation: The entire view of any building or other structure from any one of four sides showing features, such as construction materials, design, height, dimensions, windows, doors, other architectural features, and the relationship of grade to floor level.

Building Footprint: The horizontal area measured within the outside of the exterior walls of the ground floor of the main structure.

Building, Height of: The vertical distance measured from the mean elevation of the finished grade line of the ground about the front of the building to the highest point of the roof or parapet for flat roofs; to the deck line of mansard roofs; and to the mean height level between eaves and ridge of gable, hip and gambrel roofs.

Building Line: That portion of a site defined by the minimum front, side, and rear yard setbacks within which no building or structure may be located.

Building, Principal: A building in which is conducted the main or principal use of the lot on which it is located.

Building, Semi-Detached: See "Dwelling, Two-Family (Duplex)"

Bus Shelter: A roofed structure with at least three walls located on or adjacent to the right-of-way of a street, and which is designed and used primarily for the protection and convenience of bus passengers.

Business College or Trade School: An educational institution generally focusing on instruction in vocational education, including skilled trades and manufacturing, and allowing for hands-on and direct learning opportunities.

Business Service Establishment: See "Service Establishment, Business"

Caliper: A tree's trunk or stem diameter in inches, measured according to the standards of the American Standard for Nursery Stock.

Campground or Travel Trailer Park: Any parcel or tract of land under the control of any person wherein sites are offered for the use of the public or members of an organization, either free of charge or for a fee, for the establishment of temporary living quarters for five (5) or more recreational units, including travel trailers and recreational vehicles.

Canopy Tree, Small: A deciduous tree with a mature height of no more than 30 feet at maturity.

Canopy Tree, Medium: A deciduous tree with a mature height of more than 30 feet and less than 40 feet at maturity.

Canopy Tree, Large: A deciduous tree with a mature height of more than 40 feet at maturity.

Carport: A covered space for the housing or storage of motor vehicles and enclosed on not more than two sides by walls.

Car Wash: A facility designed to allow for users to clean their vehicles through either self-service or automatic options.

Catering Establishment: A commercial kitchen facility where food is cooked and prepared for people to consume at a different site.

Cemetery: Any site containing at least one burial, marked or previously marked, dedicated to and used or intended to be used for the permanent interment of the human dead, including perpetual care and nonperpetual care cemeteries.

Cellar: A story having more than one-half (½) of its height below the average finished level of the adjoining ground. A cellar shall not be counted as a story for the purpose of height measurement in stories.

Child Care Center: A facility, other than a private residence, receiving one (1) or more preschool or school age children for care for periods of less than twenty-four (24) hours a day, and where the parents or guardians are not immediately available to the child. Child care center or day care center includes a facility that provides care for not less than two (2) consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, or drop-in center. Child care center or day care center does not include any of the following:

1. A Sunday school, a vacation bible school, or a religious instructional class that is conducted by a religious organization where children are in attendance for not more than 3 hours per day for an indefinite period, or not more than 8 hours per day for a period not to exceed 4 weeks during a 12-month period.

2. A facility operated by a religious organization where children are cared for not more than 3 hours while persons responsible for the children are attending religious services

Child Care, Family Home (<7): A private home in which one (1) but not more than six (6) minor children are received for care and supervision for periods of less than twenty-four (24) hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption.

Child Care, Small Group Home (7-12): A private home in which more than seven (7) but not more than twelve (12) minor children are given care and supervision for periods of less than twenty-four (24) hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption.

Clinic: See "Medical Office, Clinic" and "Medical Office, Surgical Center"

Cluster Zoning: A zoning technique where the maximum number of dwelling units on a site is determined by density levels instead of minimum lot size.

Commercial District Housing Development: A residential development in a commercial district which includes elements that contribute to the function of the development as a cohesive site, such as design elements and common open space, or where a livable space is incorporated into an approved commercial business or office such as an upper floor apartment.

Comprehensive Development Plan: A plan for a large development site, such as a shopping center in the C-P district or a community park in the P-R district, which describes the development patterns, features, phases, and connectivity of all facets of the development.

Common Element: Any portion of the condominium project other than the condominium units.

Common Element, General: Any element of the condominium project owned in common by all co-owners and intended for common use or necessary to the existence, upkeep, and safety of the project.

Common Element, Limited: Any common element, reserved in the master deed of a condominium project, for the exclusive use of less than all of the co-owners.

Common Land: A parcel or parcels of land together with improvements thereon, the use, maintenance, and enjoyment of which are intended to be shared by the owners and occupants of the individual building units in a planned unit development.

Condominium Act: Public Act 59 of the Public Acts of 1978, as amended.

Condominium Document: The master deed and any other instrument referred to in the master deed or bylaws which affects the rights and obligations of a co-owner in the condominium.

Condominium, Expandable: A condominium project to which additional land may be added pursuant to express provision in the condominium documents and in accordance with the condominium documents and the condominium regulations of the Zoning Ordinance and the Condominium Act.

Condominium Project: A plan or project consisting of not less than two (2) condominium units established in conformance with the Condominium Act.

Condominium, Site: See "Site Condominium"

Condominium Subdivision Plan: Site, survey and utility plans, floor plans and sections as appropriately showing the existing and proposed structures and improvements including the location thereof on the land. The Condominium Subdivision Plan shall show the size, location, area, vertical boundaries, and volume for each unit comprised of enclosed air space. A number shall be assigned to each condominium unit. The Condominium Subdivision shall include the nature, location, and appropriate size of common elements.

Condominium Unit: That portion of the Condominium Project designed and intended for separate ownership and use, as described in the master deed, regardless of whether it is intended for residential, office, industrial, business, recreational, use as a time-share unit, or any other type of use.

Contiguous Lot: See "Lot, Contiguous"

Contractor's Establishment: A facility from which a service provider operates a business, including vehicle storage, material storage, office functions, and light manufacturing of products to be sold and used off-site (e.g. signage, lighting, etc.).

Courtyard: A multipurpose space, open and unobstructed to the sky, located at or above grade level on a lot, and bounded on three or more sides by the walls of a building.

Crematorium: A facility designed for the cremation of deceased persons or deceased household pets, through combustion or other methods. For the purposes of this Ordinance, "Incinerator" is defined separately.

Cul-de-sac: A street with only one outlet that terminates in a vehicular turnaround, having an appropriate terminal for the safe and convenient reversal of traffic movement.

Data Center and Computer Operation: A facility used to house computer systems and association components, such as telecommunications and storage systems.

Density: The number of dwelling units residing upon, or to be developed upon, a net acre of land. In the case of a PUD or similar multi-use development where various land uses are being proposed, densities shall be reviewed as an overall density and by individual use density within a lot area.

District: An area of land for which there are uniform regulations governing the use of buildings and premises, density of development, yard requirements and height limitations.

Drive-In Business: A business establishment that by design, physical facilities, service or by packaging procedure, encourages or allows customers to receive services, obtain goods, or be entertained while remaining in their motor vehicles on the site of the establishment. For the purposes of this Ordinance, a drive-in theater shall be considered under the definition of "Outdoor Entertainment Center, Major."

Drive-In Restaurant: A business establishment or portion hereof where food and/or beverages are sold in a form ready for consumption outside the confines of the building, often in a motor vehicle on the site of the establishment.

Drive-Through Business: A business establishment which by design, physical facilities, service or by packaging procedures, encourages or allows customers to receive services or obtain goods while remaining in their motor vehicles for use off the site of the establishment.

Drive-Through Restaurant: A business establishment or portion thereof where food and/or beverages are sold in a form ready for consumption outside the confines of the building, off the site of the establishment.

Driveway: A means of access for vehicles from a right-of-way to private property.

Driveway, Joint: A driveway, defined herein, providing access to two or more separate parcels used or intended to be used for commercial or industrial purposes.

Drip Line, Tree: An imaginary vertical line extending downward from the outermost tips of the tree branches to the ground.

Dry Cleaning Plant: A facility for the cleaning of garments, fabrics, draperies, etc. with any of various chemicals rather than water, with only accessory or no direct retail customer contact.

Dwelling: Any building or structure or part thereof which contains one (1) or more dwelling units. For the purposes of this Ordinance, "Mobile Home" and "Recreational Unit" are each defined separately.

Dwelling, Single-Family: A dwelling unit designed for exclusive occupancy by a single family that is not attached to any other dwelling by any means and is surrounded by open area or yards.

Dwelling, Multiple-Family: A dwelling or group of dwellings on one lot used or designed to contain separate living units for three (3) or more families, including triplex units, apartment houses, cooperatives, garden apartments and condominiums.

Dwelling, Two-Family (Duplex): A building containing two single family dwelling units totally separated from each other by an un-pierced, above ground, wall or floor and occupied exclusively by two (2) families living independently of each other.

Dwelling Unit: A building or portion thereof designed exclusively for residential occupancy by one (1) family and having cooking facilities.

Earth Change: Excavating, grading, re-grading, landfilling, berming, or diking of land.

Easement: Authorization by a property owner for another to use the owner's property for a specified purpose.

Environmental Impact Assessment: A process to examine the adverse on- and off-site environmental impacts to the ecosystem by a development project.

Essential Service Facility, Major: Any essential service facility as defined herein that is not a routine or minor essential service facility.

Essential Service Facility, Minor: An essential service facility as defined herein which is not typically regarded as imposing on, or detrimental to, neighboring property; including, but not limited to:

1. Underground utility facilities such as water mains, sewer mains and lift stations, electrical, gas, cable television and broadband distribution lines and associated structures, transformers, switches, and utility boxes.
2. Overhead pole-mounted electrical, telephone, cable television and broadband distribution lines and transformers, switches, utility boxes and other equipment associated with the services provided the height above grade of such facilities does not exceed the height restriction of the district.

For purposes of this Ordinance, both “Wireless Communication Facility” and “Wind Energy Conversion System” are defined separately.

Existing Building: A building existing or for which the foundations are in place or upon which there has been substantial work done prior to the effective date of this Ordinance or any amendment thereto.

Existing Use: A legal use of premises or buildings or structures actually in operation, openly, visibly and notoriously prior to the effective date of the Ordinance or any amendment thereto.

Exterior Storefront: A building wall and entryway which provides direct public access to a tenant's retail space from outside of the overall structure.

Family: (1) An individual, or two (2) or more persons related by blood, marriage or adoption, together with foster children and servants of the principal occupants, with not more than one additional unrelated person, who are domiciled together as a single, domestic, housekeeping unit in a dwelling unit, or (2) a collective number of individuals domiciled together in one dwelling unit whose relationship is of a continuing non-transient domestic character and who are cooking and living as a single nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization or group of students or other individuals whose domestic relationship is of a transitory or seasonable nature or for an anticipated limited duration of a school term or other similar determinable period.

Family Day Care Home: See “Child Care, Family Home”

Farm: The land, plants, animals, buildings, structures, including ponds used for agricultural or aquacultural activities, machinery, equipment, and other appurtenances used in the commercial production of farm products, as described in the Michigan Right to Farm Act, Public Act 93 of 1981, as amended.

Farm Animal: Any animal raised or kept as part of a farm operation, including but not limited to:

- Livestock such as beef and dairy cattle, goats, hogs, horses, sheep, and other fur-bearing animals
- Poultry or fish

Farm Employees House: A dwelling for farm employees associated with the principal use of the property as an agricultural operation.

Farm Equipment: Mechanical equipment commonly used for farming operations including planting, cultivation, spraying, harvesting and storage operations, HOWEVER, excluding heavy earth moving or construction equipment used for short term construction purposes.

Farm Market: A farm market operated as a part of a farm operation, selling farm products produced on and off the proprietor's farm, not including roadside stands.

Farm Operation: The operation and management of a farm or a condition or activity that occurs at any time as necessary on a farm in connection with the commercial production, harvesting, and storage of farm products, as further described in the Michigan Right to Farm Act, Public Act 93 of 1981, as amended, including but not limited to:

1. Marketing produce at roadside stands or farm markets.
2. The generation of noise, odors, dust, fumes, and other associated conditions.
3. The operation of machinery and equipment necessary for a farm including, but not limited to, irrigation and drainage systems and pumps and on-farm grain dryers, and the movement of vehicles, machinery, equipment, and farm products and associated inputs necessary for farm operations on the roadway as authorized by the Michigan vehicle code, Act No. 300 of the Public Acts of 1949, being sections 257.1 to 257.923 of the Michigan Compiled Laws.
4. Field preparation and ground and aerial seeding and spraying.
5. The application of chemical fertilizers or organic materials, conditioners, liming materials, or pesticides.
6. Use of alternative pest management techniques.
7. The fencing, feeding, watering, sheltering, transportation, treatment, use, handling, and care of farm animals.
8. The management, storage, transport, utilization, and application of farm by-products, including manure or agricultural wastes.
9. The conversion from a farm operation activity to other farm operation activities.
10. The employment and use of labor.

Farm Product: Those plants and animals useful to man and including, but not limited to: forages and sod crops, grains, and feed crops, dairy and dairy products, poultry and poultry products; livestock, including breeding and grazing, fruits, vegetables, flowers, seeds, grasses, trees, fish, apiaries, equine and other similar products; or any other product which incorporates the use of food, feed, fiber or fur.

Fencing: The enclosure of an area by a structure of lumber, masonry, wire, or other material designed and marketed for constructing such an enclosure.

Financial Institution: Any federal or state- regulated business such as a bank, credit union, or savings and loan company which is designed to provide direct service to members of the public. For purposes of this Ordinance, an investment broker or investment company is included in the "Office" definition.

Financial Institution, with Drive-Through: Any financial institution located on a site with one or more drive-through lanes for servicing customers.

Financial Institution, without Drive-Through: Any financial institution located on a site without any drive-through service lanes.

Flag: Any fabric or other flexible material attached to or designed to be flown from a flagpole, light pole, or similar permanent device.

Flood Plain: The land area subject to inundation by the overflow of water resulting from a 100-year flood, which is a flood with a one percent (1%) chance of occurring in any given year.

Food Truck: A kitchen in a licensed and operable motor vehicle or trailer and with a temporary location on a site involving the preparation and sale of food to be consumed either on or off the premises, but not within the motor vehicle and/or trailer.

Full cut-off (Lighting Fixture): A fixture that allows no light emission above a horizontal plane through the fixture.

Game or Hunting Preserve, Commercial: A site which allows for-profit hunting operations.

Garage, Private: An accessory building or an accessory portion of a principal building designed or used solely for the storage of noncommercial motor vehicles owned and used by the occupants of the building to which it is accessory.

Gasoline Service Station: Any area of land, including any structures thereon, that is used or designed for the supply of gasoline, oil, or other fuel for the propulsion of vehicles. Permitted accessory uses may include any area or structure used or designed for polishing, greasing, washing, cleaning, or servicing such motor vehicles.

Glare: The sensation produced within the visual field by luminance that is sufficiently greater than the luminance to which the eyes are adapted, causing annoyance, discomfort or loss in visual performance and visibility.

Golf Course or Country Club: An outdoor recreation facility designed for enjoyment of golf, but not including stand-alone golf-driving ranges and miniature golf courses.

Grade, Finished: The completed surfaces of lawns, walks, and roads, brought to grades as shown on official plans or designs related thereto.

Greenbelt: A strip of land of definite width and location reserved for the planting of shrubs or trees to serve as an obscuring screen or buffer strip in carrying out the requirements of this Ordinance.

Greenhouse, Residential: An accessory building or structure to the principal residential use constructed chiefly of glass, glasslike or translucent material, which is devoted to the protection or cultivation of flowers, trees, shrubbery, or other vegetation and kept for personal enjoyment.

Greenhouse, Commercial: An accessory use to an approved commercial nursery or agricultural use of the property constructed chiefly of glass, glasslike or translucent material, which is devoted to the protection or cultivation of flowers, trees, shrubbery or other vegetation and kept for personal enjoyment or subsequent sale. (See Nursery, Retail)

Ground Cover: Low-growing, woody shrubs, deciduous or evergreen plants, perennial plants and/or vines, turf, shredded bark, wood chips or other similar mulch and landscaping stone.

Hazardous Substances and Polluting Material: Any substance or material in which the use, treatment, storage, and/or disposal of such material is regulated by State or Federal law, based on the capability of

such material to pose a risk to the health, safety, and welfare of the community and the environment by virtue of being toxic, hazardous, flammable, combustible, poisonous, radioactive, corrosive, or otherwise harmful. This definition shall include, but is not limited to, any substance or material which is designated as a hazardous chemical, flammable or combustible liquid, critical material, polluting material, hazardous waste product, hazardous substance, hazardous material, or other similar material by any local, State, or Federal agency.

Health Service: See “Medical Office, Clinic,” “Medical Office, Surgical Center,” and “Hospital”

High-Tech Research: See “Research and Design Facility”

Highway: See “Road, Highway”

Home Industry: A value added activity carried out as part of a farm operation located on the same property for the sale of goods in a farm market, such as small-scale canning operation for fruits or vegetables. For purposes of this Ordinance, commercial processing is not a home industry.

Home Occupation: Any non-intrusive activity of professional character carried out as an accessory use for gain by the owner or resident of the home and conducted in the residents dwelling unit. The owner or resident shall reside in the home, which is clearly for living purposes. For purposes of this Ordinance, “Bed and Breakfast” is defined separately.

Hospital: An institution which provides medical, surgical, emergency, and other health services to the public. For purposes of this Ordinance, “Medical Office, Clinic” and “Medical Office, Surgical Center” are each defined separately.

Hotel or Motel: A facility, building or group of buildings offering transient lodging accommodations to the public and which may include additional facilities and services such as restaurants, meeting rooms, entertainment, personal services and recreational facilities.

Intermittent Visual Obstruction: A screen having unobstructed openings interrupting visual contact and creating spatial separation.

Illumination: Light directed at a working surface or into a space to be illuminated.

Incinerator: A facility designed for the burning of solid waste, not including cremation of deceased persons or deceased household pets. For the purposes of this Ordinance, “Crematorium” is defined separately.

Indoor Entertainment Center: A commercial public amusement facility conducted entirely within a building, and including archery and firearms range, bowling alleys, billiard halls, laser tag, roller skating, golf range, and including their ancillary support services.

Industrial, Research, or Business Park: See “Research and Design Facility”

Interior Parking Lot Landscaping: Landscaping within a polygon having the least area, which can be drawn about a parking area or lot, exclusive of its access drives.

Institutional Use or Structure: Any land use or structure which serves the community's social, educational, and cultural needs, including but not necessarily limited to schools, libraries, places of worship, and governmental facilities, but not including health services.

Junk Yard: Any establishment or premise where worn out or discarded material is bought, kept, sold and/or stored; any premise upon which two (2) or more unlicensed used motor vehicles which cannot be operated under their own power are kept or stored for a period of fifteen (15) days or more shall be deemed to be a "junk yard" within the meaning of this Ordinance.

Keeping of Chickens, Personal: Any raising or keeping of chickens on residential property and not including the raising or keeping of chickens as part of a farm operation.

Keeping of Farm Animals: Any raising and keeping of farm animals as part of a farm operation.

Keeping of Horses, Personal: Any non-commercial keeping of horses for the personal use of the residents on a property, not including the raising or keeping of horses as part of a farm operation.

Kennel: Any lot or premises on which dogs, cats, or other household pets are kept for any commercial purposes, including but not limited to sale, boarding, breeding, and training.

Laboratory: See "Research and Design Facility"

Lake - Stream: A natural or artificial lake, pond or impoundment, a river, stream or creek, which may or may not be serving as a drain, or any other body of water which has definite banks, a bed and visible evidence of a continued flow or continued occurrence of water. For reference purposes, the general location of existing lakes or streams are graphically depicted on the Garfield Township Hydrology Map.

Lakes: Boardman Lake and Silver Lake.

Landscaping: Some combination of planted trees, vines, ground covers, flowers, or turf. In addition, the combination or design may include rock ground cover, earth mounds, and such structural features as fountains, pools, art works, screens, walls, fences, or benches.

Launching Ramp, Private: A space or structure from which a boat may be launched for use and benefit of the patrons of the waterfront marina or boat yard wherein said boats are berthed or docked.

Light Shield: An opaque box or other device, which eliminates or greatly diminishes glare.

Light Source: A light bulb or other source within a luminary.

Live-Work Unit: A dwelling unit which is an accessory use to a primary office, studio, or other similar commercial use, designed as an integral part of the building where the primary commercial use is at the ground floor entrance to the building, and where the occupant is either an owner or an employee of the office, studio, or other commercial use.

Livestock Auction Yard: A site where livestock animals are sold at auction.

Long-Term: In relation to the occupancy of a building or dwelling unit, any period of thirty (30) or more consecutive days.

Lot: A parcel of land defined by property lines or right-of-way lines, on which a principal use and its accessories are located or intended to be located together with any open spaces required by this Ordinance. A unit of land within a site condominium, which gives the owner exclusive rights to a building envelope where a building is placed and rights to the yard areas surrounding the building.

Lot, Contiguous: Any lots where at least one boundary line of one lot touches a boundary line or lines of another lot.

Lot, Corner: A lot, which has at least two (2) contiguous sides abutting upon two (2) or more streets at their intersection or two parts of the same street forming an interior angle of less than 135 degrees.

Lot Coverage: The percent of the lot, occupied by a building, including accessory buildings.

Lot, Depth of: The mean distances from the street line of the lot to its opposite rear line, measured in the general direction of the sidelines of the lot.

Lot, Flag: A lot that does not have the minimum width requirement of the zoning district in which it is located at the street frontage, where a narrow and unbuildable strip of land connects the buildable portion of the lot to a street or shared driveway.

Lot, Front of: The lot line, which is the front street line of the principal street or right-of-way providing access to the lot.

Lot, Interior: A lot other than a corner lot.

Lot, Line: The lines bounding a lot as hereby described.

Lot Line, (Zero): A condition requiring no (0) setback from a lot line as required for row housing, triplex and duplex structures, and other similar dwellings that are attached and situated on individual parcels for ownership purposes.

Lot of Record: A lot which is part of a subdivision, the map of which has been recorded in the office of the Register of Deeds in Grand Traverse County, or had been approved as a preliminary or final plat by the Township Board prior to the date of this Ordinance. Also, a lot described by metes and bounds, the deed or other conveyance to which has been recorded in the Office of the Register of Deeds in Grand Traverse County prior to the date of this Ordinance.

Lot, Width of: The width measured along the front lot line or street line or at the setback line of a curvilinear road or cul-de-sac.

Low Impact Design: A stormwater management practice intended to mimic a site's pre-development hydrology by using techniques which allow storm water runoff to infiltrate, filter, evaporate, and be retained close to its source in lieu of discharging to traditional large retention basins or storm sewers. Low Impact Design may be accomplished via an engineered system of bio-retention areas, rain gardens, wetlands, grass swales, permeable pavement, and similar methods. Low Impact Design standards may include standards adopted by the Township or other local, State, and Federal agencies.

Lumber Processing and Sawmill: A facility which receives and processes raw or partially finished lumber into a more finished form and including their accessory uses.

Luminaire: An outdoor lighting fixture.

Major Thoroughfare: See “Road, Major Thoroughfare”

Manufacturing: The act of processing, assembling, or fabricating raw or unfinished materials into a more complete or finished product.

Manufacturing, Light: The act of processing, assembling, or fabricating raw or unfinished materials into a more complete or finished product, and which have a relatively limited to moderate potential for adverse effect on surrounding properties and the environment, including noise, vibration, pollution, odor, and aesthetics.

Manufacturing, Heavy: The act of processing, assembling, or fabricating raw or unfinished materials into a more complete or finished product, and which have a greater potential for adverse effect on surrounding properties and the environment, including noise, vibration, pollution, odor, and aesthetics.

Manufactured Home: See “Mobile Home”

Marina: A commercial boat basin or dock with facilities for berthing and servicing all types of watercraft, and which may include providing supplies, provisions, service and fueling facilities.

Master Deed: The condominium document recording the condominium project to which is attached as exhibits and incorporated by reference, the approved by-laws for the project and the approved condominium subdivision plan for the project.

Master Plan: A statement of policy by the Township Planning Commission relative to the agreed-upon desirable physical pattern of future community development, consisting of a series of maps, charts, and written material that represents a sound conception of how the community should grow in order to bring about the very best community living conditions.

Mechanical Amusement Arcade: Any place, premises or that area occupied by or under the control of the operator of mechanical amusement devices, room or establishment in which a substantial and significant portion of the business is devoted to the operation of mechanical amusement devices, or in which more than five (5) mechanical amusement devices are located and available for operation. For the purposes of this Ordinance, a mechanical amusement arcade shall not include the following.

1. Mechanical amusement devices located in bars, taverns, cocktail lounges, and restaurants which are properly licensed by the State of Michigan when the devices are located to be an integral part of the operation and available only to tavern and restaurant patrons.
2. Mechanical amusement devices located in motels or hotels when the devices are generally available only to registered guests.
3. Vending machines dispensing food, drink, tobacco, toys, or written material, which material can be utilized away from the premises where the machine is located and does not require further participation by inserting the item or paying the price at the location of the machine.

4. Mechanical amusement devices located on property used solely for a residential purpose or a private club, and which device is not available for use by the general public, shall be exempt from this definition.

Mechanical Amusement Device: Any machine which upon the insertion of a coin, slug, token, plate or disk, or upon payment of a price, may be operated by the public generally for use as a game, entertainment or amusement, including but not limited to games registering a score, electronic video games, mechanical and/or electronic devices such as marble machines, pinball machines, mechanical grab machines, shuffle board game machines, pool tables, billiard tables, and all game operations or transactions similar thereto, whether operated by hand, electric power, or combination thereof. For the purposes of this Ordinance, a mechanical amusement device shall not include the following:

1. Juke box or other similar device, which plays only music for money.
2. Full-size bowling lane or alley.
3. Movie Theater seating more than ten (10) persons.

Medical Clinic: See “Medical Office, Clinic” and “Medical Office, Surgical Center”

Medical Marihuana: Marihuana as defined by the Michigan Medical Marihuana Act, MCL 333.26421 et seq. grown, used, or transferred for “medical use” as defined by the Michigan Medical Marihuana Act, MCL 333.26421 et seq.

Medical Marihuana Collective: means (a) any commercial use of property for the purpose of sale of medical marihuana for money or other consideration to registered qualifying patients or registered primary caregivers, or (b) any commercial business, commercial establishment or commercial structure that provides or rents space to multiple caregivers for storage and/or sale of Medical Marihuana. Medical Marihuana Collective includes uses commonly referred to as Medical Marihuana Dispensaries, Compassion Centers, Provisioning Centers and Medical Marihuana Cooperatives. The sale of Medical Marihuana where any other commodity, product or service is also available shall be considered a Medical Marihuana Collective.

Medical Marihuana Cultivation: A use where Medical Marihuana is grown by a primary caregiver or a qualifying patient as permitted by the Michigan Medical Marihuana Act, MCL 333.26421 et seq.

Medical Marihuana Cultivation Facility: A use where Medical Marihuana Cultivation, as defined by this ordinance, is being conducted on a lot, but shall not include a Medical Marihuana Collective.

Medical Marihuana Residential Cultivation: Medical Marihuana Cultivation undertaken by a primary caregiver, or a qualifying patient that has not specified a primary caregiver to cultivate marihuana for the qualifying patient, at the primary caregiver’s or qualifying patient’s primary place of residence.

Medical Office, Clinic: An establishment where human patients are admitted to be examined and treated by physicians, dentists, or other health care professionals and where no patients are lodged overnight.

Medical Office, Surgical Center: An establishment where human patients are for surgical procedures to be performed by physicians, dentists, or other health care professionals, with continuous medical services during surgical procedures and until the patient has recovered from the obvious effects of anesthetic and

at all other times with medical services available whenever a patient is in the facility, and which may also include the incidental overnight lodging of patients as an accessory use.

Metal Plating, Buffering, and Polishing: Any of the various industrial processes involved in improving metal products.

Micro Brewer: A person as defined and licensed by Michigan Liquor Control Code (Act 58 of 1998, MCL 436.1101 et seq.)

Microbrewery: A facility or facilities owned or controlled by a licensed Micro Brewer.

Mobile Home: A structure, transportable in one or more sections, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities and includes the plumbing, heating, air-conditioning and electrical systems contained in the structure. Mobile home does not include a recreational unit.

Mobile Home Commission Act: means Act 96 of 1987, as amended.

Mobile Home Park: A parcel or tract of land under the control of a person upon which 3 or more mobile homes are located on a continual, nonrecreational basis and which is offered to the public for that purpose regardless of whether a charge is made therefore, together with any building, structure, enclosure, street, equipment, or facility used or intended for use incident to the occupancy of a mobile home.

Mobile Home Subdivision: A subdivision approved under Act 288 of the Public Acts of 1967, as amended, which by deed restrictions has been designated solely for occupancy by mobile homes.

Mortuary or Funeral Home: A building used for the preparation of the deceased for burial and the display of the deceased and rituals connected therewith prior to burial or cremation.

Nonconforming Use: A building, structure, or use of land existing at the time of enactment of this Ordinance, and which does not conform to the regulations of the District or zone in which it is situated.

Non-Use Variance: A dimensional variance to standards such as yard requirements, building height, lot coverage, living space dimensions and similar requirements. These variances are granted based on a showing of a practical difficulty.

Normal Stream or Riverbank: The bank or steep slope, which confines waters of a stream or river during normal periods of flow.

Nursery, Retail: The growing, cultivation, storage, and sale of garden plants, flowers, trees, shrubs, and fertilizers in an indoor setting, including limited outdoor storage & sales areas when approved by the Planning Commission. (See also Greenhouse, Commercial).

N.V.G.D.: National Vertical Geodetic Datum.

Office: A room, set of rooms, or building where the business operations of a professional, commercial, medical, institutional, investment broker or investment company, industrial, or other similar organization

is conducted. For the purposes of this ordinance, “Financial Institution” is defined separately, and the term “Office” includes both principal and accessory units.

Off-Site Parking: A parking lot or structure that primarily serves the parking needs of another site.

Official Zoning Map: The map of all zoning districts and overlay districts, including but not limited to Airport overlays, that is on file with the Garfield Township clerk, and the Planning Department.

Open Space: A typically vegetative area designed, depending upon the particular situation, for environmental, scenic, or recreational enjoyment, but not including supplemental setback areas, parking areas, drainage basins, community septic systems, or areas within individual lots. Open space shall be consolidated and contiguous to the greatest extent reasonably possible to provide usable park-like areas.

Open Space Preservation: A development option intended to encourage and promote clustered development patterns in a manner that protects developable areas containing natural features and open space, in accordance with Section 506, Open Space Preservation, of the Michigan Zoning Enabling Act.

Outdoor Display: A designated outdoor area for the purpose of displaying items for sale associated with the primary use of the property.

Outdoor Entertainment Center, Major: A commercial public amusement facility conducted outside of an enclosed building and anticipated to have major impacts on surrounding properties including drive-in theaters, racetracks, driving ranges, and similar facilities.

Outdoor Entertainment Center, Minor: A commercial public amusement facility conducted outside of an enclosed building and anticipated to have minimal impacts on surrounding properties such as miniature golf courses, trampolines, or similar public amusements.

Outdoor Sales, Major: A primary land use where large items such as automobiles, trailers, boats, riding lawn mowers, tractors, off-road vehicles, other large, motorized equipment, and other similar items are sold outside of a completely enclosed building. For purposes of this Ordinance, “Sale of Prefabricated Structures” is defined separately.

Outdoor Sales, Minor: A primary land use where items such as plant material not grown on site, lawn furniture, playground equipment, garden supplies, and similar items are sold outside of a completely enclosed building.

Outdoor Sales, Temporary: An accessory event to an established business and intended to provide the business owner with the ability to sell inventory or goods outdoors on the property for a limited time. This type of sale is typically referred to as a tent sale and does not include transient sales or mobile food sales. Common events may include sidewalk sales, Christmas tree sales lots, revival tents, or other quasi-civic activities.

Outdoor Storage: The location of any goods, wares, merchandise, commodities, junk, debris, or any other item outside of a completely enclosed building for a continuous period longer than twenty-four (24) hours.

Outdoor Storage, Accessory Use: Any outdoor storage that is accessory to a principal use, including the storage of a travel trailer, camper, or other recreational vehicle on a residential site.

Outdoor Storage, Primary Use: Any outdoor storage that is the primary use of the parcel.

Overlay Zoning District: A district that is superimposed over one or more zoning districts or parts of districts and which imposes specified requirements in addition to those applicable in the underlying base zoning district.

Park, Mini: A small park or public space, generally less than one (1) acre in size, providing recreational opportunities for the non-exclusive use of residents of the surrounding neighborhood generally within a quarter mile of the site. Mini parks may include, but are not limited to, amenities such as small playgrounds, small open fields, gazebos, and benches.

Park, Neighborhood: A park or public space, generally between one (1) and ten (10) acres in size, which provides active and passive recreation opportunities for the non-exclusive use of residents generally within a half mile of the site. Neighborhood parks may include, but are not limited to, amenities such as playgrounds, open fields, picnic tables, small pavilions, gazebos, and benches.

Park, Community – Low Intensity: A park or public space, generally greater than ten (10) acres in size, which provides recreation opportunities for the entire community, and which are intended primarily for natural area preservation, passive recreation, or low intensity active recreation uses. These community parks may include, but are not limited to, amenities such as playgrounds, fields, picnic tables, gazebos, benches, or other similar uses and small structures.

Park, Community – High Intensity: A park or public space, generally greater than ten (10) acres in size, which provides recreation opportunities for the entire community. These parks may include some high intensity active recreation uses such as banquet or event centers, lodges, amphitheaters, athletic fields, pavilions, dog parks, disc golf courses, and other similar uses and structures.

Passenger Terminal: A facility such as a bus station allowing for people to access mass transit or other modes of transportation from a common node.

Person: Any natural person, corporation, partnership, joint venture, association (including homeowners' or neighborhood associations), trust, or any other entity recognized by law.

Personal Service Establishment: See "Service Establishment, Personal"

Pet Grooming Establishment: A facility offering the grooming of pets as a service, but where no pet sales or boarding takes place on the site.

Pet Shop: A building for the purchase of dogs, cats, birds, fish, and other small animals as pets and for pet care supplies, and where no boarding or grooming takes place on the site.

Planned Unit Development (PUD): A land area which has both individual building sites and common property, such as a park, and which is designated and developed under one (1) owner or organized group as a separate neighborhood or community unit.

Point of Light Source: A lighting source, direct, reflected, or refracted, which produces glare.

Pool: See "Swimming Pool"

Practical Difficulty: A situation whereby a property owner, through no fault of their own, cannot establish a “minimum practical” legal use of a legal lot or parcel, meeting all the dimensional standards of the zoning district within which the lot is located. Situations occurring due to the owners desire to establish a use greater than the “minimum practical” standard or to enhance economic gain greater than associated with a “minimum practical” standard or created by an owner subsequent to the adoption date of this Ordinance is not a practical difficulty.

Principal Use: The primary or main use of land or structures, as distinguished from a secondary or accessory use.

Printing or Publishing Enterprise: Any business involving industrial production activities in printing, publishing, newspaper or print media production, photographic reproduction, blueprinting, and related trades and arts.

Processing Operation: Any variety of operations not otherwise identified within this Ordinance which result in material being made more useable in some form. For the purposes of the Zoning Ordinance, the term “processing” includes but is not necessarily limited to the physical manipulation of chemicals, food, liquids, metals, plastics, and textiles.

Professional Showroom: A facility intended to showcase examples of work in interior decorating, design, architecture, and similar fields without including retail operations at the facility.

Professional Studio: Performing arts, including sculpture, photo, music, painting, drama, dance, and similar pursuits.

Property Owner: An owner of any of the following:

- (i) A metes and bounds described parcel(s)
- (ii) A lot(s) in a platted subdivision, duly established under the provisions of the Land Division Act (MCL 560.101, et seq.)
- (iii) A condominium unit(s) in a condominium project duly established under the provisions of the Condominium Act (MCL 559.101, et seq.), or
- (iv) The holder of a lessee’s interest in any one of the foregoing which exceeds three (3) years in duration. In the event an owner’s interest as defined in (i), (ii) or (iii) above is subject to a lease term exceeding three (3) years as provided in (iv) above, the holder of such lessee’s interest shall have the same rights and duties of the property owner for purposes of this section (which shall supersede and replace the owner/lessor’s interest for purposes of this section).

Protected Root Zone: An area surrounding the tree by 1 ½ feet in radius for every inch of the tree caliper.

Public Service Utility or Installation: See “Essential Service Facility”

Recreational Facility: An entity which receives a fee, whether by membership or daily passes, in return for the provision of some active recreational activity including but not limited to: gymnastic facilities, indoor soccer, bike & skate parks, racquet clubs, tennis and pickle ball courts, physical fitness facilities, swimming pools, athletic fields, yoga, spinning, martial arts, and other similar activities related to personal or team athletics, exercise, fitness and including their ancillary support services.

Recreational Field Complex: A facility with one or more outdoor athletic fields and which may include ancillary uses such as parking lots, fencing, lighting, restrooms, playgrounds, or weather shelters.

Recreational Unit: A tent, or vehicular-type structure, primarily designed as temporary living quarters for recreational camping or travel use, which either has its own mode of power or is mounted on or drawn by another vehicle which is self-powered. A tent means a collapsible shelter of canvas or other fabric stretched and sustained by poles or ropes and used for camping outdoors. Recreational unit shall include travel trailer, camping trailers, motor home, truck camper, slide-in-camper, and chassis-mount camper, camping cabins, watercrafts, snowmobiles, special terrain vehicles, and utility trailers.

Recycling Facility: A facility designed for conducting a recycling operation.

Recycling Operation: The recovery and processing of recyclable materials for reuse.

Rehabilitation Center: A facility offering substance abuse treatment and rehabilitation services.

Research and Design Facility: Any facility, including a laboratory, used for scientific research, product design, testing, technology development, analysis, experimentation, consulting, business development, basic and applied learning, or other similar use, but not including manufacturing or processing. For the purposes of the Zoning Ordinance, a "Safety compliance facility" as defined by the Medical Marihuana Facilities Licensing Act (Public Act 281 of 2016) and a "Marihuana safety compliance facility" as defined by the Michigan Regulation and Taxation of Marihuana Act (Initiated Law 1 of 2018) shall be considered as a type of research and design facility. For the purposes of this ordinance, a research and design facility which is accessory to a principal use shall be reviewed according to the standards for the principal use.

Restaurant: An establishment where food and drinks are prepared, served, and consumed, mostly within the principal building such as lunch counters, dairy bars, bakeries, delicatessens, coffee shops, and other similar establishments. For the purposes of this Ordinance, "Bar, Tavern, or Night Club" is defined separately.

Restaurant, with Drive-Through: Any restaurant that includes a drive-in or drive-through as a part of its service or building design.

Restaurant, without Drive-Through: Any restaurant that does not include a drive-in or drive-through as a part of its service or building design.

Retail Fabricator: A shop or establishment which fabricates merchandise primarily for retail sale, where the retail activity occupies 50% or more of the overall floor space.

Retail, Industrial Accessory: Retail activity that is accessory to a primary industrial use, where such retail activity occupies 15% or less of the overall floor space.

Retail, Industrial Primary: Retail activity that is a primary use on a site in an industrial district. Such retail activity generally has characteristics that are different from retail in a commercial district or that would result in greater site impacts, including bulky or high-value items, outdoor display or outdoor storage, a large indoor storage area or warehouse, and low traffic volumes, including but not limited to building supply and equipment stores, equipment sales and service businesses, furniture stores, and automobile dealerships.

Retail, Low Volume: The sale or rental of goods or merchandise, including the rendering of services incidental to the sale of such goods, taking place in a building of less than five thousand (5,000) square feet. Low volume retail primarily serves residents of the surrounding neighborhood.

Retail, Medium Volume: The sale or rental of goods or merchandise, including the rendering of services incidental to the sale of such goods, taking place in a building of between five thousand (5,000) square feet and fifty thousand (50,000) square feet. Medium volume retail primarily serves residents of several nearby neighborhoods or the entire community.

Retail, High Volume: The sale or rental of goods or merchandise, including the rendering of services incidental to the sale of such goods, taking place in a building of greater than fifty thousand (50,000) square feet. High volume retail primarily serves the entire community and other nearby communities across the region.

Right-of-Way: A street, alley or other thoroughfare or easement for passage of persons or vehicles, but not including a driveway or joint driveway.

Road: See "Street"

Road, Arterial: Any road designated as an "Other Principal Arterial" or "Minor Arterial" on the National Functional Classification (NFC) system as defined by the Michigan Department of Transportation (MDOT).

Road, Collector: Any road designated as a "Major Collector" or "Minor Collector" on the National Functional Classification (NFC) system as defined by the Michigan Department of Transportation (MDOT).

Road, Highway: Any road designated as an "Interstate" or "Other Freeway" on the National Functional Classification (NFC) system as defined by the Michigan Department of Transportation (MDOT).

Road, Local: Any road designated as "Local" on the National Functional Classification (NFC) system as defined by the Michigan Department of Transportation (MDOT), including public and private roads.

Road, Major Thoroughfare: Any road designated as either an arterial road or a collector road.

Road, Primary: See "Road, Collector"

Road, Private: See "Street, Private"

Road, Public: See "Street, Public"

Road Frontage: See "Lot Width"

Roadside Stand: A structure for the display of agricultural products with no space for customers within the structure itself.

Sale of Prefabricated Structures: A business where prefabricated structures such as mobile home units or prefabricated storage sheds are displayed and sold.

Sand or Gravel Pit, Quarry: Land where sand or gravel is extracted from the ground as a key natural resource, which may include processing.

Screening: The enclosure of an area by a visual barrier, which may include a landscape buffer, fencing or other materials.

Sequential Messaging: A succession of interrelated sign messages, presented on one or more sign faces, which, when read collectively, provide a completed message, statement thought, or idea.

Service Establishment, Business: Establishments primarily engaged in providing services for businesses including photocopying, equipment rental, and other similar services.

Service Establishment, Personal: Establishments primarily engaged in providing services involving the care of a person or their goods such as beauty shops, barber shops, laundry facility, jewelry repair shops, dry cleaning establishment (pickup only), and shoe repair, excluding the processing of physical materials.

Setback: The minimum required distance between the property line and the closest point of any structure whether attached or detached.

Setback, Front: The minimum required distance between the closest point of any structure and the front property line. The front property line is determined by the location of the principal street or right-of-way providing access to a lot, except that the Zoning Administrator may determine the front yard to be on the street front that is in line with the prevailing pattern of front yards on the street in order to be consistent with the established development pattern of the street.

Setback, Rear: The minimum required distance between the closest point of any structure and the rear property line, generally considered as the opposite side of the lot from the front property line.

Setback, Side: The minimum required distance between the closest point of any structure and any property line not considered a front or rear lot line.

Shopping Center, General: A group of retail establishments, greater than ten thousand (10,000) square feet in floor area, planned and constructed on a unified site as an integrated unit for shopping and other business activity.

Shopping Center, Local: A group of retail establishments with a maximum square footage of ten thousand (10,000) square feet in floor area, planned and constructed on a unified site as an integrated unit for shopping and other business activity.

Short-Term: In relation to the occupancy of a building or dwelling unit, any period of less than thirty (30) consecutive days.

Sign: Any words, lettering, parts of letters, figures, fixtures, numerals, phrases, sentences, emblems, devices, designs, trade names or marks, or combinations thereof, by which communication is made or presented to identify or call attention to an individual, a firm, an association, a profession, a business, a commodity, or a product which are legible from any public roadway or private road, street, highway or other public way.

Sign Area: The entire area of a sign measured by a rectangle or square enclosing the extreme height and width limits of the sign face and sign structure, regardless of the shape of the sign face or sign structure.

Sign, Banner: A sign other than a flag, with or without characters, letters, illustrations or ornamentation applied to cloth, flexible plastic, canvas, fabric or other similar light material that can be easily folded or rolled, but not including paper or cardboard, that is intended to be hung either with a frame or without a frame. Neither flags nor canopy signs are considered banners.

Sign, Billboard – Highway Advertising: An off-premises sign owned by a person, corporation, or other legal entity that engages in the business of utilizing and/or selling the space on that sign for advertising.

Sign, Changeable Copy: Any part of a sign that is changeable either manually or electronically, including changeable message boards, digital static messages or images that change physical position or light intensity, by any movement or rotation or that gives the illusion of movement or rotation.

Sign, Community: Temporary, on or off premises signs, generally made of woven material or durable synthetic materials primarily attached to or hung from poles or on buildings. These signs are solely of a decorative, festive and/or informative nature announcing activities, promotions, or events with seasonal or traditional themes having broad community interest, and which are sponsored or supported by a legally constituted nonprofit organization.

Sign, Directional: An on-premise sign which solely directs visitors or customers to a particular land use or all or part of a development.

Sign Face: The one vertical plane surface of a sign where the message is displayed or illustrated, irrespective of the size of the associated message.

Sign, Festival Banner Flag: Any banner or flag, as defined in this Ordinance, that meets the definition of a community sign.

Sign, Freestanding: The vertical plane surface of a sign where the message is displayed or illustrated, irrespective of the size of the associated message.

Sign, Nonconforming: A sign or sign structure or portion thereof lawfully existing at the time this Ordinance became effective, which does not now conform.

Sign, Off-Premise: See “Sign, Billboard – Highway Advertising”

Sign, On-Premise: A sign which contains a message identifying a business, profession, product(s), or services conducted or available on the property upon which such sign is located.

Sign, Project Development: A sign placed on the premises of a subdivision or other real estate development to indicate the proposed start of the development project and to provide additional information about the project during the construction period. Project development signs are not to exceed forty (40) square feet on each side of a two (2) sided sign.

Sign, Real Estate Development: A sign placed on the premises of a subdivision or other real estate development to indicate the proposed start of the development project or to inform the public that property within the development is available.

Sign, Roof: A sign erected and constructed wholly on the roof of a building and supported by the roof structure. A roof signs height shall not exceed the midpoint of the roof. A sign located on a buildings flat roof parapet is not considered a roof sign.

Sign Structure: Any supports, uprights or internal framework or bracing of a sign excluding walls which are part of a building, landscape wall, or similar structure.

Sign, Wall: The area of a wall which is used to graphically communicate a message or announcement.

Site Area: The total area within the property lines excluding the street right-of-way.

Site Condominium: Any parcel of land, which may be divided as a condominium under Public Act 59 of the Public Acts of 1978, as amended, into two or more parts, including building sites or lots, for the purpose of being occupied by either separate or attached structures for the purpose of being dedicated to some common use. This definition shall be deemed not exclusive and the definition of site condominium shall include any other decision which may be statutorily or judicially required, or which may be appropriate by common usage.

Site Condominium Lot: A measured portion of a parcel or tract of land which is described and fixed as a unit within a Condominium Project.

Site Condominium Subdivision: A Condominium Project divided into site condominium lots.

Small Warehousing Establishment: A structure, series of structures, or series of interior units with totally enclosed storage, and generally intended to be sold or leased on an individual basis for self-storage purposes.

Solar Collector Surface: Any part of a solar energy system that absorbs solar energy for use in the system's transformation process. The collector surface does not include frames, supports, and mounting hardware.

Solar Energy: Radiant energy received from the sun that can be collected in the form of heat or light by a solar energy system.

Solar Energy System: A system (including solar collectors and ancillary equipment) either affixed to a permanent principal or accessory building or functioning as a freestanding structure, that collects, stores, and distributes solar energy for heating or cooling, generating electricity, or heating water. Solar energy systems include, but are not limited to, photovoltaic (PV) power systems and solar thermal systems. Solar energy systems shall not be considered essential services. Solar energy systems do not include a panel or panel array less than 10 square feet.

Solar Energy System, Accessory: A solar energy system that meets the following:

1. The system is an accessory use of the property.
2. The system is primarily used for generating electricity for on-site use.

Solar Energy System, Primary: A solar energy system that meets the following:

1. The system is the primary use of the property.
2. The system is primarily used for generating electricity for sale and distribution off-site.

Solar Equipment, Ancillary: Any accessory part or device of a solar energy system that does not require direct access to sunlight, such as but not limited to batteries, electric meters, converters, or water heater tanks.

Stormwater Containment, Non-Agricultural: Stormwater containment systems on split-zoned properties to support non-agricultural uses.

Story, Height of: The vertical distance from the top surface of one floor to the top surface of the next above. The height of the topmost story is the distance from the top surface of the floor to the top surface of the ceiling joists.

Street: A publicly or privately owned right-of-way, easement, or general common area (in the case of a site condominium subdivision) that provides direct vehicular access to abutting properties.

Street, Minor: A public street or way, the principal use or function of which is to give access to the abutting properties.

Street, Private: A street, defined herein, which is to be privately owned and maintained and has not been accepted for jurisdiction and maintenance by the City of Traverse City, Grand Traverse County, the State of Michigan or the federal government but which meets the requirements of this Ordinance or has been approved as a private road by the Township under this Ordinance or any prior ordinance.

Street, Public: A street, defined herein, which has been dedicated to and accepted for jurisdiction and maintenance by the City of Traverse City, Grand Traverse County, the State of Michigan, or the federal government.

Structure: Any production or piece of material artificially built up and composed of parts joined together in some definite manner, any construction, including decks, dwellings, garages, buildings, mobile homes, signs and sign boards, towers, poles, antennae, landfills, walls, weirs, jetties, pipes or other like objects, but not including fences.

Survival Wind Speed: The maximum wind speed, as designated by the Wind Energy Conversion System manufacturer, at which a Wind Energy Conversion System, in unattended operation (not necessarily producing power) is designed to survive without damage to any structural component or loss of the ability to function normally.

Swimming Pool: Any structure designed and constructed for the purpose of swimming or bathing that contains water over 24 inches deep and has over 100 square feet of surface area.

Swimming Pool, Private: A recreational swimming pool which is an accessory use to a private residential dwelling and/or a private residential development.

Temporary Infrastructure: A non-permanent site element substituted to meet a site development need until construction is complete, and existing for less than 365 calendar days.

Temporary Outdoor Sales: See "Outdoor Sales, Temporary"

Temporary School Facility: A portable classroom used to support students of public or private elementary or secondary schools on a temporary basis.

Tower Height:

1. Horizontal Axis Wind Turbine Rotors: The distance between the ground and the highest point of the Wind Energy Conversion System, as measured from the ground, plus the length by which the rotor blade on a horizontally mounted Wind Energy Conversion System exceeds the structure, which support the rotor and the blades.
2. Vertical Axis Wind Turbine: The distance between the ground and the highest point of the Wind Energy Conversion System.

Township Board: Charter Township of Garfield Board of Trustees.

Transportation Dispatch Center: A facility designed for the operations of a transportation service entity and to house vehicles such as taxicabs in between servicing their customers.

Travel Trailer: See "Recreational Unit"

Travel Trailer Park: See "Campground or Travel Trailer Park"

Trip End: Means the total of all motor vehicle trips entering plus all motor vehicle trips leaving a designated land use or building over a given period of time.

Truck or Rail Freight Terminal: An industrial facility designed to receive freight at the end of a truck or rail trip and facilitate the transfer of freight between modes of transportation.

Use: The purpose for which land and/or a building is arranged, designed, or intended or for which land or a building may be occupied.

Vacation Home Rental: A commercial use of a residential dwelling where the dwelling is rented or sold for any term less than thirty (30) consecutive days.

Vehicle Dealership, with Outdoor Sales: A business which offers for sale or rent cars, boats, trailers, off-road vehicles, recreational vehicles, personal trailers, truck tractors, tractor trailers, farming equipment, or other motorized equipment, and which may include both indoor and outdoor sales.

Vehicle Dealership, without Outdoor Sales: A business which offers for sale or rent cars, boats, trailers, off-road vehicles, recreational vehicles, personal trailers, truck tractors, tractor trailers, farming equipment, or other motorized equipment, and which includes only indoor sales where the vehicles are displayed. This type of use is typically associated with walk-in or internet sales.

Vehicle Service Center, Major: A business which offers servicing of vehicles with impacts which are more significant than a minor vehicle service center, such as a mechanic, body shop, major repair and/or rebuilding of vehicles, or similar. Vehicles serviced may include automobiles, trailers, boats, and other motorized vehicles.

Vehicle Service Center, Minor: A business which offers servicing of vehicles with limited impacts on surrounding uses, such as oil changes, tire sales and service, general maintenance, or similar. Vehicles serviced may include automobiles, trailers, boats, and other motorized vehicles.

Veterinary Hospital: A building where animals are given medical care, but with no long-term boarding facilities. Any boarding of animals is limited to short-term recovery care associated with the hospital use.

- For a facility which includes long-term boarding of animals, see “Kennel”

View Corridor: Areas, usually linear or triangular, which are prevented from obscuring the view of or from particular points, via height limitations, or other development restrictions.

Warehouse or Distribution Center: A structure for storage and/or distribution of goods or material, including storage facilities for sand, gravel, stone, and contractor’s equipment.

Warehouse or Distribution Center, Hazardous Materials: A structure for storage and/or distribution of hazardous substances such as fuels, chemicals, hazardous waste, or other flammable or toxic substances.

Water Mark: The highest normal water level of the major lakes within the Township.

Water Mark, Ordinary High: A line between upland and bottomland, which persists through successive changes in water levels, below which the present action of the water is so common or recurrent that the character of the land is marked distinctly from the upland and is apparent in the soil itself, the configuration of the surface of the soil, and the vegetation, as defined in Part 301, Inland Lakes and Streams, of the Natural Resources and Environmental Protection Act (Act 451) of 1994, as amended.

Water Mark, Boardman Lake: 590.0 feet above sea level.

Water Mark, Silver Lake: 862.0 feet above sea level.

Waterfront Stairway and Landing: Small structures on the waterfront of the property which provide points of access from the land to the water.

Wholesaler: A business which includes the warehousing and storage of bulk quantities of goods and the sale of goods directly to businesses. Some wholesalers may also have a portion of their operation which involves retail and the sale of goods directly to consumers, where such retail activity occupies 15% or less of the overall floor space.

Wind Energy Conversion System: Also abbreviated as WECS, a Wind Energy Conversion System shall mean a combination of:

1. A surface area, either variable or fixed, for utilizing the wind for electrical power, and
2. A shaft, gearing, belt, or coupling utilized to convert the rotation of the surface area into a form suitable for driving a generator, alternator, or other electricity producing device; and
3. The generator, alternator, or other device to convert the mechanical energy of the surface area into electrical energy; and
4. The tower, pylon, or other structure upon which any, all, or some combination of the above are mounted.

Wind Energy Conversion System, Interconnected: A wind energy conversion system which is electrically connected to the local electrical power utility system and could feed power back into the local electrical power utility system.

Wind Energy Conversion System, Personal: The combination of structures, mechanical equipment, and associated controllers which convert wind energy into usable electricity for use at a personal residence.

Wireless Communication Collocation: To place or install wireless communications equipment on an existing wireless communications support structure or in an existing equipment compound. "Collocation" has a corresponding meaning.

Wireless Communications Equipment: A set of equipment and network components used in the provision of wireless communications services, including, but not limited to, antennas, transmitters, receivers, base stations, equipment shelters, cabinets, emergency generators, power supply cables, and coaxial and fiber optic cables, but excluding wireless communications support structures.

Wireless Communication Facility: All facilities, equipment, and other structures used in the provision of wireless communications services.

Wireless Communications Support Structure: A structure that is designed to support, or is capable of supporting, wireless communications equipment, including a monopole, self-supporting lattice tower, guyed tower, water tower, utility pole, or building.

Wireless Communication Equipment Compound: An area surrounding or adjacent to the base of a wireless communications support structure and within which wireless communications equipment is located.

Yard: An open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided herein. The measurement of the yard shall be construed as the minimum horizontal distance between a lot line and a building line.

Yard, Front: A yard, extending across the front of the lot between the side lot lines and measured between the front line of the lot and the building line.

Yard, Rear: An open space on the lot with a principal use, unoccupied, except as herein permitted, extending the full width of the lot and situated between the rear line of the lot and the rear building line projected to the side lines of the lot.

Yard, Side: An open and unoccupied space, unless otherwise provided herein, on the lot with a principal use, situated between the building line and the side line of the lot and extending from the front yard to the rear yard. Any yard not a front yard or rear yard shall be deemed a side yard.

Zoning Permit: A type of permit required for any change in use of land or structure in accordance with the provisions of this Ordinance.

ARTICLE 3

ZONING

SECTION 300 PURPOSE

This article establishes zoning districts and describes the use and design regulations that apply to each district. This article includes the following divisions:

- *Division 1: Introduction* establishes the regulatory authority for the Township to create zoning districts.
- *Division 2: Base Zoning Districts* establishes districts that divide the township into various agricultural, residential, commercial, and mixed-use industrial zones. Each district establishes uses that are permitted “as of right,” conditionally, and as a special land use. A use permitted as of right has been determined to be compatible with the other uses within the purpose of the district and therefore requires only administrative approval. A use permitted conditionally is permitted provided the applicable conditions are satisfied. Special land uses require a public hearing to assess whether conditions are needed in order to make the use compatible with other uses in the district.
- *Division 3: Overlay Zoning Districts* establishes districts within which the standards of both the base and overlay zoning districts apply. These districts address special situations that require additional regulations to protect the public health, safety, and general welfare.
- The “supplemental use regulations” in Article 7, Supplemental Use Regulations, of this ordinance establish regulations for some uses that are permitted in a zoning district but raise special concerns that require additional uniform regulations. The regulations set forth apply regardless of whether the use is permitted as of right, conditionally, or as a special land use within the district.

DIVISION 1: INTRODUCTION

Pursuant to the Michigan Zoning Enabling Act, the purpose of this section is to promote the public health, safety, morals, and general welfare, and to protect and preserve places and areas of historical, cultural, or architectural importance and significance. These regulations are adopted in accordance with the master plan and are designed to:

- Lessen congestion in the streets
- Secure safety from fire, panic, and other dangers
- Promote health and general welfare
- Provide adequate light and air
- Prevent the overcrowding of land
- Avoid an undue concentration of population, or
- Facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

Consistent with the goals and objectives listed in the master plan, these regulations are designed to foster the following subsidiary purposes:

- Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations
- Ensure that new development is compatible with its surroundings in use, character, and size
- Provide for land uses that serve important public needs, such as affordable housing and employment generators
- Promote mixed-use buildings and mixed-use neighborhoods
- Promote infill housing and core area retail and residential development
- Integrate civic uses into neighborhoods
- Protect natural resources, and
- Encourage retail development in urban, neighborhood, and regional centers.

SECTION 301 GENERAL REQUIREMENTS

No land shall be used or occupied and no structures shall be designed, erected, moved, altered, used, or occupied except in conformity with all of the regulations, in compliance with all of the design standards, and upon performance of all conditions attached to any approval, of this ordinance.

SECTION 302 ESTABLISHMENT OF DISTRICTS

A. Categories of Zoning Districts

The Township establishes six categories of zoning districts. Base zoning districts cover all parcels within the township and divide those parcels into distinct zoning districts. Overlay zoning districts apply to a geographically defined area and exist as an addition to the base zoning district. Conditional zoning districts apply to specific parcels or grouping of parcels, resulting from a development application under Section 422 Conditional Rezoning of this ordinance. Additional zoning districts that may be added shall be included in one of these six zoning categories.

B. Base Zoning Districts

The Township is divided into the zoning districts shown in Table 3-1.

**Table 3-1
Base Zoning Districts Correspondence**

Zoning District Name	
R-1	(ONE FAMILY RESIDENTIAL)
R-2	(TWO FAMILY RESIDENTIAL)
R-3	(MULTIPLE FAMILY RESIDENTIAL)
R-R	(RURAL RESIDENTIAL)
R-M	(MOBILE HOME RESIDENTIAL)
C-L	(LOCAL COMMERCIAL)
C-O	(OFFICE COMMERCIAL)
C-G	(GENERAL COMMERCIAL)
C-H	(HIGHWAY COMMERCIAL)
C-P	(PLANNED SHOPPING CENTER COMMERCIAL)
I-G	(GENERAL MIXED-USE INDUSTRIAL BUSINESS)
I-L	(LIMITED MIXED-USE INDUSTRIAL BUSINESS)
A	(AGRICULTURAL)
P-R	(PARK – RECREATION)
GTC	(GRAND TRAVERSE COMMONS)

C. Overlay Zoning Districts

The Township establishes the overlay zoning districts set out in Table 3-2. These impose additional requirements on certain properties within one or more underlying base or conditional zoning districts.

**Table 3-2
Overlay Zoning Districts**

Overlay District Name
Airport Overlay - § 341

D. Conditional Zoning Districts

Conditional zoning districts may only be established through application and the voluntary offer of conditions by an applicant. Conditional zoning standards apply on a site-specific basis and are not applicable to any other parcel within the township. See § 422 Conditional Rezoning. All conditional rezoning agreements shall be compiled in a separate register and maintained in and kept current by the Township.

E. Reserved

F. Zoning Districts (Additional)

Additional zoning districts may be added from time to time upon the recommendation of the Planning Commission to the Township Board pursuant to § 421 Zoning Ordinance Amendments in Article 4, Procedures, of this ordinance.

SECTION 303 OFFICIAL ZONING MAP

The maps delineating the boundaries of the various zoning districts, together with all matters and things shown on such maps, are adopted and approved, and collectively constitute the "Official Zoning Map." The Official Zoning Map is incorporated by reference and made a part of this ordinance. This map is on file in the office of the Zoning Administrator and in the office of the Township Clerk. All amendments to the official zoning map shall be listed in the order adopted in a separate register maintained in and kept current by the township. The Official Zoning Map carries the zoning district designations established in this article.

SECTION 304 ZONING DISTRICT BOUNDARIES

When definite distances in feet are not shown on the zoning map, the following rules apply:

- A. Boundaries indicated as approximately following the right-of-way or centerlines of streets, highways, alleys, or easements shall be construed to follow such right-of-way or centerlines
- B. Boundaries indicated as approximately following along a section line, quarter-section line, platted lot line, property line or other survey line, shall be construed as following such lines
- C. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks

- D. Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines
- E. Boundaries indicated as approximately following the shoreline of any lake, river, stream, or other body of water, shall be construed as following such shoreline and, in the event of change in a shoreline, shall be construed as following the actual shoreline
- F. Whenever any street, alley, or other public way not subject to zoning regulations is vacated by official action, the zoning district line adjoining each side of such street, alley, or other public way shall be automatically extended to the center of such vacation, and all areas so involved shall then be subject to all regulations of the extended districts, and
- G. Where physical or cultural features existing on the ground vary from those shown on the official zoning map, or in other circumstances where the zoning boundary is unclear, the Zoning Administrator shall interpret the district boundaries with appeal to the Zoning Board of Appeals.

SECTION 305 NEWLY ANNEXED TERRITORY

From the date of annexation until the property is zoned to a permanent zoning classification, annexed property will be zoned as an interim Agricultural district.

SECTION 306 LANDS NOT ZONED

Any lands which do not fall under a zoning district on the official zoning map, whether through error, omission, exposure of bottomlands, or otherwise, will be zoned as an interim Agricultural district.

DIVISION 2: BASE ZONING DISTRICTS

PURPOSE

The purpose of this division is to establish districts that divide the township into various agricultural, residential, commercial, and industrial zones. Each district establishes uses that are permitted “as of right,” conditionally, and as a special land use. This division also includes dimensional requirements (setback, minimum acreage, width, etc.) for each district.

SECTION 310

Reserved.

SECTION 311 USE REGULATIONS

A. Generally

No use is permitted unless it is listed as a permitted use, a conditional use, or a special land use in the respective zoning district. Additional uses permitted in some or all zoning districts are identified in Article 7, Supplemental Use Regulations. Permitted accessory uses are set forth and regulated in § 611 Accessory Uses and Structures of this ordinance.

B. Uses Not Mentioned

Except as may otherwise be permitted by interpretation under § 311.D. Interpretation—Materially Similar Uses of this division, a use not specifically mentioned or described by category in a specific zoning district or permitted by Article 7, Supplemental Use Regulations of this ordinance, is prohibited.

C. Uses Preempted by State Statute

Notwithstanding any provision of this ordinance to the contrary, uses that are required to be permitted in any zoning district by state statute may be permitted in accordance with state law whether or not the use is identified in any specific zoning district.

D. Interpretation—Materially Similar Uses

It is the intent of this article to group similar or compatible land uses into specific zoning districts, either as permitted uses or as uses authorized by a special use permit. Uses not listed as a permitted use or as a special land use are presumed to be prohibited from the applicable zoning district unless the Director of Planning shall determine that a use not mentioned can reasonably be interpreted to fit into a use category where similar uses are described.

In the event that a particular use is not listed in this ordinance, and such use is not listed as a prohibited use and is not otherwise prohibited by law, the Director of Planning shall determine in which district or districts, if any, a materially similar use exists. Should the Director of Planning determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed, and the Director of Planning’s decision shall be recorded in writing. Should the Director of Planning determine that a materially similar use does not exist, the matter may be referred to the Planning Commission for consideration for amendment to this ordinance to establish a specific listing for the use in question. Unless an appeal is timely filed pursuant to § 452 Interpretations by the Zoning Board of Appeals, of this ordinance, the Director of Planning’s decision is valid.

All determinations of the Director of Planning that have the effect of permitting a use not listed in this ordinance shall be recorded in writing and shall be reported to the Planning Commission at a regularly scheduled meeting. All such written determinations shall also be compiled in a separate register maintained in and kept current by the Township.

SECTION 312 DIMENSIONAL REGULATIONS AND USE CHART

The dimensional design requirements are established in each zoning district per Table 3-3, Dimensional Standards, below. Each district includes an illustration of the design regulations. To the extent that there is inconsistency between the illustration and written regulations in each district, the written regulations govern.

The uses allowed by right, by special conditions, and by special use permit are established in each zoning district per Table 3-4, Use Chart, below. Table 3-4 shows each use, its level of permission in each zoning district, and a link to any additional conditions for that specific use, if applicable. To the extent that there is inconsistency between the table and written regulations in each district, the written regulations govern.

Abbreviations used in Table 3-3 and Table 3-4 are as follows:

Zoning District Name	
R-1	(One-Family Residential)
R-2	(Two-Family Residential)
R-3	(Multiple-Family Residential)
R-R	(Rural Residential)
R-M	(Mobile Home Residential)
C-L	(Local Commercial)
C-O	(Office Commercial)
C-G	(General Commercial)
C-H	(Highway Commercial)
C-P	(Planned Shopping Center)
I-G	(General Mixed-Use Industrial Business)
I-L	(Limited Mixed-Use Industrial Business)
A	(Agricultural)
P-R	(Park – Recreation)
Level of Permission	
R	Permitted by Right
SC	Permitted by Special Conditions
SUP	Permitted by Special Use Permit
(blank)	Not Permitted

Table 3-3 Dimensional Standards	Minimum Lot or Land Use Dimensions per Dwelling Unit		Maximum Height of Structures		Minimum Yard Setbacks (per lot in feet) Waterfront see "L" Highway Setback see "K"			Maximum Lot Coverage (All Structures)	Minimum Building Cross Section
	Zoning District	Area (in square feet)	Width (in feet)	In stories	In feet	Front	Side	Rear	Percent
R-1 (with public sewer)	15,000 (A)	100	2 ½	35	30	10	30	30%	24
R-1 (w/o public sewer)	20,000	100	2 ½	35	30	10	30	30%	24
R-2 (one family with public sewer)	12,000 (A)	80	2 ½	35	30	10	25	30%	24
R-2 (one family w/o public sewer)	15,000	100	2 ½	35	30	10	30	30%	24
R-2 (two family with public sewer)	10,000 (A)	75	2 ½	35	25	10	25	30%	24
R-2 (two family w/o public sewer)	13,500	80	2 ½	35	30	10	30	30%	24
R-3	(B)	70 (C)	3	40	25	(N)	20	35%	24
R-R	43,560	110	2 ½	35	30	15	35	20%	24
R-M	(D)								
C-L	10,000	70	2	28	25 (E)	(F)	30	-	24
C-O	10,000	70	2	22	25 (E)	20	30	-	24
C-G	15,000	100	-	35 (M)	40 (G)	(F)	(F)	-	24
C-H	10,000	100	-	35 (M)	50 (H)	20 (H)	30 (H)	-	24
C-P	(I)								
I-G	-	150	-	35 (M)	40 (E)	15	20	-	24
I-L	-	150	-	35 (M)	40 (E)	15	20	-	24
A	43,560 (J)	110	2 ½	35	30	20	35	20%	24
P-R	43,560	110	2 ½	35	30	20	35	20%	24

Table 3-3 - Notes to Dimensional Standards

- A. Lots in subdivisions having stubbed sewers shall be considered as having public sewer.
- B. The following Minimum Lot Area shall be required in the R-3 District:
 - One-Family 10,000 square feet for each dwelling unit.
 - Two-Family 6,000 square feet for each dwelling unit.
 - Multiple-Family 4,000 square feet for each dwelling unit.
- C. Lot widths shall be seventy (70) feet per dwelling unit for the first two (2) units, ten (10) additional feet for each of the next six (6) units and five (5) additional feet for each additional unit to a maximum required lot width of two hundred fifty (250) feet.
- D. Height, bulk, density, and area requirements for mobile home subdivisions are the same as those for the R-1 District. Such requirements for mobile home parks are set forth in § 317, Mobile Home Residential District.
- E. Front yards shall be appropriately landscaped and maintained and, except for necessary drives and walks, shall remain clear and not be used for storage, parking, loading or accessory structures.
- F. Side yards in the C-L District and side and rear yards in the C-G District shall be ten percent (10%) of the lot width and depth, respectively, but need not exceed twenty-five (25) feet each, provided that no setback shall be less than ten (10) feet.
- G. Front setbacks in the C-G District:
 - (1) Front yards shall be forty (40) feet, except when all frontage on one side of a street within a block is zoned C-G and when forty percent (40%) or more of a block has been developed with buildings, the average setback of said existing buildings shall apply.
 - (2) Setbacks along South Airport Road, north of South Airport Road between Barlow Road and the Cherryland Mall, shall be as required in the C-L District.
- H. There shall be included as an integral part of any site development within the C-H District, a strip of land fifty (50) feet or more in width on all sides which abut a residential or agricultural district, except on the side fronting on a major street or highway. This strip shall serve as a transition between the subject use and the adjacent property uses, both existing and future. No part of this transition strip shall be used for any of the site functions except that thirty (30) feet thereof may be used for parking area. Further, the transition strip shall be occupied by plant materials or structural fences or walls, used separately or in combination. The plans and specifications for site development shall include the proposed arrangement for such plantings and structures.
- I. See § 322, C-P Planned Shopping Center, for standards, procedures, and requirements.
- J. Minimum lot area in the A-1 District:
 - (1) An agricultural operation which includes the raising and keeping of livestock for profit shall have a minimum lot area of ten (10) acres.
 - (2) Individual lot areas in recorded plats may be less than the required minimum provided the average lot size in the recorded plat is not less than the required minimum lot area of the A District and provided further that no individual lot size shall be less than seventy percent (70%) of the minimum required lot area. Provisions for reduced lot shall be stated on the recorded plat such that minimum average lot sizes shall be maintained in the event of any subsequent amendment(s) to the plat. Not more than ten percent (10%) of the total lots in a plat shall contain less than the required minimum lot area.
- K. A supplemental highway setback, parallel to the right-of-way of US-31, shall apply to all parcels located outside a subdivision or plat of record. Such supplemental highway setback shall be equal to one hundred (100) feet from the centerline of the right-of-way. All minimum yard requirements, established in § 312 Dimensional Regulations of this article, shall apply in addition to the supplemental highway setback.
- L. 50-foot waterfront setback for single-family residences from Boardman Lake and Silver Lake water mark. Also see § 534 and § 535.
- M. Also see § 614 Height Exceptions.
- N. The following Minimum Side Yard Setbacks for Zoning District R-3 shall be:
 - One-Family 10 feet.
 - Two-Family 15 feet.
 - Multiple-Family 20 feet.

Table 3-4 Use Chart

Use Name	R-1	R-2	R-3	R-R	R-M	C-L	C-O	C-G	C-H	C-P	I-G	I-L	A	P-R	Conditions
Adult Foster Care, Family Home	R	R	R	R	R								R		
Adult Foster Care, Small Group Home	SUP	SUP	SUP	SUP									SUP		§ 708
Adult Foster Care, Large Group Home			SUP			R	R	R	R				SUP		§ 709
Adult Foster Care Facility			SUP			SUP	SUP	SC	SUP						§ 710
Airport or Airfield													SUP		
Auditorium or Assembly Hall								R	R	R					
Bar, Tavern, or Night Club								R	R	R					
Bed and Breakfast			SUP	SUP									SUP		§ 713
Boarding Residence			SUP												§ 714
Business College or Trade School								R			SC	SC			
Campground or Travel Trailer Park									SUP				SUP	SUP	§ 716
Car Wash								SUP			SUP	SUP			§ 717
Catering Establishment											R	R			
Cemetery	R	R	R	R									R		
Child Care, Family Home (<7)	SC	SC	SC	SC	R								SC		§ 718
Child Care, Small Group Home (7-12)	SC	SC	SC	SC									SC		§ 719
Child Care Center			SUP		SUP	SUP	SUP	SC	SUP				SUP		§ 720
Commercial District Housing Development								SUP	SUP	R					§ 725
Contractor's Establishment											R	R			
Crematorium											SUP	SUP			§ 727
Data Center and Computer Operations											R	R			
Drive-In Business								SUP	R	R					§ 730
Drive-Through Business								SUP	R	R					§ 730
Dry Cleaning Plant											SC	SC			
Dwelling, Single Family	R	R	R	R									R		
Dwelling, Two-Family		R	R												
Dwelling, Multiple Family			SUP												
Essential Service Facility, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§ 737.B
Essential Service Facility, Minor	R	R	R	R	R	R	R	R	R	R	R	R	R	R	§ 737.A
Farm Employees House													SC		
Farm Market													R		
Farm Operation													R		
Financial Institution, with Drive-Through						SUP	SUP	SC	R	R					§ 730

Use Name	R-1	R-2	R-3	R-R	R-M	C-L	C-O	C-G	C-H	C-P	I-G	I-L	A	P-R	Conditions
Financial Institution, without Drive-Through						R	R	R	R	R					
Game or Hunting Preserve, Commercial													SUP		
Gasoline Service Station						SUP		SC	SC		SUP	SUP			§ 748
Golf Course or Country Club	SC	SC	SC	SC									SUP		§ 749
Greenhouse, Commercial													SUP		
Home Industry													R		
Home Occupation	R	R	R	R									R		§ 612
Hospital								R	R	R					
Hotel or Motel								SC	SC	R					§ 750
Incinerator												SUP	SUP		
Indoor Entertainment Center								R	SC	R	R	R			§ 751
Institutional Uses and Structures	SUP	SUP	SUP	SUP		SUP	SUP	SC	SUP		SUP	SUP	SUP		§ 752
Junk Yard												SUP			§ 753
Keeping of Chickens, Personal	SC	SC	SC	SC											§ 754.A
Keeping of Farm Animals													R		
Keeping of Horses, Personal				SC									SC		§ 754.B
Kennel								R			R		SUP		§ 755
Live-Work Unit							R			R	R	R			
Livestock Auction Yard													SUP		
Lumber Processing and Sawmill											R	R	SUP		§ 756
Manufacturing, Heavy												R			
Manufacturing, Light											R	R			
Marina						R		R							
Mechanical Amusement Arcade								R	R		SUP				
Medical Marihuana Cultivation Facility											SC	SC			§ 757
Medical Marihuana Residential Cultivation	SC	SC	SC	SC									SC		§ 758
Medical Office, Clinic						R	R	R	R	R					
Medical Office, Surgical Center							R	R	R	R					
Metal Plating, Buffering, and Polishing												SUP			
Mobile Home					R										
Mobile Home Park					SC										§ 759
Mobile Home Subdivision					SC										
Mortuary or Funeral Home			SC			SUP		SC			SUP				§ 760
Office						R	R	R	R	R	SUP				
Off-Site Parking						R	SC	R			SUP	SUP			

Use Name	R-1	R-2	R-3	R-R	R-M	C-L	C-O	C-G	C-H	C-P	I-G	I-L	A	P-R	Conditions
Open Space Preservation	SC	SC	SC	SC											§ 428
Outdoor Entertainment Center, Major												SUP	SUP		§ 761
Outdoor Entertainment Center, Minor								R							
Outdoor Sales, Major								SC	SC		SUP				§ 762.A
Outdoor Sales, Minor								SC	SC						§ 762.B
Outdoor Sales, Temporary						SC		SC	SC						§ 762.C
Outdoor Storage, Accessory Use	SC	SC	SC	SC											§ 613.A (4)
Outdoor Storage, Primary Use											SC	SC			§ 763
Park, Mini	R	R	R	R	R	R	R	R	R	R	R	R	R	R	
Park, Neighborhood	R	R	R	R							R	R	R	R	
Park, Community - Low Intensity														R	
Park, Community - High Intensity														SUP	
Passenger Terminal								R	R		R	R			§ 764
Pet Grooming Establishment							R	R			R		R		
Pet Shop						SC		SC		R	SUP				§ 765
Printing or Publishing Enterprise											R	R			
Processing Operation											SUP	SUP			
Professional Showroom							R								
Professional Studio							R	R		R	SUP				
Recreational Facility								R	SC	R	R	R			
Recreational Field Complex	SC	SC	SC	SC									SUP		§ 766
Recycling Facility												SUP			
Rehabilitation Center							R								
Research and Design Facility							SC				SC	SC			§ 767
Restaurant, with Drive-Through								SUP	R	R					§ 768; § 730
Restaurant, without Drive-Through						SC		R	R	R					§ 768
Retail Fabricator								SUP							§ 769
Retail, Industrial Accessory											R	R			§ 611
Retail, Industrial Primary											SUP				§ 770
Retail, Low Volume						R		R	R	R					
Retail, Medium Volume								R	R	R					
Retail, High Volume								SUP	R	R					
Roadside Stand													R		
Sale of Prefabricated Structures								SUP							
Sand or Gravel Pit, Quarry												SUP	SUP		§ 771
Service Establishment, Business						SC		R	R	R					§ 772
Service Establishment, Personal						R	R	R	R	R					

Use Name	R-1	R-2	R-3	R-R	R-M	C-L	C-O	C-G	C-H	C-P	I-G	I-L	A	P-R	Conditions
Sexually Oriented Businesses								SC							§ 640
Shopping Center, General								SUP							
Shopping Center, Local						SUP		SC							
Small Warehousing Establishment											R	R			
Solar Energy System, Accessory	R	R	R	R	R	R	R	R	R	R	R	R	R	R	§ 773.A
Solar Energy System, Primary	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§ 773.B
Stormwater Containment, Non-Agricultural													SC		§ 774
Swimming Pool, Private	SC	SC	SC	SC											§ 776
Transportation Dispatch Center											R	R			
Truck or Rail Freight Terminal											SUP	SUP			
Vehicle Dealership, with Outdoor Sales								SC	SC		SUP				§ 762
Vehicle Dealership, without Outdoor Sales								R	SC		SC				
Vehicle Service Center, Major								R	R		R	R			
Vehicle Service Center, Minor								R	R		SUP	SUP			
Veterinary Hospital						SC	SC	SC	R		R		SUP		
Warehouse or Distribution Center											R	R			
Warehouse or Distribution Center, Hazardous Materials												SUP			§ 777
Waterfront Stairways and Landings	SC	SC	SC	SC											§ 778
Wholesaler								SC			R	R			§ 779
Wind Energy Conversion System						SUP		SUP			SUP	SUP	SUP		§ 780
Wind Energy Conversion System, Personal	SUP	SUP	SUP	SUP	SUP								SC		§ 781
Wireless Communication Facilities								SUP	SUP		SUP	SUP	SUP		§ 792

SECTION 313 R-1 (ONE FAMILY RESIDENTIAL)

PURPOSE – The R-1 (One Family Residential) districts provide areas for low to medium density one family residential dwelling units. The districts include areas of existing one family developments as well as areas within which such development appears likely and desirable. They are intended to encourage more intensive development in and near the core areas of the township with less intensive development moving outward towards the more rural and remote areas of the township. The R-1 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and parks that will promote a sense of community and urban vitality.

A. USES PERMITTED BY RIGHT:

- (1) Adult Foster Care, Family Home
- (2) Cemetery
- (3) Dwelling, Single Family
- (4) Essential Service Facility, Minor – § 737.A
- (5) Home Occupation
- (6) Park, Mini
- (7) Park, Neighborhood
- (8) Solar Energy System, Accessory – § 773.A

B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Child Care, Family Home (<7) – § 718
- (2) Child Care, Small Group Home (7-12) – § 719
- (3) Golf Course or Country Club – § 749
- (4) Keeping of Chickens, Personal – § 754.A
- (5) Medical Marihuana Residential Cultivation – § 758
- (6) Open Space Preservation – § 428
- (7) Outdoor Storage, Accessory Use – § 613.A (4)
- (8) Recreational Field Complex – § 766
- (9) Swimming Pool, Private – § 776
- (10) Waterfront Stairways and Landings – § 778

C. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Adult Foster Care, Small Group Home – § 708
- (2) Essential Service Facility, Major – § 737.B
- (3) Institutional Uses and Structures – § 752
- (4) Solar Energy System, Primary – § 773.B
- (5) Wind Energy Conversion System, Personal – § 781

D. ADDITIONAL STANDARDS:

- (1) Driveways for single family residences shall comply with § 511.
- (2) Completion. Any single-family dwelling, accessory building or addition thereto must be completed on the exterior surface with a suitable finishing material including painting or staining in the case of wood, within two (2) years from date of issuance of a land use permit or one (1) year from the date of occupancy whichever occurs last.

E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area (A):

- With Public Sewer: 15,000 sq. ft.
- Without Public Sewer: 20,000 sq. ft.

Notes to Dimensional Standards:

- (A) Lots in subdivisions having stubbed sewers shall be considered as having public sewer.
- (B) Setbacks shall be measured from the furthest protruding point of structure.

Minimum Lot Width:

100 feet

Maximum Building Height:

- In Stories: 2 ½ stories
- In Feet: 35 feet

Minimum Yard Setbacks (B):

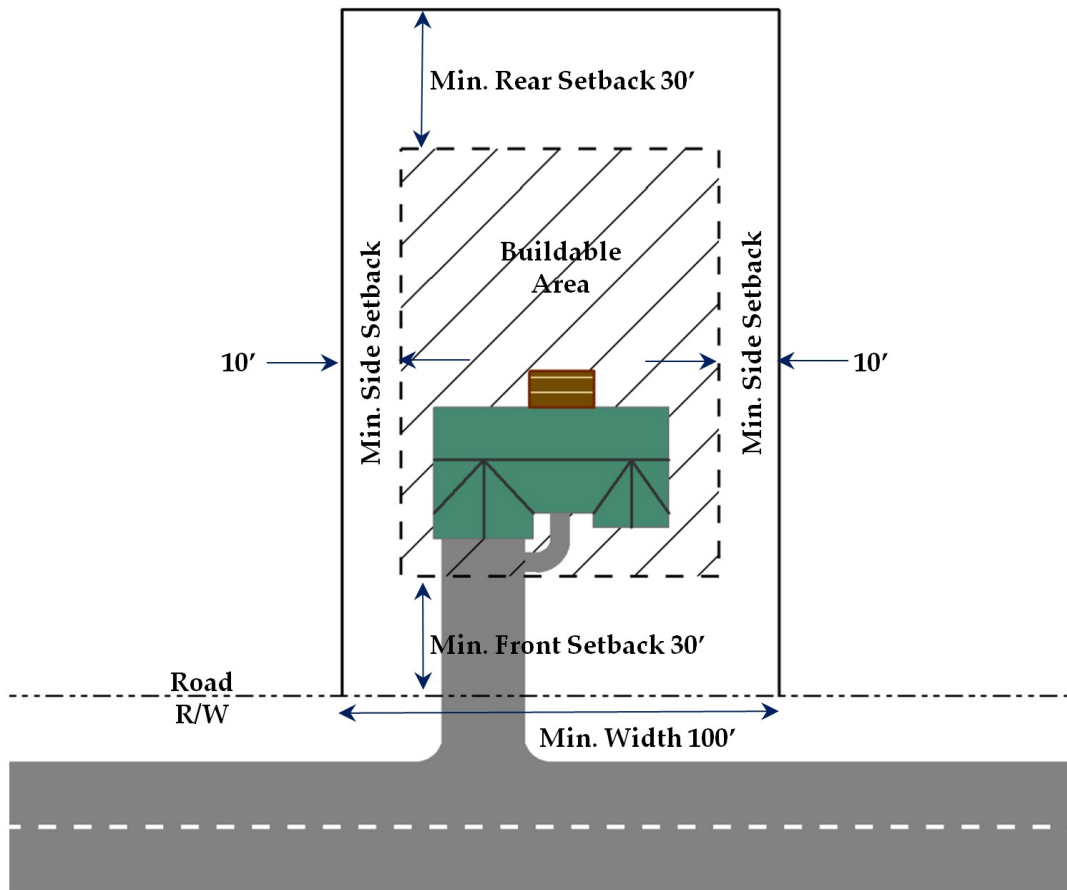
- Front: 30 feet
- Each Side: 10 feet
- Rear: 30 feet

Maximum Lot Coverage:

30 percent

Minimum Bldg. Cross Section:

24 feet



Not to scale. To be used for illustrative purposes only

SECTION 314 R-2 (ONE AND TWO FAMILY RESIDENTIAL)

PURPOSE – The R-2 (One and Two Family Residential) districts provide areas for medium density one- and two-family residential dwelling units in and near to the developed core areas of the township. The districts include areas of existing one- and two-family developments as well as areas within which such development appears likely and desirable. The R-2 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools, places of worship and parks. They provide a range of housing choices and promote a sense of community, urban vitality, and the efficient provision of infrastructure.

A. USES PERMITTED BY RIGHT:

- (1) Adult Foster Care, Family Home
- (2) Cemetery
- (3) Dwelling, Single Family
- (4) Dwelling, Two-Family
- (5) Essential Service Facility, Minor – § 737.A
- (6) Home Occupation
- (7) Park, Mini
- (8) Park, Neighborhood
- (9) Solar Energy System, Accessory – § 773.A

B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Child Care, Family Home (<7) – § 718
- (2) Child Care, Small Group Home (7-12) – § 719
- (3) Golf Course or Country Club – § 749
- (4) Keeping of Chickens, Personal – § 754.A
- (5) Medical Marihuana Residential Cultivation – § 758
- (6) Open Space Preservation – § 428
- (7) Outdoor Storage, Accessory Use – § 613.A (4)
- (8) Recreational Field Complex – § 766
- (9) Swimming Pool, Private – § 776
- (10) Waterfront Stairways and Landings – § 778

C. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Adult Foster Care, Small Group Home – § 708
- (2) Essential Service Facility, Major – § 737.B
- (3) Institutional Uses and Structures – § 752
- (4) Solar Energy System, Primary – § 773.B
- (5) Wind Energy Conversion System, Personal – § 781

D. ADDITIONAL STANDARDS:

- (1) Driveways for single family residences shall comply with § 511.
- (2) Completion. Any single-family dwelling, accessory building or addition thereto must be completed on the exterior surface with a suitable finishing material including painting or staining in the case of wood, within two (2) years from date of issuance of a land use permit or one (1) year from the date of occupancy whichever occurs last.

E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area (A):

- 1- Family w/ Public Sewer 12,000 sq. ft.
- 1- Family w/o Public Sewer 15,000 sq. ft.
- 2-Family w/ Public Sewer 10,000 sq. ft.
- 2-Family w/o Public Sewer 13,500 sq. ft.

Minimum Lot Width:

- 1- Family w/ Public Sewer 80 feet
- 1- Family w/o Public Sewer 100 feet
- 2-Family w/ Public Sewer 75 feet
- 2-Family w/o Public Sewer 80 feet

Maximum Building Height:

- In Stories: 2 ½ stories
- In Feet: 35 feet

Minimum Yard Setbacks (B) (Front/Side/Rear):

- 1- Family w/ Public Sewer 30'/10'/25'
- 1- Family w/o Public Sewer 30'/10'/30'
- 2-Family w/ Public Sewer 25'/10'/25'
- 2-Family w/o Public Sewer 30'/10'/30'

Maximum Lot Coverage:

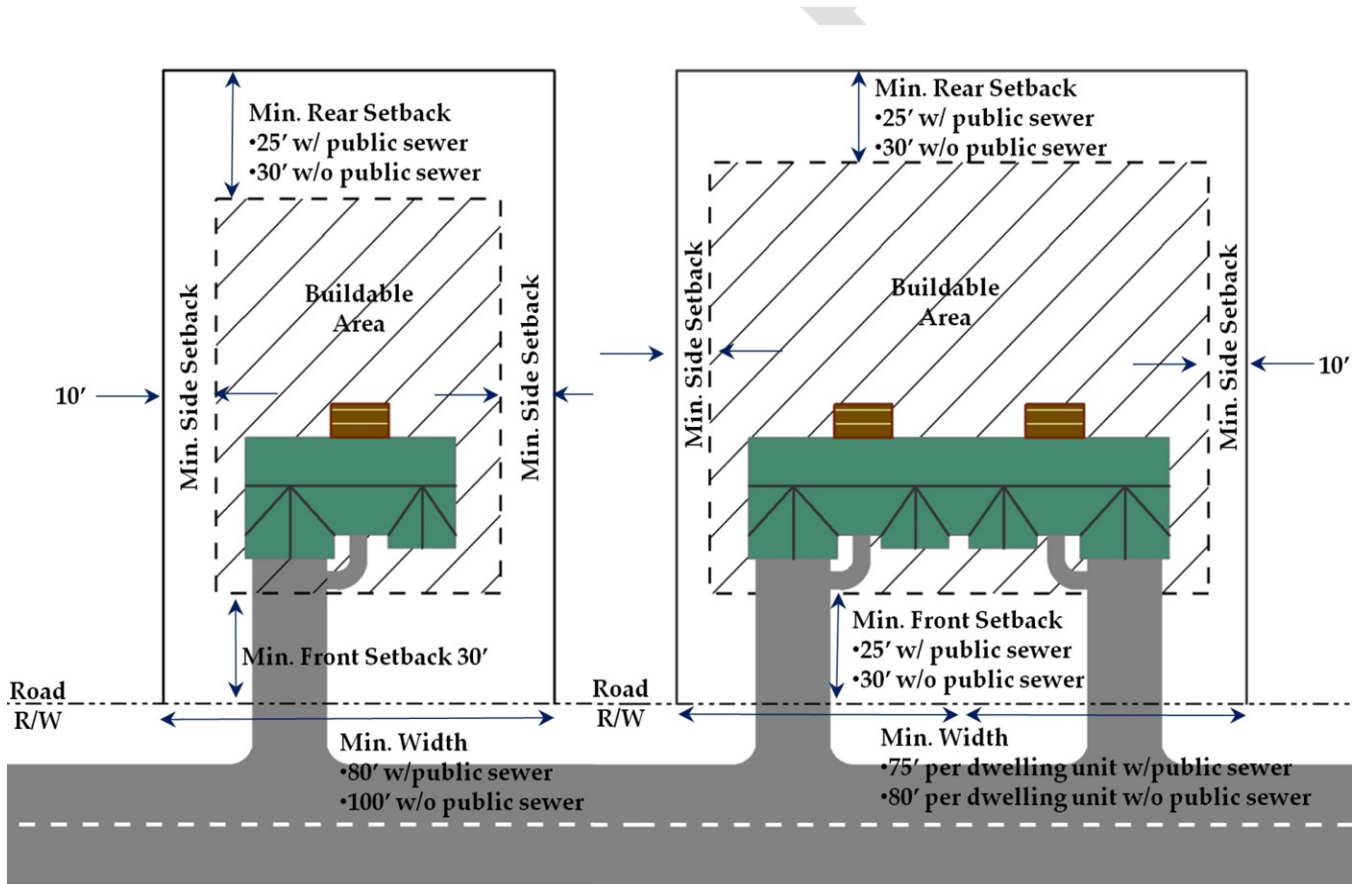
30 percent

Minimum Bldg. Cross Section:

24 feet

Notes to Dimensional Standards:

- (A) Lots in subdivisions having stubbed sewers shall be considered as having public sewer.
- (B) Setbacks shall be measured from the furthest protruding point of structure.



Not to scale. To be used for illustrative purposes only

SECTION 315 R-3 (MULTIPLE FAMILY RESIDENTIAL)

PURPOSE – The R-3 (Multiple Family Residential) districts provide areas for medium to high density one and two family residential dwelling units mixed with a variety of multiple family residential dwelling types, including apartments and group housing, where adequate public facilities and services exist with capacity to serve such development. The districts are composed mainly of areas containing an existing mix of these dwelling types as well as areas within which such development appears likely and desirable. They are intended to encourage more intensive development in and near the core areas of the township. The R-3 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools, places of worship and parks that will promote a sense of community, urban vitality and the efficient provision of infrastructure. R-3 district regulations are designed to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development to preserve environmentally sensitive and natural land areas.

A. USES PERMITTED BY RIGHT:

- (1) Adult Foster Care, Family Home
- (2) Cemetery
- (3) Dwelling, Single Family
- (4) Dwelling, Two Family
- (5) Essential Service Facility, Minor – § 737.A
- (6) Home Occupation
- (7) Park, Mini
- (8) Park, Neighborhood
- (9) Solar Energy System, Accessory – § 773.A

B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Child Care, Family Home (<7) – § 718
- (2) Child Care, Small Group Home (7-12) – § 719
- (3) Golf Course or Country Club – § 749
- (4) Keeping of Chickens, Personal – § 754.A
- (5) Medical Marijuana Residential Cultivation – § 758
- (6) Mortuary or Funeral Home – § 760
- (7) Open Space Preservation – § 428

D. ADDITIONAL STANDARDS:

- (1) Driveways for single family residences shall comply with § 511.
- (2) Completion. Any single-family dwelling, accessory building or addition thereto must be completed on the exterior surface with a suitable finishing material including painting or staining in the case of wood, within two (2) years from date of issuance of a land use permit or one (1) year from the date of occupancy whichever occurs last.
- (3) Uses permitted by Special Use Permit in the R-3 District shall provide a minimum of 300-square feet of open space per dwelling unit. Required open space shall be consolidated and contiguous to the greatest extent reasonably possible to provide usable park-like areas. Structures shall be adjoined by open space areas on at least one side.

- (8) Outdoor Storage, Accessory Use – § 613.A (4)
- (9) Recreational Field Complex – § 766
- (10) Swimming Pool, Private – § 776
- (11) Waterfront Stairways and Landings – § 778

C. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Adult Foster Care, Small Group Home – § 708
- (2) Adult Foster Care, Large Group Home – § 709
- (3) Adult Foster Care Facility – § 710
- (4) Bed and Breakfast – § 713
- (5) Boarding Residence – § 714
- (6) Child Care Center – § 720
- (7) Dwelling, Multiple Family
- (8) Essential Service Facility, Major – § 737.B
- (9) Institutional Uses and Structures – § 752
- (10) Solar Energy System, Primary – § 773.B
- (11) Wind Energy Conversion System, Personal – § 781

E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area:

- One-Family: 10,000 sq. ft.
- Two-Family: 6,000 sq. ft.
- Multi-Family: 4,000 sq. ft.

Minimum Lot Width:

- Seventy (70) feet per dwelling unit for the first two (2) units, ten (10) additional feet for each of the next six (6) units and five (5) additional feet for each additional unit to a maximum of two hundred fifty (250) feet.

Maximum Building Height:

- In Stories: 3 stories
- In Feet: 40 feet (See section 341)

Minimum Yard Setbacks (A):

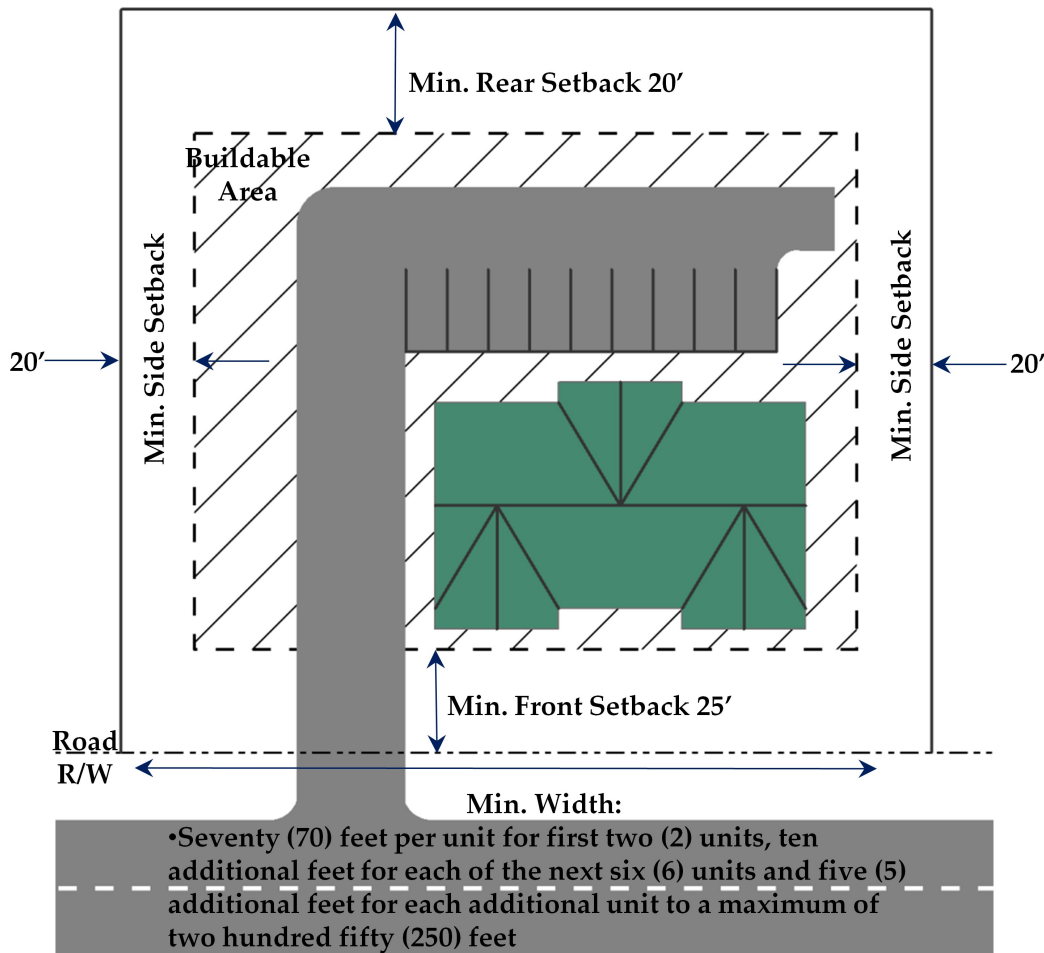
- Front: 25 feet
- Each Side (One-Family): 10 feet
- Each Side (Two-Family): 15 feet
- Each Side (Multi-Family): 20 feet
- Rear: 20 feet

Maximum Lot Coverage: 35 %

Minimum Bldg. Cross Section: 24 feet

Notes to Dimensional Standards:

(A) Setbacks shall be measured from the furthest protruding point of structure.



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SECTION 316 R-R (RURAL RESIDENTIAL)

PURPOSE – The R-R (Rural Residential) districts provide areas for predominantly low density one family residential dwelling units that will harmonize with the natural resource capabilities of the Township. The districts are intended to be semi-rural in character and include areas of the Township where: (1) public water and sewer facilities are not now available and are likely to remain without services indefinitely; and (2) natural resources and environmental conditions, such as hillsides, scenic areas, wetlands and shorelands, tend to make more intensive types of urbanized development destructive to environmental values.

A. USES PERMITTED BY RIGHT:

- (1) Adult Foster Care, Family Home
- (2) Cemetery
- (3) Dwelling, Single Family
- (4) Essential Service Facility, Minor – § 737.A
- (5) Home Occupation
- (6) Park, Mini
- (7) Park, Neighborhood
- (8) Solar Energy System, Accessory – § 773.A

B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Child Care, Family Home (<7) – § 718
- (2) Child Care, Small Group Home (7-12) – § 719
- (3) Golf Course or Country Club – § 749
- (4) Keeping of Chickens, Personal – § 754.A
- (5) Keeping of Horses, Personal – § 754.B
- (6) Medical Marihuana Residential Cultivation – § 758
- (7) Open Space Preservation – § 428
- (8) Outdoor Storage, Accessory Use – § 613.A (4)
- (9) Recreational Field Complex – § 766
- (10) Swimming Pool, Private – § 776
- (11) Waterfront Stairways and Landings – § 778

C. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Adult Foster Care, Small Group Home – § 708
- (2) Bed and Breakfast – § 713
- (3) Essential Service Facility, Major – § 737.B
- (4) Institutional Uses and Structures – § 752
- (5) Solar Energy System, Primary – § 773.B
- (6) Wind Energy Conversion System, Personal – § 781

D. ADDITIONAL STANDARDS:

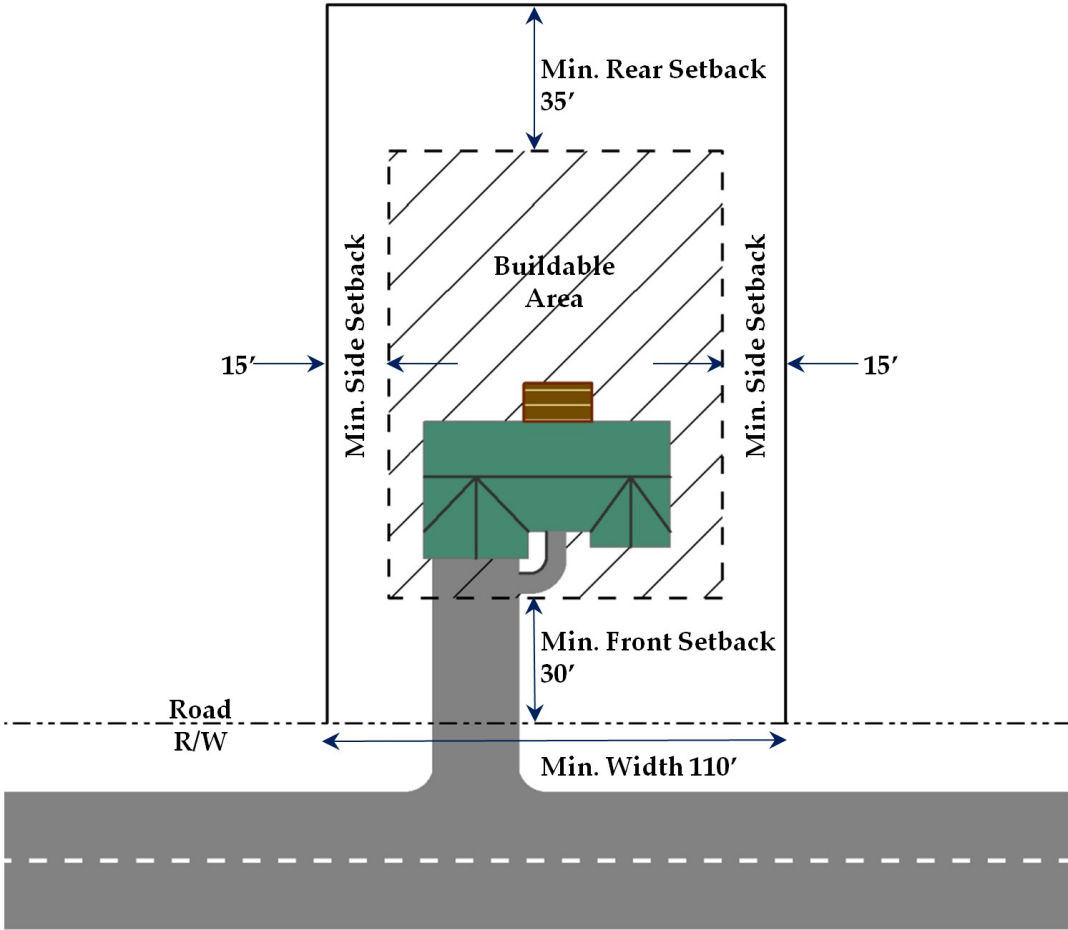
- (1) Driveways for single family residences shall comply with § 511.
- (2) Completion. Any single-family dwelling, accessory building or addition thereto must be completed on the exterior surface with a suitable finishing material including painting or staining in the case of wood, within two (2) years from date of issuance of a land use permit or one (1) year from the date of occupancy whichever occurs last.

E. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area (A):	43,560 sq. ft.
Minimum Lot Width:	110 feet
Maximum Building Height:	
• In Stories:	2 ½ stories
• In Feet:	35 feet

Notes to Dimensional Standards:
 (A) Lots in subdivisions having stubbed sewers shall be considered as having public sewer.
 (B) Setbacks shall be measured from the furthest protruding point of structure.

Minimum Yard Setbacks (B):	
• Front:	30 feet
• Each Side:	15 feet
• Rear:	35 feet
Maximum Lot Coverage:	20 percent
Minimum Bldg. Cross Section:	24 feet



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SECTION 317 R-M (MOBILE HOME RESIDENTIAL)

PURPOSE – The R-M (Mobile Home Residential) districts provide areas for mobile home subdivisions and mobile home parks. The districts include areas of existing developments as well as areas proposed and approved for such development. They are intended to encourage medium to high density mobile home subdivisions and mobile home park developments where adequate public facilities and services exist with capacity to serve such development. The R-M districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses facilities that will support and promote a sense of community.

A. USES PERMITTED BY RIGHT:

- (1) Adult Foster Care, Family Home – § 707
- (2) Child Care, Family Home (<7) – § 718
- (3) Essential Service Facility, Minor – § 737.A
- (4) Mobile Home
- (5) Park, Mini
- (6) Solar Energy System, Accessory – § 773.A

B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Mobile Home Park – § 759
- (2) Mobile Home Subdivision

C. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Child Care Center – § 720
- (2) Essential Service Facility, Major – § 737.B
- (3) Solar Energy System, Primary – § 773.B
- (4) Wind Energy Conversion System, Personal – § 781

D. ADDITIONAL STANDARDS:

(Reserved)

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SECTION 318 C-L LOCAL COMMERCIAL

PURPOSE – The C-L (Local Commercial) districts provide nodal areas for convenient, day-to-day retail shopping and service facilities, servicing persons in the adjacent residential areas and designed in scale with surrounding residential uses. The districts include areas of existing commercial use as well as areas proposed and approved for such development. Due to their local service nature, C-L districts are likely to be stand alone, or small collective sites located to minimize impact upon the surrounding residential areas. C-L district regulations are designed to protect abutting and surrounding residential areas by requiring certain minimum yard and area standards which are compatible to those called for in the residential districts. These districts are also intended to reduce automobile trips by permitting a limited group of commercial uses to be located near residential areas.

A. USES PERMITTED BY RIGHT:

- (1) Adult Foster Care, Large Group Home – § 709
- (2) Essential Service Facility, Minor – § 737.A
- (3) Financial Institution, without Drive-Through
- (4) Marina
- (5) Medical Office, Clinic
- (6) Off-Site Parking
- (7) Office
- (8) Park, Mini
- (9) Retail, Low Volume
- (10) Service Establishment, Personal
- (11) Solar Energy System, Accessory – § 773.A

B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Outdoor Sales, Temporary – § 762.C
- (2) Pet Shop – § 765
- (3) Restaurant, without Drive-Through – § 768
- (4) Service Establishment, Business – § 772
- (5) Veterinary Hospital

C. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Adult Foster Care Facility – § 710
- (2) Child Care Center – § 720
- (3) Essential Service Facility, Major – § 737.B
- (4) Financial Institution, with Drive-Through – § 730
- (5) Gasoline Service Station – § 748
- (6) Institutional Uses and Structures – § 752
- (7) Mortuary or Funeral Home – § 760
- (8) Shopping Center, Local
- (9) Solar Energy System, Primary – § 773.B
- (10) Wind Energy Conversion System – § 780

D. DIMENSIONAL STANDARDS:

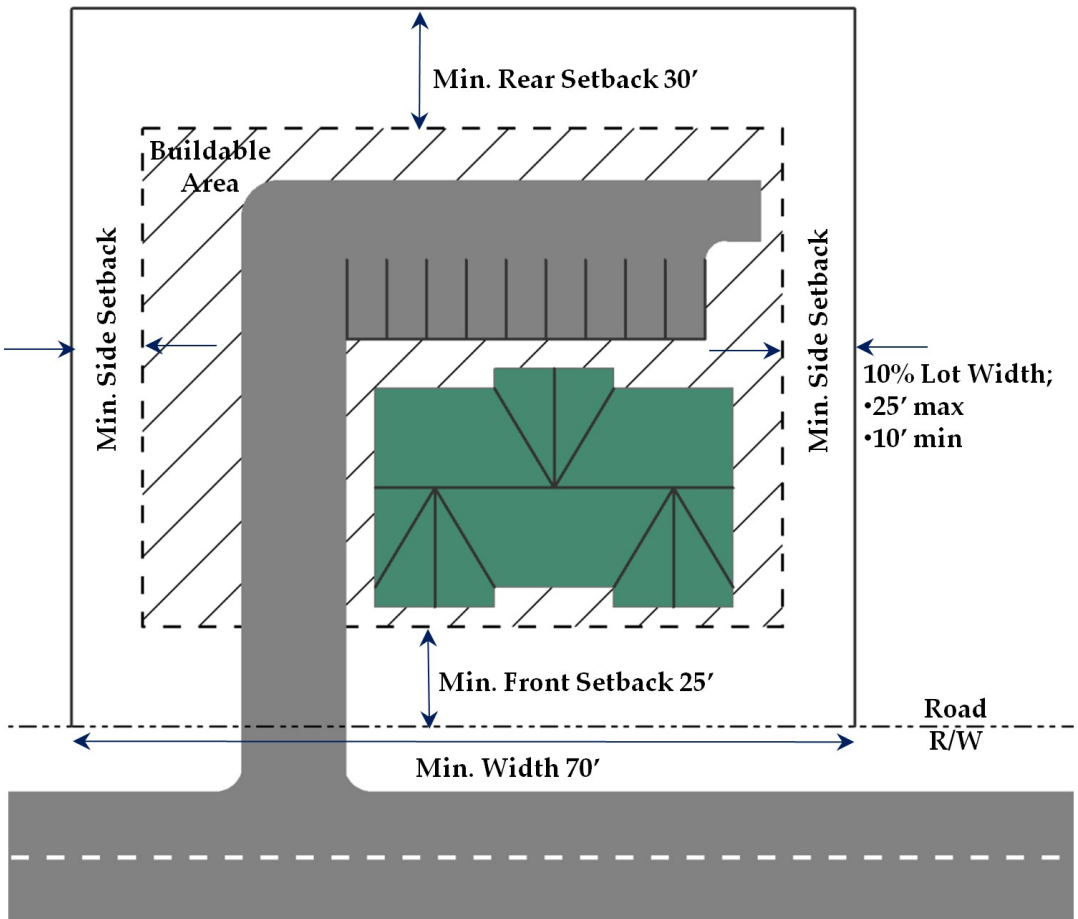
Minimum Lot Area:	10,000 sq. ft.
Minimum Lot Width:	70 feet
Maximum Building Height:	
• In Stories:	2 stories
• In Feet:	28 feet
Minimum Yard Setbacks (C):	
• Front:	25 feet (A)
• Each Side:	(B)
• Rear:	30 feet
Maximum Lot Coverage:	-
Minimum Bldg. Cross Section:	24 feet

Notes to Dimensional Standards:

(A) Front yards shall be appropriately landscaped and maintained, and, except for necessary drives and walks, shall remain clear and not be used for storage, parking, loading or accessory structures.

(B) Side yards in the C-L District shall be ten percent (10%) of the lot width but need not exceed twenty-five (25) feet each, provided that no setback shall be less than ten (10) feet.

(C) Setbacks shall be measured from the furthest protruding point of structure.



SECTION 319 C-O OFFICE COMMERCIAL

PURPOSE – C-O (Office Commercial) districts provide areas for service-oriented enterprises and institutions having relatively low traffic generation. The districts include areas of existing office developments as well as areas within which such development appears likely and desirable. They are intended to facilitate the support and expansion of local business, while serving as a buffer between residential areas and more intensive commercial areas. The C-O districts are primarily restricted to office and ancillary uses that do not have peak weeknight or weekend usage to provide an orderly transition and buffers between uses.

A. USES PERMITTED BY RIGHT:

- (1) Adult Foster Care, Large Group Home – § 709
- (2) Essential Service Facility, Minor – § 737.A
- (3) Financial Institution, without Drive-Through
- (4) Live-Work Unit
- (5) Medical Office, Clinic
- (6) Medical Office, Surgical Center
- (7) Office
- (8) Park, Mini
- (9) Pet Grooming Establishment
- (10) Professional Showroom
- (11) Professional Studio
- (12) Rehabilitation Center
- (13) Service Establishment, Personal
- (14) Solar Energy System, Accessory – § 773.A

B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Off-Site Parking
- (2) Research and Design Facility – § 767
- (3) Veterinary Hospital

C. USES PERMITTED BY SPECIAL USE PERMIT:

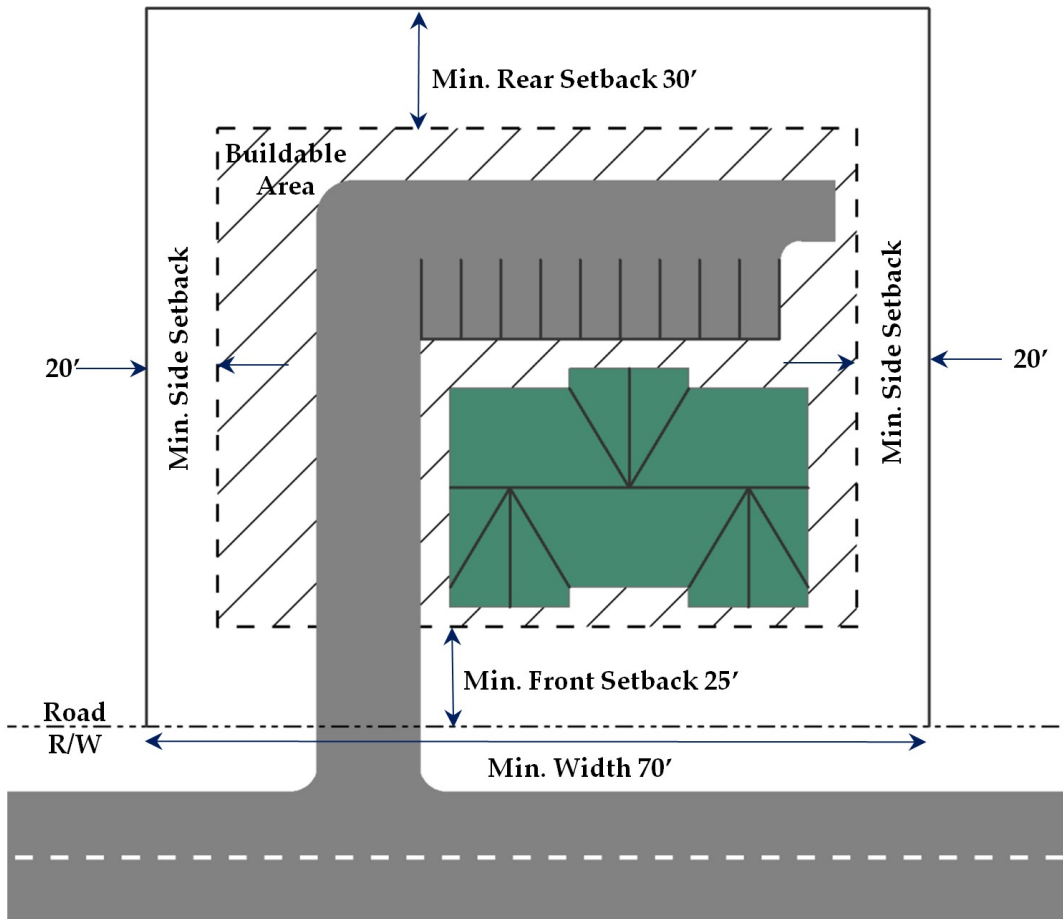
- (1) Adult Foster Care Facility – § 710
- (2) Child Care Center – § 720
- (3) Essential Service Facility, Major – § 737.B
- (4) Financial Institution, with Drive-Through – § 730
- (5) Institutional Uses and Structures – § 752
- (6) Solar Energy System, Primary – § 773.B

D. DIMENSIONAL STANDARDS:

Minimum Lot Area:	10,000 sq. ft.
Minimum Lot Width:	70 feet
Maximum Building Height:	
• In Stories:	2 stories
• In Feet:	22 feet
Minimum Yard Setbacks (B):	
• Front:	25 feet (A)
• Each Side:	20
• Rear:	30 feet
Maximum Lot Coverage:	-
Minimum Bldg. Cross Section:	24 feet

Notes to Dimensional Standards:

- (A) Front yards shall be appropriately landscaped and maintained, and, except for necessary drives and walks, shall remain clear and not be used for storage, parking, loading or accessory structures.
- (B) Setbacks shall be measured from the furthest protruding point of structure.



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SECTION 320 C-G GENERAL COMMERCIAL

PURPOSE – The C-G (General Commercial) districts provide areas for a broad range of commercial activities and services designed to cater to the needs of a large consumer base. The districts include areas of existing commercial developments as well as areas within which such development appears likely and desirable. They are intended to encourage more intensive commercial development in and near the core areas of the township. The C-G districts are designed to support diversification of the economic base that is compatible in use, character, and size to the site and the surrounding areas. The C-G districts generally allow for the same uses as the C-L Local Commercial districts as well as permitting several additional uses.

A. USES PERMITTED BY RIGHT:

- (1) Adult Foster Care, Large Group Home – § 709
- (2) Auditorium or Assembly Hall
- (3) Bar, Tavern, or Night Club
- (4) Business College or Trade School
- (5) Essential Service Facility, Minor – § 737.A
- (6) Financial Institution, without Drive-Through
- (7) Hospital
- (8) Indoor Entertainment Center – § 751
- (9) Kennel – § 755
- (10) Marina
- (11) Mechanical Amusement Arcade
- (12) Medical Office, Clinic
- (13) Medical Office, Surgical Center
- (14) Off-Site Parking
- (15) Office
- (16) Outdoor Entertainment Center, Minor
- (17) Park, Mini
- (18) Passenger Terminal – § 764
- (19) Pet Grooming Establishment
- (20) Professional Studio
- (21) Recreational Facility – § 766
- (22) Restaurant, without Drive-Through – § 768
- (23) Retail, Low Volume
- (24) Retail, Medium Volume
- (25) Service Establishment, Business – § 772
- (26) Service Establishment, Personal
- (27) Solar Energy System, Accessory – § 773.A
- (28) Vehicle Dealership, without Outdoor Sales
- (29) Vehicle Service Center, Major
- (30) Vehicle Service Center, Minor

B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Adult Foster Care Facility – § 710
- (2) Child Care Center – § 720
- (3) Financial Institution, with Drive-Through – § 730
- (4) Gasoline Service Station – § 748
- (5) Hotel or Motel – § 750
- (6) Institutional Uses and Structures – § 752
- (7) Mortuary or Funeral Home – § 760
- (8) Outdoor Sales, Major – § 762.A
- (9) Outdoor Sales, Minor – § 762.B
- (10) Outdoor Sales, Temporary – § 762.C
- (11) Pet Shop – § 765
- (12) Sexually Oriented Businesses – § 640
- (13) Shopping Center, Local
- (14) Vehicle Dealership, with Outdoor Sales – § 762
- (15) Veterinary Hospital
- (16) Wholesaler – § 779

C. USES PERMITTED BY SPECIAL USE PERMIT:

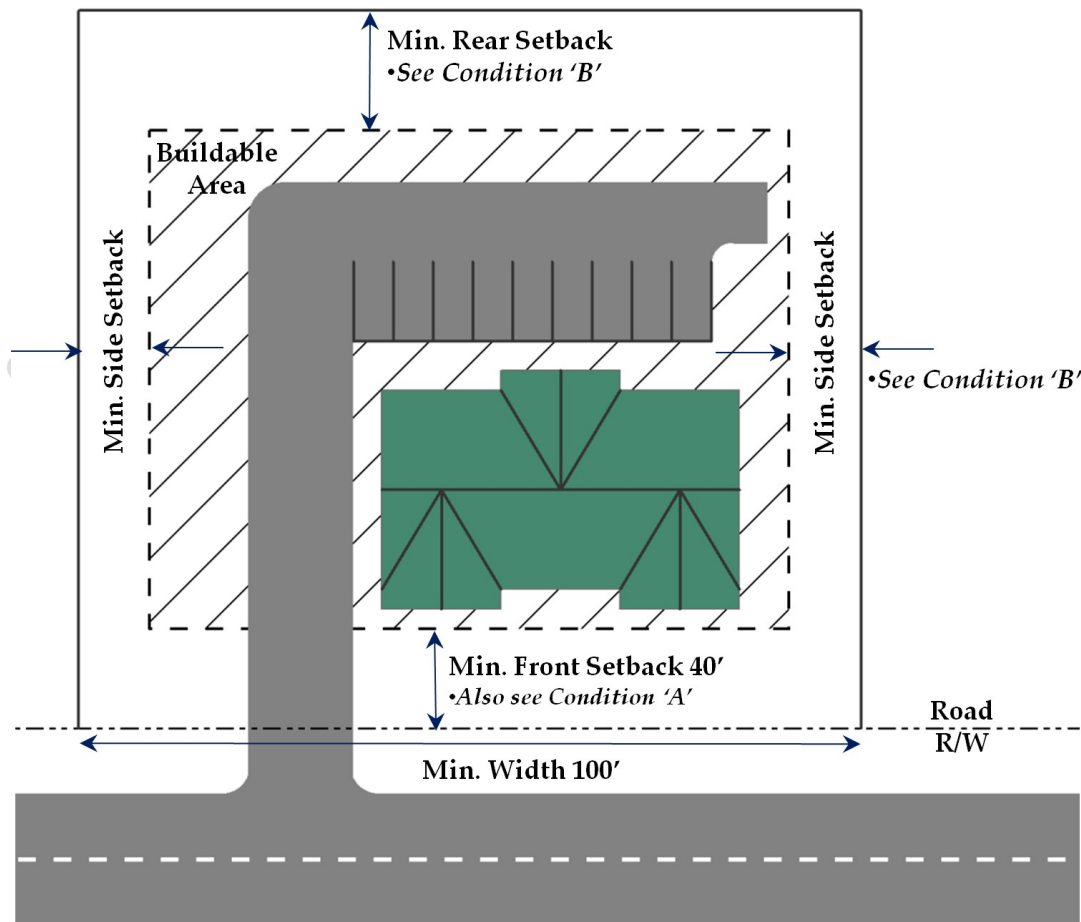
- (1) Car Wash – § 717
- (2) Commercial District Housing Development – § 725
- (3) Drive-In Business – § 730
- (4) Drive-Through Business – § 730
- (5) Essential Service Facility, Major – § 737.B
- (6) Restaurant, with Drive-Through – § 768 & § 730
- (7) Retail Fabricator – § 769
- (8) Retail, High Volume
- (9) Sale of Prefabricated Structures
- (10) Shopping Center, General
- (11) Solar Energy System, Primary – § 773.B
- (12) Wind Energy Conversion System – § 780
- (13) Wireless Communication Facilities – § 792

D. DIMENSIONAL STANDARDS:

Minimum Lot Area:	15,000 sq. ft.
Minimum Lot Width:	100 feet
Maximum Building Height:	
• In Stories:	-
• In Feet:	35 feet
Minimum Yard Setbacks (C):	
• Front:	40 feet (A)
• Each Side:	(B)
• Rear:	(B)
Maximum Lot Coverage:	-
Minimum Bldg. Cross Section:	24 feet

Notes to Dimensional Standards:

- (A) Front setbacks in the C-G District:
- i. Front yards shall be forty (40) feet, except when all frontage on one side of a street within a block is zoned C-G and when forty percent (40%) or more of a block has been developed with buildings, the average setback of said existing buildings shall apply.
 - ii. Setbacks along South Airport Road, north of South Airport Road between Barlow Road and the Cherryland Mall, shall be as required in the C-L District.
- (B) Side and rear yards in the C-G District shall be ten percent (10%) of the lot width and depth, respectively, but need not exceed twenty-five (25) feet each, provided that no setback shall be less than ten (10)feet.
- (C) Setbacks shall be measured from the furthest protruding point of structure.



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SECTION 321 C-H HIGHWAY COMMERCIAL

PURPOSE – The C-H (Highway Commercial) districts provide areas for retail business and service activities that generate a considerable amount of traffic and may be appropriately developed on an arterial or major collector road. The districts include areas of existing commercial development as well as areas within which such development appears likely and desirable. They are intended to encourage appropriate automobile-oriented development on and near the arterial and major collector streets of the Township. The C-H district regulations are designed to minimize the undesirable effects of commercial strip development, avoid undue congestion on major highways and at major intersections, and to encourage cross-access and shared access between commercial properties via service drives.

A. USES PERMITTED BY RIGHT:

- (1) Adult Foster Care, Large Group Home – § 709
- (2) Auditorium or Assembly Hall
- (3) Bar, Tavern, or Night Club
- (4) Drive-In Business – § 730
- (5) Drive-Through Business – § 730
- (6) Essential Service Facility, Minor – § 737.A
- (7) Financial Institution, with Drive-Through – § 730
- (8) Financial Institution, without Drive-Through
- (9) Hospital
- (10) Mechanical Amusement Arcade
- (11) Medical Office, Clinic
- (12) Medical Office, Surgical Center
- (13) Office
- (14) Park, Mini
- (15) Passenger Terminal – § 764
- (16) Restaurant, with Drive-Through – § 768 & § 730
- (17) Restaurant, without Drive-Through – § 768
- (18) Retail, Low Volume
- (19) Retail, Medium Volume
- (20) Retail, High Volume
- (21) Service Establishment, Business – § 772
- (22) Service Establishment, Personal
- (23) Solar Energy System, Accessory – § 773.A
- (24) Vehicle Service Center, Major
- (25) Vehicle Service Center, Minor
- (26) Veterinary Hospital

B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Gasoline Service Stations – § 748
- (2) Hotel or Motel – § 750
- (3) Indoor Entertainment Center – § 751
- (4) Outdoor Sales, Major – § 762.A
- (5) Outdoor Sales, Minor – § 762.B
- (6) Outdoor Sales, Temporary – § 762.C
- (7) Recreational Facility
- (8) Vehicle Dealership, with Outdoor Sales – § 762
- (9) Vehicle Dealership, without Outdoor Sales

C. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Adult Foster Care Facility – § 710
- (2) Campground or Travel Trailer Park – § 716
- (3) Child Care Center – § 720
- (4) Commercial District Housing Development – § 725
- (5) Essential Service Facility, Major – § 737.B
- (6) Institutional Uses and Structures – § 752
- (7) Solar Energy System, Primary – § 773.B
- (8) Wireless Communication Facilities – § 792

D. SITE DEVELOPMENT REQUIREMENTS

(1) General

Applications for development within the C-H district shall be reviewed by the Planning Commission for compliance with Article 4, § 424 - Site Plans and Article 5 – Development Standards.

(2) External Access

All site plan proposals submitted under the requirements of the Highway Commercial District shall provide for the proper handling of traffic on the highway, frontage road, or street giving access to the district. No access by motor vehicles other than stated herein shall be permitted to a minor or residential street. All points of entrance or exit for motor vehicles shall be no closer than fifty (50) feet from the intersection of the right-of-way lines of two streets. When a Highway Commercial District is located adjoining or within one-half (½) mile of an existing or proposed state or interstate limited access highway interchange, the Planning Commission shall determine that an acceptable traffic safety relationship exists between the owner's or lessee's site plan and the design of the state or interstate facility. The proposed site development within the Highway Commercial District shall not be so located and designed so that unsafe traffic congestion results on the interchange facilities of the limited access highway.

(3) Transition Strips

A fifty (50) foot wide strip of land shall be provided on any side of a C-H District which abuts a residential or agricultural zone. This strip shall serve as a transition between the subject use and the adjacent property uses, both existing and future. No part of this transition strip shall be used for any of the site functions except that thirty (30) feet thereof may be used for parking area. The transition strip shall be occupied by plant materials or structural fences or walls, used separately or in combination. The plans and specifications for site development shall include the proposed arrangement for such plantings and structures.

(4) Service Roads

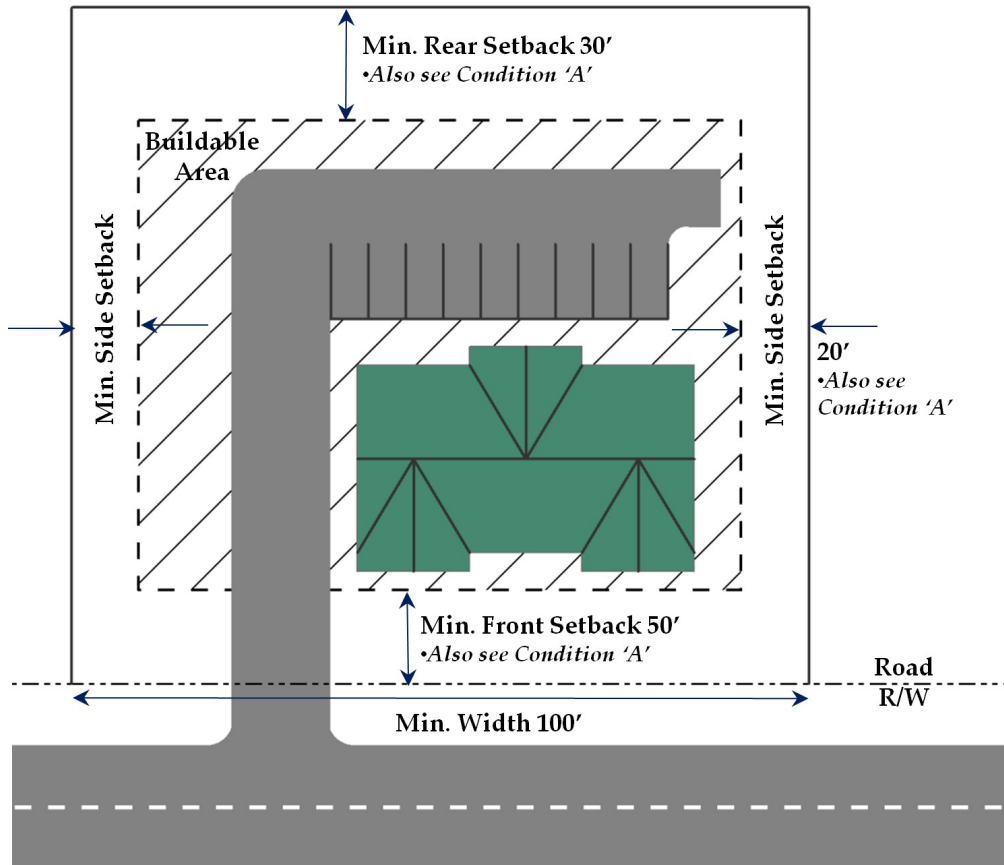
In order to achieve a well-planned center, the Planning Commission may require access to the business facilities from an interior service road at least twenty-four (24) feet wide which shall be established in order to provide the major means of access to the planned commercial area. The site plan layout shall be such that access to commercial center parking lots shall be from the interior road and not from the major thoroughfare. In those instances where the Planning Commission finds that an extensive number of ingress or egress points may occur with relation to major thoroughfares, they may require roads twenty-four (24) feet width paralleling said thoroughfare and, in addition, may require the development of parking so that contiguous lots on abutting properties will allow traffic circulation from one property to another without re-entering the public thoroughfare.

E. DIMENSIONAL STANDARDS:

Minimum Lot Area:	10,000 sq. ft.
Minimum Lot Width:	100 feet
Maximum Building Height:	-
• In Stories:	-
• In Feet:	35 feet
Minimum Yard Setbacks (B):	
• Front:	50 feet (A)
• Each Side:	20 feet (A)
• Rear:	30 feet (A)
Maximum Lot Coverage:	N/A
Minimum Bldg. Cross Section:	24 feet

Notes to Dimensional Standards:

- (A) There shall be included as an integral part of any site development within the C-H District, a strip of land fifty (50) feet or more in width on all sides which abut a residential or agricultural district, except on the side fronting on a major street or highway. This strip shall serve as a transition between the subject use and the adjacent property uses, both existing and future. No part of this transition strip shall be used for any of the site functions except that thirty (30) feet thereof may be used for parking area. Further, the transition strip shall be occupied by plant materials or structural fences or walls, used separately or in combination. The plans and specifications for site development shall include the proposed arrangement for such plantings and structures.
- (B) Setbacks shall be measured from the furthest protruding point of structure.



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SECTION 322 C-P PLANNED SHOPPING CENTER

PURPOSE – It is the intent of the C-P (Planned Shopping) 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 or Assembly Hall
- (2) Bar, Tavern, or Night Club
- (3) Commercial District Housing Development – § 725
- (4) Drive-In Business – § 730
- (5) Drive-Through Business – § 730
- (6) Essential Service Facility, Minor – § 737.A
- (7) Financial Institution, with Drive-Through – § 730
- (8) Financial Institution, without Drive-Through
- (9) Hospital
- (10) Hotel or Motel – § 750
- (11) Indoor Entertainment Center – § 751
- (12) Live-Work Unit
- (13) Medical Office, Clinic
- (14) Medical Office, Surgical Center
- (15) Office
- (16) Park, Mini
- (17) Pet Shop – § 765
- (18) Professional Studio
- (19) Recreational Facility – § 766
- (20) Restaurant, with Drive-Through – § 768 & § 730
- (21) Restaurant, without Drive-Through – § 768
- (22) Retail, Low Volume
- (23) Retail, Medium Volume
- (24) Retail, High Volume
- (25) Service Establishment, Business – § 772
- (26) Service Establishment, Personal
- (27) Solar Energy System, Accessory – § 773.A

B. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Essential Service Facility, Major – § 737.B
- (2) Solar Energy System, Primary – § 773.B

C. DIMENSIONAL STANDARDS:

Minimum Lot Area: 15,000 sf

Minimum Lot Width: 60 ft

Maximum Building Height:

• In Stories: 4

• In Feet: 50 ft

Maximum Yard Setbacks (B)(C)(D):

• **Front:** 10 ft (30 ft)

• **Minimum Yard Setback (C)(D):**

Each Side: 10 ft (30 ft)

Rear: 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.

D. SITE DEVELOPMENT REQUIREMENTS

(1) General

Applications for development, re-development, 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 development, re-developments, 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 out lots 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.

(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.

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SECTION 323 I-G GENERAL MIXED-USE INDUSTRIAL BUSINESS

PURPOSE – The intent of the General Mixed Use Industrial Business (I-G) District is to remain primarily industrial in nature while allowing a limited number of non-industrial uses that are envisioned as accessory or complimentary to existing and future industrial uses of the districts. Non-industrial uses of property within these districts are subject to industrial impacts from adjacent parcels including, but not limited to, noise, dust, and vibrations.

A. USES PERMITTED BY RIGHT:

- (1) Catering Establishment
- (2) Contractor's Establishment
- (3) Data Center and Computer Operations
- (4) Essential Service Facility, Minor – § 737.A
- (5) Indoor Entertainment Center – § 751
- (6) Kennel – § 755
- (7) Live-Work Unit
- (8) Lumber Processing and Sawmill – § 756
- (9) Manufacturing, Light
- (10) Park, Mini
- (11) Park, Neighborhood
- (12) Passenger Terminal – § 764
- (13) Pet Grooming Establishment
- (14) Printing or Publishing Enterprise
- (13) Recreational Facility – § 766
- (14) Retail, Industrial Accessory – § 611
- (15) Small Warehousing Establishment
- (16) Solar Energy System, Accessory – § 773.A
- (17) Transportation Dispatch Center
- (18) Vehicle Service Center, Major
- (19) Veterinary Hospital
- (20) Warehouse or Distribution Center
- (21) Wholesaler – § 779

B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Business College or Trade School
- (2) Dry Cleaning Plant
- (3) Medical Marihuana Cultivation Facility – § 757
- (4) Outdoor Storage, Primary Use – § 763
- (5) Research and Design Facility – § 767
- (6) Vehicle Dealership, without Outdoor Sales

C. USES PERMITTED BY SPECIAL USE PERMIT:

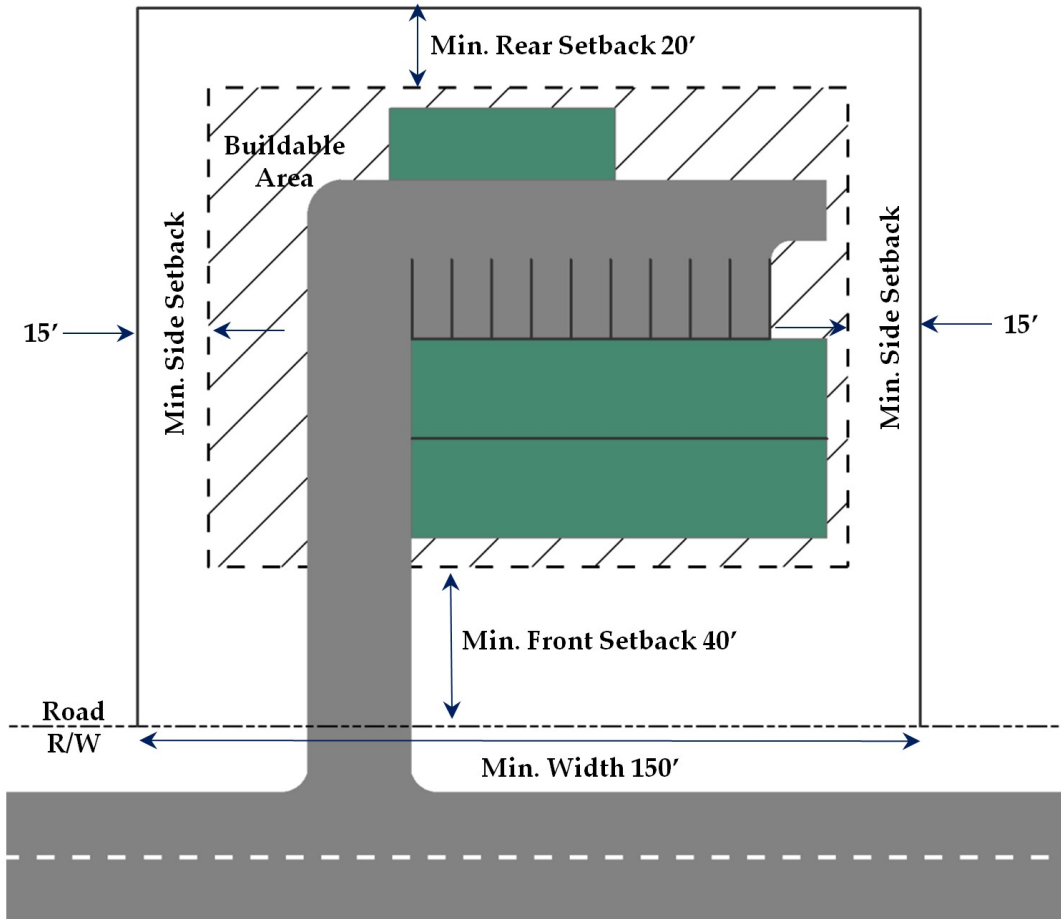
- (1) Car Wash – § 717
- (2) Crematorium – § 727
- (3) Essential Service Facility, Major – § 737.B
- (4) Gasoline Service Station – § 748
- (5) Institutional Uses and Structures – § 752
- (6) Mechanical Amusement Arcades
- (7) Mortuary or Funeral Home – § 760
- (8) Office
- (9) Off-Site Parking
- (10) Outdoor Sales, Major – § 762.A
- (11) Pet Shop – § 765
- (12) Processing Operation
- (13) Professional Studio
- (14) Retail, Industrial Primary – § 770
- (15) Solar Energy System, Primary – § 773.B
- (16) Truck or Rail Freight Terminal
- (17) Vehicle Dealership, with Outdoor Sales – § 762
- (18) Vehicle Service Center, Minor
- (19) Wind Energy Conversion System – § 780
- (20) Wireless Communication Facilities – § 792

D. DIMENSIONAL STANDARDS:

Minimum Lot Area:	N/A
Minimum Lot Width:	150 feet
Maximum Building Height:	
• In Stories:	-
• In Feet:	35 feet
Minimum Yard Setbacks (B):	
• Front:	40 feet (A)
• Each Side:	15 feet
• Rear:	20 feet
Maximum Lot Coverage:	N/A
Minimum Bldg. Cross Section:	24 feet

Notes to Dimensional Standards:

- (A) Front yards shall be appropriately landscaped and maintained, and, except for necessary drives and walks, shall remain clear and not be used for storage, parking, loading or accessory structures.
- (B) Setbacks shall be measured from the furthest protruding point of structure.



Not to scale. To be used for illustrative purposes only

E. ADDITIONAL STANDARDS:

In addition to the following requirements, all principal permitted uses and special land uses shall comply with all applicable provisions of this ordinance, including but not limited to bulk, density, lighting, landscaping, parking, and setbacks.

- (1) Uses, including outdoor storage, in this District shall conform to the following standards:
 - (a) Emit no obnoxious, toxic, or corrosive fumes or gases which are deleterious to the public health, safety or general welfare; except for those produced by internal combustion engines under designed operating conditions
 - (b) Discharge no radioactive materials that exceed quantities established by the U.S. Bureau of Standards
 - (c) Does not include, in the manufacturing process, any production or storage of any material designed for use as an explosive, nor the use of any such material in production
- (2) Yards in this District shall conform to the following standards:
 - (a) Except for landscape improvements and necessary drives and walks, the front yard shall remain clear, and shall not be used for parking, loading, or accessory structures. Side and rear yards, except for any landscaping buffer as required elsewhere in this ordinance, may be used for parking and loading.
 - (b) The side or rear yard may be eliminated where a railroad service to the site is obtained or may be obtained at the edge of the lot.
 - (c) When the side or rear yard areas abut land within a residential district and when such yard areas are to be used for parking, loading, unloading, or servicing, then such side and rear yard areas shall be effectively screened by a solid, uniformly finished fence. Alternatively, the Zoning Administrator may approve the use of landscaping treatment, together with or in place of a fence or wall that will provide equal or better screening of the yard areas used for these purposes.
- (3) The Planning Commission, through an application for special use permit approval, shall have the authority to modify the use requirements listed in subsections F(1) and F(2) above based upon appropriate findings of fact that:
 - (a) The proposed modification is appropriate for the site, compatible with surrounding land uses, and necessary for the reasonable use of the parcel, and
 - (b) The proposed modification is, in the determination of the Planning Commission, the minimum necessary to ensure the reasonable use of the parcel while remaining compatible with surrounding land uses.
- (4) Potential Impacts on Neighboring Properties. By nature, a number of uses permitted in the district commonly generate industrial side effects that may be physically perceived on surrounding properties. To help ensure compatibility between adjacent properties, proposed site plans shall be designed to limit the impact of fumes, gases, noise, smoke, dust, heat, glare, and vibrations that may project beyond the boundary of the subject property. Prior to approval of a use that may reasonably be expected to generate perceptible impacts on neighboring properties, a finding shall be made by the reviewing body that reasonable attempts, in consideration of generally acceptable industrial impacts and the character of the site and surrounding area, have been made to limit these impacts.

- (5) Nonconformities. In addition to the standards of Article 8 of this Ordinance, the following standards shall apply within this District. In the case of conflict with the standards of Article 8, the following standards shall prevail.
- (a) Any use or structure that legally existed on the date of adoption of this ordinance shall be permitted to continue, including necessary maintenance of any structure. In the instance of an event beyond the control of a landowner necessitating the replacement of a portion or the entirety of a nonconforming structure, such replacement shall be recognized for the purpose of this district to be permitted by right provided all requirements governing a non-conforming use or structure, including applicable Zoning Board of Appeals procedures, are deemed to be satisfied.
 - (b) Expansion of Legal Existing Use. An existing use lawfully established prior to the adoption of this Ordinance shall be permitted to expand, subject to review in accordance with any applicable Site Plan Review standards, and only to the extent of the property boundaries as established as of the effective date of this Ordinance. Any Special Use review criteria that would otherwise be required for the establishment of a new use may be waived in whole or in part by the Director of Planning.
 - (c) Change in Use of Legal Existing Structure. Where a use is proposed to be established within an existing lawfully built structure and where no physical site modifications to the exterior of the site will be made, the Site Plan Review standards of § 424 may be waived in whole or in part by the Director of Planning. However, if the proposed use is identified as a Special Use within the District, then the establishment of such use shall be subject to review in accordance with the Special Use Permit review standards of § 423, Special Use Permits.
- (6) Conflicting Review Requirements for Development Approval. Where a proposal includes more than one on-site use, with one or more use(s) permitted by-right and the other(s) requiring Special Use review, all uses permitted by-right may be administratively approved prior to the applicant obtaining Planning Commission approval for uses requiring a Special Use Permit. In such a case, the by-right portion of the site shall be designed in a manner that facilitates the independent function of the by-right use(s), including any required access drives, parking, and non-motorized facilities.

SECTION 324 I-L LIMITED MIXED-USE INDUSTRIAL BUSINESS

PURPOSE – The intent of the Limited Mixed Use Industrial Business (I-L) District is to remain highly industrial in nature while allowing a limited number of non-industrial uses that are envisioned as accessory or complimentary to existing and future industrial uses of the districts. Non-industrial uses of property within these districts are subject to industrial impacts from adjacent parcels including, but not limited to, noise, dust, and vibrations. The Planning Commission will attempt to limit these adverse impacts when considering development applications.

A. USES PERMITTED BY RIGHT:

- (1) Catering Establishment
- (2) Contractor’s Establishment
- (3) Data Center and Computer Operations
- (4) Essential Service Facility, Minor – § 737.A
- (5) Indoor Entertainment Center – § 751
- (6) Live-Work Unit
- (7) Lumber Processing and Sawmill – § 756
- (8) Manufacturing, Heavy
- (9) Manufacturing, Light
- (10) Park, Mini
- (11) Park, Neighborhood
- (12) Passenger Terminal – § 764
- (13) Printing or Publishing Enterprise
- (14) Recreational Facility – § 766
- (15) Retail, Industrial Accessory – § 611
- (16) Small Warehousing Establishment
- (17) Solar Energy System, Accessory – § 773.A
- (18) Transportation Dispatch Center
- (19) Vehicle Service Center, Major
- (20) Warehouse or Distribution Center
- (21) Wholesaler – § 779

B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Business College or Trade School
- (2) Dry Cleaning Plant
- (3) Medical Marihuana Cultivation Facility – § 757
- (4) Outdoor Storage, Primary Use – § 763
- (5) Research and Design Facility – § 767

C. USES PERMITTED BY SPECIAL USE PERMIT:

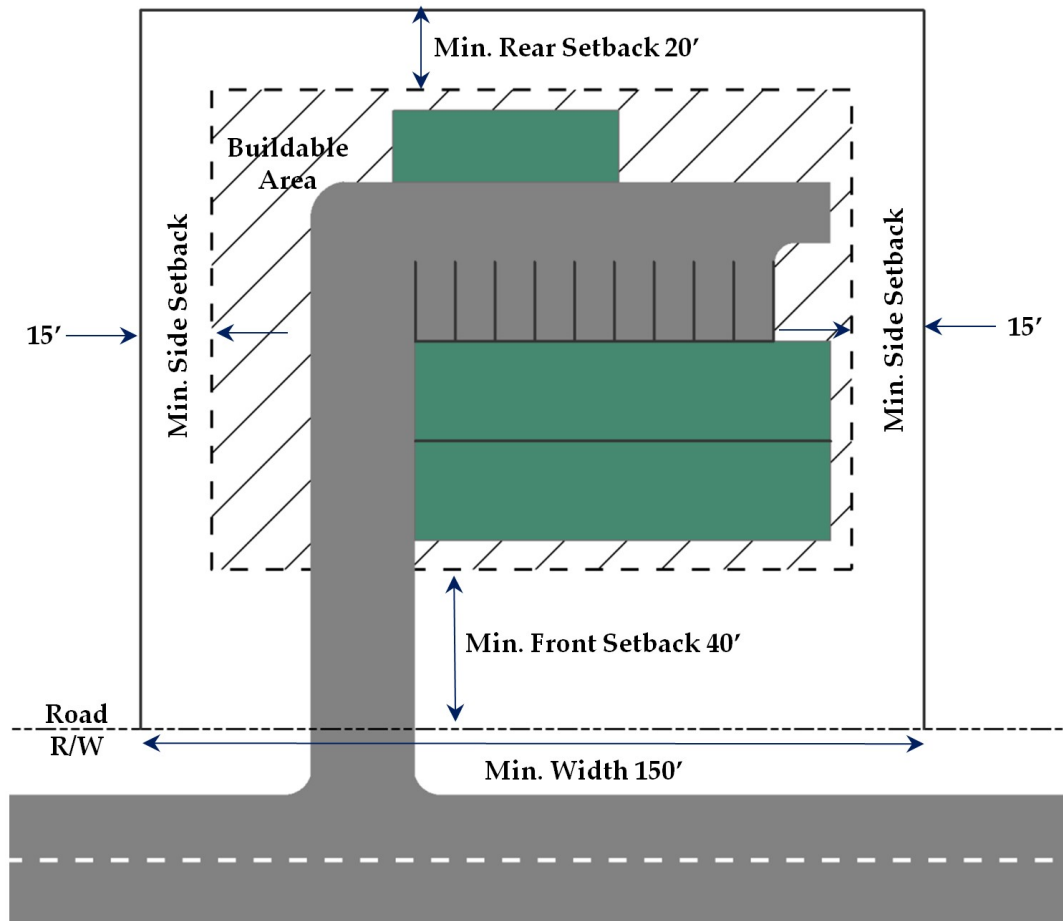
- (1) Car Wash – § 717
- (2) Crematorium – § 727
- (3) Essential Service Facility, Major – § 737.B
- (4) Gasoline Service Station – § 748
- (5) Incinerator
- (6) Institutional Uses and Structures – § 752
- (7) Junk Yard – § 753
- (8) Metal Plating, Buffering, and Polishing
- (9) Off-Site Parking
- (10) Outdoor Entertainment Center, Major – § 761
- (11) Processing Operation
- (12) Recycling Facility
- (13) Sand or Gravel Pit, Quarry – § 771
- (14) Solar Energy System, Primary – § 773.B
- (15) Truck or Rail Freight Terminal
- (16) Vehicle Service Center, Minor
- (17) Warehouse or Distribution Center, Hazardous Materials – § 777
- (18) Wind Energy Conversion System – § 780
- (19) Wireless Communication Facility – § 792

D. DIMENSIONAL STANDARDS:

Minimum Lot Area:	N/A
Minimum Lot Width:	150 feet
Maximum Building Height:	
• In Stories:	-
• In Feet:	35 feet
Minimum Yard Setbacks (B):	
• Front:	40 feet (A)
• Each Side:	15 feet
• Rear:	20 feet
Maximum Lot Coverage:	N/A
Minimum Bldg. Cross Section:	24 feet

Notes to Dimensional Standards:

- (A) Front yards shall be appropriately landscaped and maintained, and, except for necessary drives and walks, shall remain clear and not be used for storage, parking, loading or accessory structures.
- (B) Setbacks shall be measured from the furthest protruding point of structure.



Not to scale. To be used for illustrative purposes only

E. ADDITIONAL STANDARDS:

In addition to the following requirements, all principal permitted uses and special land uses shall comply with all applicable provisions of this ordinance, including but not limited to bulk, density, lighting, landscaping, parking, and setbacks.

- (1) Uses, including outdoor storage, in this District shall conform to the following standards:
 - (a) Emit no obnoxious, toxic, or corrosive fumes or gases which are deleterious to the public health, safety or general welfare; except for those produced by internal combustion engines under designed operating conditions
 - (b) Discharge no radioactive materials that exceed quantities established by the U.S. Bureau of Standards
 - (c) Does not include, in the manufacturing process, any production or storage of any material designed for use as an explosive, nor the use of any such material in production
- (2) Yards in this District shall conform to the following standards:
 - (a) Except for landscape improvements and necessary drives and walks, the front yard shall remain clear, and shall not be used for parking, loading, or accessory structures. Side and rear yards, except for any landscaping buffer as required elsewhere in this ordinance, may be used for parking and loading.
 - (b) The side or rear yard may be eliminated where a railroad service to the site is obtained or may be obtained at the edge of the lot.
 - (c) When the side or rear yard areas abut land within a residential district and when such yard areas are to be used for parking, loading, unloading, or servicing, then such side and rear yard areas shall be effectively screened by a solid, uniformly finished fence. Alternatively, the Zoning Administrator may approve the use of landscaping treatment, together with or in place of a fence or wall that will provide equal or better screening of the yard areas used for these purposes.
- (3) The Planning Commission, through an application for special use permit approval, shall have the authority to modify the use requirements listed in subsections F(1) and F(2) above based upon appropriate findings of fact that:
 - (a) The proposed modification is appropriate for the site, compatible with surrounding land uses, and necessary for the reasonable use of the parcel, and
 - (b) The proposed modification is, in the determination of the Planning Commission, the minimum necessary to ensure the reasonable use of the parcel while remaining compatible with surrounding land uses.
- (4) Potential Impacts on Neighboring Properties. By nature, a number of uses permitted in the district commonly generate industrial side effects that may be physically perceived on surrounding properties. To help ensure compatibility between adjacent properties, proposed site plans shall be designed to limit the impact of fumes, gases, noise, smoke, dust, heat, glare, and vibrations that may project beyond the boundary of the subject property. Prior to approval of a use that may reasonably be expected to generate perceptible impacts on neighboring properties, a finding shall be made by the reviewing body that reasonable attempts, in consideration of generally acceptable industrial impacts and the character of the site and surrounding area, have been made to limit these impacts.

- (5) Nonconformities. In addition to the standards of Article 8 of this Ordinance, the following standards shall apply within this District. In the case of conflict with the standards of Article 8, the following standards shall prevail.
- (a) Any use or structure that legally existed on the date of adoption of this ordinance shall be permitted to continue, including necessary maintenance of any structure. In the instance of an event beyond the control of a landowner necessitating the replacement of a portion or the entirety of a nonconforming structure, such replacement shall be recognized for the purpose of this district to be permitted by right provided all requirements governing a non-conforming use or structure, including applicable Zoning Board of Appeals procedures, are deemed to be satisfied.
 - (b) Expansion of Legal Existing Use. An existing use lawfully established prior to the adoption of this Ordinance shall be permitted to expand, subject to review in accordance with any applicable Site Plan Review standards, and only to the extent of the property boundaries as established as of the effective date of this Ordinance. Any Special Use review criteria that would otherwise be required for the establishment of a new use may be waived in whole or in part by the Director of Planning.
 - (c) Change in Use of Legal Existing Structure. Where a use is proposed to be established within an existing lawfully built structure and where no physical site modifications to the exterior of the site will be made, the Site Plan Review standards of § 424 may be waived in whole or in part by the Director of Planning. However, if the proposed use is identified as a Special Use within the District, then the establishment of such use shall be subject to review in accordance with the Special Use Permit review standards of § 423, Special Use Permits.
- (6) Conflicting Review Requirements for Development Approval. Where a proposal includes more than one on-site use, with one or more use(s) permitted by-right and the other(s) requiring Special Use review, all uses permitted by-right may be administratively approved prior to the applicant obtaining Planning Commission approval for uses requiring a Special Use Permit. In such a case, the by-right portion of the site shall be designed in a manner that facilitates the independent function of the by-right use(s), including any required access drives, parking, and non-motorized facilities.

SECTION 325 A: AGRICULTURAL

PURPOSE – The A (Agricultural) districts provide areas for agricultural operations and low intensity land uses. These districts are composed primarily of unsubdivided lands that are vacant or are in agricultural use with some dwellings and accessory uses. The A districts are suitable for large tracts of open space, agricultural areas, woodlands, and fields. They are designed to promote the protection of the existing natural environment and to preserve, enhance and stabilize the essential characteristics and economical value of these areas as agricultural lands. The A districts may be used to encourage development in and near the core areas of the township by limiting the development densities of parcels less suited for intensive development. The A districts may also be used to protect natural resources and environmentally sensitive areas by preserving these areas for low intensity land uses.

A. USES PERMITTED BY RIGHT:

- (1) Adult Foster Care, Family Home
- (2) Cemetery
- (3) Dwelling, Single Family
- (4) Essential Service Facility, Minor – § 737.A
- (5) Farm Market
- (6) Farm Operation
- (7) Home Industry
- (8) Home Occupation
- (9) Keeping of Farm Animals
- (10) Park, Mini
- (11) Park, Neighborhood
- (12) Pet Grooming Establishment
- (13) Roadside Stand
- (14) Solar Energy System, Accessory – § 773.A

B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Child Care, Family Home (<7) – § 718
- (2) Child Care, Small Group Home (7-12) – § 719
- (3) Farm Employees House
- (4) Keeping of Horses, Personal – § 754.B
- (5) Medical Marihuana Residential Cultivation – § 758
- (6) Stormwater Containment, Non-Agricultural – § 774
- (7) Wind Energy Conversion System, Personal – § 781

C. USES PERMITTED BY SPECIAL USE PERMIT:

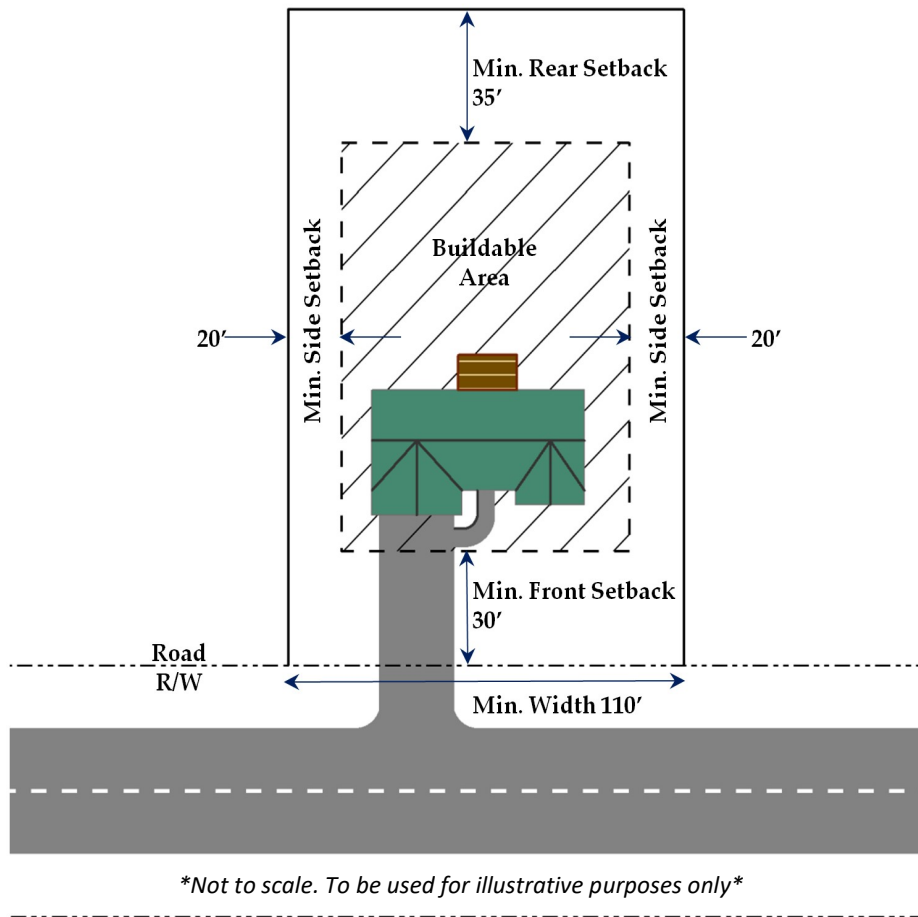
- (1) Adult Foster Care, Small Group Home – § 708
- (2) Adult Foster Care, Large Group Home – § 709
- (3) Airport or Airfield
- (4) Bed and Breakfast – § 713
- (5) Campground or Travel Trailer Park – § 716
- (6) Child Care Center – § 720
- (7) Essential Service Facility, Major – § 737.B
- (8) Game or Hunting Preserve, Commercial
- (9) Golf Course or Country Club – § 749
- (10) Greenhouse, Commercial
- (11) Incinerator
- (12) Institutional Uses and Structures – § 752
- (13) Kennel – § 755
- (14) Livestock Auction Yard
- (15) Lumber Processing and Sawmill – § 756
- (16) Outdoor Entertainment Center, Major – § 761
- (17) Recreational Field Complex – § 766
- (18) Sand or Gravel Pit, Quarry – § 771
- (19) Solar Energy System, Primary – § 773.B
- (20) Veterinary Hospital
- (21) Wind Energy Conversion System – § 780
- (22) Wireless Communication Facilities – § 792

D. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area (A):	43,560 sq. ft.
Minimum Lot Width:	110 feet
Maximum Building Height:	
• In Stories:	2 ½ stories
• In Feet:	35 feet
Minimum Yard Setbacks (B):	
• Front:	30 feet
• Each Side:	20 feet
• Rear:	35 feet
Maximum Lot Coverage:	20 percent
Minimum Bldg. Cross Section:	24 feet

Notes to Dimensional Standards:

- (A) An agricultural operation which includes the raising and keeping of livestock for profit shall have a minimum lot area of ten (10) acres. Individual lot areas in recorded plats may be less than the required minimum provided the average lot size in the recorded plat is not less than the required minimum lot area of the A District and provided further that no individual lot size shall be less than seventy percent (70%) of the minimum required lot area. Provisions for reduced lot shall be stated on the recorded plat such that minimum average lot sizes shall be maintained in the event of any subsequent amendment(s) to the plat. Not more than ten percent (10%) of the total lots in a plat shall contain less than the required minimum lot area.
- (B) Setbacks shall be measured from the furthest protruding point of structure.



SECTION 330 P-R PARK AND RECREATION DISTRICT

PURPOSE AND FINDINGS. The P-R (Park and Recreation) districts provide areas for passive and active recreational facilities which are owned or operated by a municipality or other governmental entity.

A. USES PERMITTED BY RIGHT:

- (1) Essential Service Facility, Minor – § 737.A
- (2) Park, Mini
- (3) Park, Neighborhood
- (4) Park, Community – Low Intensity
- (5) Solar Energy System, Accessory – § 773.A

B. USES PERMITTED BY SPECIAL USE PERMIT:

- (1) Campground or Travel Trailer Park – § 716
- (2) Essential Service Facility, Major – § 737.B
- (3) Park, Community – High Intensity
- (4) Solar Energy System, Primary – § 773.B

C. COMPREHENSIVE PARK PLAN

A Comprehensive Park Plan is not required but is encouraged to allow for efficient park development. The purpose of a Comprehensive Park Plan is to provide for the establishment of a development plan specific to the park or recreation area, including uses that are identified by Special Use Permit above and approved following the standards of §423, Special Use Permits, of this Ordinance.

D. DIMENSIONAL STANDARDS (Per Dwelling Unit):

Minimum Lot Area: 43,560 sq. ft.

Minimum Lot Width: 110 feet

(A) Setbacks shall be measured from the furthest protruding point of structure.

Maximum Building Height:

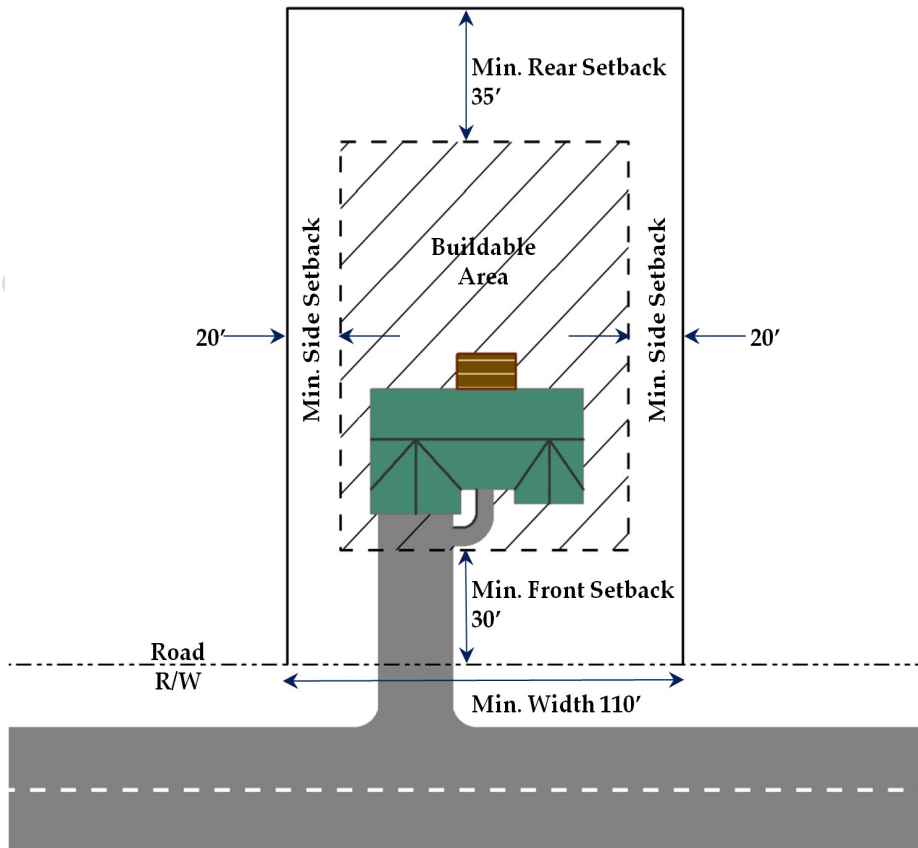
- In Stories: 2 ½ stories
- In Feet: 35 feet

Minimum Yard Setbacks (A):

- Front: 30 feet
- Each Side: 20 feet
- Rear: 35 feet

Maximum Lot Coverage: 20 percent

Minimum Bldg. Cross Section: 24 feet



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SECTION 331 GTC GRAND TRAVERSE COMMONS DEVELOPMENT DISTRICT

PURPOSE:

The Grand Traverse Commons Development District is a jointly planned jurisdictional area established pursuant to the Michigan Joint Municipal Planning Act 226 of 2003, as amended.

A. JURISDICTIONAL AUTHORITY:

The jurisdictional authority for the Grand Traverse Commons Development District shall be the Grand Traverse Commons Planning Commission, established pursuant to the Joint Municipal Planning Act, MCL 125.131, et. seq., and by agreement between the City of Traverse City and the Charter Township of Garfield Township with an effective date of May 14, 2007 and approved by Chapter 1224 of the Codified Ordinances for the City of Traverse City and Section 1 of Ordinance No. 48 for the Charter Township of Garfield.

B. JURISDICTIONAL ZONING:

The Zoning Ordinance for the Grand Traverse Commons Development District shall be the *Grand Traverse Commons Development Regulations*, as amended, an ordinance which implements the *Grand Traverse Commons Master Plan* of 2010 as adopted per P.A. 33 of 2008, as amended, being, the Michigan Planning Enabling Act (M.C.L. 124.3801 et seq.).

DIVISION 3: OVERLAY ZONES

SECTION 341 Airport Overlay Zone

Notwithstanding any provisions of this Ordinance, any project located in the Airport Overlay Zone shall comply with all standards of 14 CFR Part 77, "Standards for Determining Obstructions to Air Navigation", prepared by the Department of Transportation, Federal Aviation Administration (FAA). In the event of conflict between this Ordinance and any airport zoning regulations, the limitations and requirements most conducive to airport and air travel safety shall govern.

A. Applicability

- (1) Every parcel of land which lies in whole or in part within the Airport Overlay Zone as depicted on the Official Zoning Map is subject to the regulations of this Overlay Zone to the extent the parcel lies within this Overlay Zone.
- (2) The regulations of this Overlay Zone are in addition to any regulations in the underlying land use district; however, these regulations supersede all conflicting regulations of the underlying land use district to the extent of such conflict, but no further.

B. Height Limitations:

- (1) Notwithstanding any other provisions of this Ordinance, no area of land and/or water or appurtenances thereof shall be used as to constitute an airport hazard.
- (2) No structure or vegetation shall interfere with or penetrate the critical surface zone, conical or outer horizontal surfaces without prior review and approval by the FAA and when applicable the State of Michigan Aeronautical Department.
- (3) No structure within the inner horizontal surface area shall exceed the elevation of 774 U.S.G.S.
- (4) No structure shall exceed 35 feet in height without first receiving approval by the FAA and Township.

C. Height Exemption:

- (1) Any structure permitted in the district and having a height of 35 feet or less will be allowed to penetrate any surface area and will not be subject to § 341 (B)(2).

D. Conflicting Federal or State Regulations:

- (1) The regulations of the Airport Overlay Zone are not intended to conflict with existing or future approach protection regulations promulgated by the United States (Federal Aviation Regulation Part-77), the State of Michigan (P.C. 23 of 1950 as amended by P.C. 158 of 1976), or any agencies thereof.
- (2) Where there exists a conflict between any of the regulations or limitations prescribed in this Ordinance, and any other regulations applicable to the same area, whether the conflict is with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or regulation shall govern.

E. Unlawful Land Uses:

- (1) It shall be unlawful to establish a use on any parcel within 3.00 miles (inner horizontal surface area) of the Airport to any use which would:
 - (a) Create electrical interference with radio communication between the airport and aircraft or create interference with navigational aids employed by the airport or by aircraft.
 - (b) Make it difficult for aircraft pilots to distinguish between airport lights and other lights or result in glare in the eyes of aircraft pilots using the airport.

- (c) Create air pollution in such amounts as to impair the visibility of aircraft pilots in the use of the airport.
- (d) Would endanger the landing, taking off or maneuvering of aircraft.
- (e) Abnormally attract birds.
- (f) Would otherwise create an airport hazard.

F. Official Zoning Map:

- (1) Mapping of the Airport Zoning Plans also takes into account the need to protect the approaches to the Airport from incompatible land uses that would limit or adversely affect the Airport's ability to serve the communities present and future air transportation needs.
- (2) The Official Zoning Map illustrates the boundary between the inner and outer Airport Overlay Zones as indicated by official adopted documents of the Cherry Capital Airport and based on FAA standards.

DRAFT

ARTICLE 7

SUPPLEMENTAL USE REGULATIONS

SECTION 700 PURPOSE

This article establishes additional standards, specific standards, exceptions to standards, or alternative standards (e.g., screening, landscaping, and/or design standards) for certain uses, structures, and facilities which may be permitted by a zoning district. To the extent that there is a conflict between a standard in another article of this ordinance and a standard in this article, the standard in this article governs unless otherwise indicated.

The purpose of this article is to provide supplemental standards for individual uses in order to protect surrounding property values and uses, to protect the public health, safety, and general welfare, and to implement the master plan.

SECTION 701 GENERAL

Unless specifically exempted, in addition to the supplemental standards of this Ordinance all signs, parking areas, landscaping, lighting and buffering shall comply with the provisions of this Zoning Ordinance.

SECTION 708 ADULT FOSTER CARE, SMALL GROUP HOME

A. REGULATIONS AND CONDITIONS

- (1) Facility shall maintain all valid state and local licenses.
- (2) Such facilities shall at all times be maintained in a manner consistent with the character of the surrounding neighborhood.

SECTION 709 ADULT FOSTER CARE, LARGE GROUP HOME

A. REGULATIONS AND CONDITIONS

- (1) Facility shall maintain all valid state and local licenses.
- (2) Facility need not be operated within the primary residence of the caregiver.
- (3) Such facilities shall at all times be maintained in a manner consistent with the character of the surrounding neighborhood.

SECTION 710 ADULT FOSTER CARE FACILITY

A. REGULATIONS AND CONDITIONS

- (1) Facility shall maintain all valid state and local licenses.
- (2) Facility need not be operated within the primary residence of the caregiver.
- (3) Such facilities shall at all times be maintained in a manner consistent with the character of the surrounding neighborhood.
- (4) Easily accessible open space areas to encourage outdoor interaction and opportunity shall be provided.

SECTION 713 BED AND BREAKFAST

A. REGULATIONS AND CONDITIONS

- (1) The minimum lot size shall be as pursuant to the District minimum for Single Family Dwellings.
- (2) Bed & Breakfast establishments shall not be allowed on lots or parcels, including legal non-conforming lots or parcels, which do not meet the established lot size, requirements for the district in which they are allowed.

- (3) No bed and breakfast establishment shall be located closer than one thousand (1,000) feet from another bed and breakfast establishment.
- (4) One (1) parking space per rental sleeping room plus one (1) per owner occupant shall be provided.
- (5) One (1) non-illuminated wall sign identifying the establishment not to exceed three (3) square feet in area shall be allowed.
- (6) The establishment is located within a residence which is the principal dwelling unit on the property and shall be owner-occupied at all times.
- (7) The rental sleeping rooms shall have a minimum size of one hundred (100) square feet for each two (2) occupants with an additional thirty (30) square feet for each occupant to a maximum of four (4) occupants per room.
- (8) No more than eight (8) occupants shall be accommodated in any single residence at any one time in the A Agriculture District and R-3 Multiple Family Districts and five (5) occupants in all other permitted Districts.
- (9) Use or rental of snowmobiles, all-terrain vehicles or similar vehicles, boats and other marine equipment, in conjunction with the operation of the establishment shall be prohibited.
- (10) Special land use approval shall not be granted if the essential character of the lot or structure in terms of traffic generation or appearance will be changed substantially.
- (11) A site plan shall include a floor plan layout of the proposed structure drawn to a scale of not less than 1" = 16' that shows the specific layout of the proposed facility in accord with the provisions of this Zoning Ordinance.

SECTION 714 BOARDING RESIDENCE

A. REGULATIONS AND CONDITIONS

- (1) All residences shall meet all state and local health and safety codes.
- (2) No more than five (5) individuals shall be accommodated in any single residence.
- (3) Such uses shall be carried out in an inconspicuous manner so that the nature of activities related to the residence do not differ significantly from activities related to normal residential uses in the district.

SECTION 716 CAMPGROUND OR TRAVEL TRAILER PARK

A. REGULATIONS AND CONDITIONS

Site design and development shall comply with the provisions of Act 368 of the Public Acts of 1978, as amended, and with the following requirements:

- (1) All state requirements regarding travel trailer parks shall be met.
- (2) No travel trailer park shall be located except with direct access to a major thoroughfare, with a minimum lot width of not less than fifty (50) feet for the portion used for entrance and exit.
- (3) No entrance or exit shall be through a residential district or shall require movement of traffic from the park through a residential district.
- (4) The minimum lot area per park shall be ten (10) acres with a maximum of one hundred (100) acres.
- (5) Spaces in travel parks used by travel trailers and tents shall be rented by the day or week only. Under no circumstance shall an occupant remain in the same trailer park for a period of thirty (30) days or more in a calendar year.
- (6) Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to the operation of a travel trailer park may be permitted as accessory uses provided the following conditions can be met:

- (a) Such establishments and the parking area primarily related to their operations shall not occupy more than ten percent (10%) of the area of the park.
- (b) Such establishments shall be restricted in their use to occupants of the park.
- (c) Such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the park.
- (d) No space shall be so located that any part intended for occupancy for sleeping purposes shall be within one hundred (100) feet of the right-of-way line of any public road highway.
- (e) Setback spaces shall be occupied by plant materials and appropriately landscaped.
- (f) The travel trailer site plan shall be subject to the review and approval of the Grand Traverse County Health Department and other applicable agencies

SECTION 717 CAR WASH

A. REGULATIONS AND CONDITIONS

- (1) All such facilities shall be connected to a public water and sewer system.
- (2) All washing activities shall be carried out within a building.
- (3) No equipment shall be located closer than one hundred (100) feet to any property zoned or used for residential purposes.

SECTION 718 CHILD CARE, FAMILY HOME (<7)

A. REGULATIONS AND CONDITIONS

- (1) Child Care, Family Homes accommodating less than seven (7) children and operated within the primary residence of the caregiver shall be considered a residential use of property and not subject to a different procedure from those required for other dwellings of similar density in the same zone
- (2) Facility shall maintain all valid state and local licenses.

SECTION 719 CHILD CARE, SMALL GROUP HOME (7-12)

A. REGULATIONS AND CONDITIONS

- (1) A Planning Commission hearing is required.
- (2) Facility shall maintain all valid state and local licenses
- (3) Facility shall be operated within the primary residence of the caregiver
- (4) All outdoor areas used for the care and supervision of patrons shall have appropriate fencing for the safety of the children in the group day-care home of no less than 4 feet in height or in accordance with State regulations.
- (5) Such facilities shall at all times be maintained in a manner consistent with the character of the surrounding neighborhood.
- (6) Hours of operation shall not exceed sixteen (16) hours during a 24-hour period. The Planning Commission shall not prohibit evening operations completely, but may establish limitations on hours of operation and/or activities between the hours of 10PM and 6AM.
- (7) The Planning Commission shall determine that the facility will be safe to enter and exit via motor vehicle. This determination may rely upon the Planning Director's recommendation, following a site inspection and, if necessary, the Planning Director's discussions with the Grand Traverse County Road Commission and/or other professional traffic impact consultant.
- (8) The Planning Commission shall determine that the site is properly designed and capable of safely accommodating the proposed facility.
- (9) The Planning Commission may deny the request if any of the following facilities exist within 1,500 feet of the subject property:

- (a) A licensed or pre-existing operating group day-care home.
- (b) An adult care small group home (1-12 adults).
- (c) An adult foster care large group home (13-20 adults).
- (d) A facility offering substance abuse treatment and rehabilitation service to 7 or more people.
- (e) A community correction center resident home halfway house or similar facility under jurisdiction of the Department of Corrections.

B. PROCEDURE

- (1) Applications shall be submitted to the Planning Department for completeness review. All applications shall include sufficient site plans or site diagrams, and written information to adequately describe the application as it relates to the conditions of approval. Upon determination that the application is complete, the Planning Department shall forward the application to the Planning Commission for review.
- (2) The Planning Department shall notify the owners of all real property within 300-feet of the subject property that an application for a Child Care, Small Group Home has been received. This notice shall inform the recipient that an opportunity for public comment on the application is available but shall not be considered a public hearing for the purposes of the Michigan Zoning Enabling Act. The notice shall include a description of the proposed application, the mailing address where written comment may be sent, and the date, time, and address where the Planning Commission hearing will occur.
- (3) The Planning Commission, in its review, shall consider the standards of § 719.A as well as any public comment made in writing or made verbally at the Planning Commission's hearing. After this consideration, the Planning Commission may approve, approve with conditions, or deny the request.

SECTION 720 CHILD CARE CENTER

A. REGULATIONS AND CONDITIONS

- (1) Facility shall maintain all valid state and local licenses
- (2) All outdoor areas used for the care and supervision of patrons shall have appropriate fencing for the safety of the children in the group day-care home; consisting of a minimum 6-foot high privacy fence along the area adjoining another residence, and a minimum 4-foot high fence in the remaining area devoted to the day-care area.
- (3) Hours of operation shall not exceed sixteen (16) hours during a 24-hour period. The Planning Commission shall not prohibit evening operations completely but may establish limitations on hours of operation and/or activities between the hours of 10PM and 6AM.

SECTION 725 COMMERCIAL DISTRICT HOUSING DEVELOPMENT

A. REGULATIONS AND CONDITIONS

- (1) Design.
 - (a) Multiple-family residential uses built within commercial zoning districts shall be designed to cohesively integrate with the surrounding commercial uses. For the purpose of making this determination, the Planning Commission may rely on the site design requirements and general criteria as set forth in § 427, Planned Unit Residential Developments.
 - (b) Multi-family structures shall be abutted by open space on at least one side per building.
 - (c) The baseline project density shall be as described in the R-3 Multiple Family Residential Zone. At its discretion, and based upon a determination that the project is designed to meet

the intent of this Section, the Planning Commission may authorize increases in density over what is regularly allowable.

- (d) Parking requirements shall be as described in the R-3 Multiple Family District. Shared parking agreements as described in § 551 of this Ordinance are supported and encouraged. Parking areas shall not be located within any setback.
 - (e) Landscaping shall be as required in Article 5, Table 531.1. In the event that the multi-family project does not sit on its own parcel, the application shall indicate a project boundary area which shall be used for the purpose of landscaping placement.
 - (f) Pedestrian walkways shall be provided within the subject parcel or project boundary for the purpose of providing safe and convenient movement within the site and towards other walkable places of interest such as stores, restaurants, or entertainment.
 - (g) The residential areas of an overall commercial development site shall be adequately, but not overly, lit at night. Applications shall demonstrate that commercial lighting in the vicinity meets the dark sky requirements of this Ordinance in order to minimize impact on the residential area. Where lighting is to be installed for a residential area, average illumination levels of 0.5 to 1.0 foot candle shall be maintained. Existing commercial lighting which illuminates the residential area of the site to this level may be used in lieu of installing additional residential lighting. Common entryways shall be adequately illuminated by wall-pack style lighting fixtures.
- (2) Open Space Requirements.
- (a) A minimum of fifty square feet per unit of private outdoor space with a minimum dimension of four feet in any direction shall be provided. Private open space shall be accessible directly from the living area of the unit, in the form of a fenced yard, patio, deck, or balcony.
 - (b) A minimum of three hundred square feet per unit of common outdoor open space shall be provided. Required open space shall be consolidated to the extent reasonably possible to provide areas for the residents and/or to help buffer the residential structures from adjacent commercial uses.
 - (c) Open space shall be designed to provide a rear yard along the longest building length of a given structure.
 - (d) Required setback areas shall not be included towards required open space areas; however, placing required open space areas adjacent to setbacks is supported.
- (3) Compatibility. Applications shall describe measures which will be taken to mitigate common commercial impacts such as noise, light, and nighttime operations on the multi-family project.

SECTION 727 CREMATORIUM

A. REGULATIONS AND CONDITIONS

- (1) All cremation activities shall be conducted within a fully enclosed building.
- (2) The facility shall not generate any emissions or odors which would negatively impact surrounding properties.
- (3) The facility shall continually follow all applicable federal, state, or local requirements, including any permits and licenses.

SECTION 730 DRIVE-IN AND DRIVE-THROUGH USES

A. REGULATIONS AND CONDITIONS

- (1) Service and dining may be in automobiles or outdoors, but all other activities shall be carried on within a building.
- (2) A setback of at least sixty (60) feet from the right-of-way line of any existing or proposed street

shall be maintained.

- (3) Ingress and egress points shall be located at least fifty (50) feet from the nearest edge of the traveled portion of any intersecting streets.
- (4) Pedestrian areas shall be clearly marked and maintained.
- (5) Only one (1) ingress-egress drive shall be allowed per major thoroughfare.
- (6) All parking requirements shall comply with Article 5 of this Ordinance.
- (7) Notwithstanding the dimensional standards of this Ordinance, lots used for drive-in businesses and drive-in or drive-through restaurants shall have a minimum width of one hundred (100) feet.
- (8) Queuing requirements, drive-in and drive-through businesses shall be designed to accommodate the maximum number of queuing vehicles that may be expected to seek service at any one time without queuing onto an adjacent thoroughfare, including service drives. The determination as to the required queuing spaces shall be established by the Planning Commission based upon the anticipated number of vehicles likely to queue while waiting for service. The Planning Commission may require more than twelve (12) queuing spaces based upon evidence presented to it, but in no event shall the required number of queuing spaces be reduced below twelve (12).
- (9) Snack and nonalcoholic beverage bars shall have a minimum queuing space in advance of order boards to accommodate six (6) motor vehicles at any time.
- (10) These requirements shall not apply to drive-in or drive-through businesses including restaurants, where queuing is accommodated entirely within the confines of a development exclusive of that development's access or service drives.
- (11) Notwithstanding the provisions of this section, the queuing of vehicles onto the traveled portion of a public roadway providing access to the business establishment such that queuing interferes to an extent with the free flow of traffic on the traveled portion of that roadway shall subject the Special Use Permit holder to enforcement action, including fines, injunctive relief and/or revocation of the Special Use Permit.
- (12) The site shall have been found to be a suitable site for a drive-in or drive-through establishment, with regard to traffic safety, by a registered engineer with an educational specialization in traffic engineering.
- (13) For the C-L Local Commercial and C-O Office Commercial districts, a Financial Institution, with Drive-Through shall have a maximum of two (2) drive-through lanes.
- (14) For the C-G General Commercial district, a Financial Institution, with Drive-Through which has two (2) or fewer drive-through lanes shall be permitted by special conditions. All other drive-in and drive-through uses in the C-G district shall require a Special Use Permit.

SECTION 737 ESSENTIAL SERVICE FACILITIES

This Section is intended to permit the installation of Essential Service Facilities in any zoning district subject to conformance with this zoning ordinance, township ordinance, and/or State law, and in such a manner that the health, safety and welfare of the Township will not be adversely affected. Essential services should also be installed in cognizance of existing and projected demands for such services.

A. MINOR ESSENTIAL SERVICES

- (1) Minor Essential services shall be permitted by right within the Township, subject to regulation as provided by law of the State of Michigan, and/or in any ordinance of the Township.
- (2) Except as otherwise restricted by this ordinance, the following are considered Minor Essential Service Facilities and are permitted in all zoning districts:
 - (a) Underground or aboveground utility facilities such as water mains, sewer mains and lift stations, electrical, gas, cable television and broadband distribution lines and transformers,

switches, utility boxes and other equipment associated with the services provided that are designed to serve primarily Garfield Township and any adjacent community and provided the height above grade of any facility does not exceed fifty (50) feet.

- (b) Any other facilities similar in scale and scope to the above, as determined by the Director of Planning, shall be considered a Minor Essential Service Facility.
- (c) Essential Service Facilities other than those described above shall be considered Major Essential Service Facilities.

B. MAJOR ESSENTIAL SERVICES

- (1) Major Essential Service Facilities are public service facilities which, because of their size or nature, are more likely to have an adverse impact on surrounding properties or the community as a whole. Major Essential Service Facilities may be permitted by special use permit in any zoning district provided it is demonstrated that the requirements of this section and all other applicable sections of this ordinance are satisfied.
- (2) In considering applications for the placement of any Major Essential Service Facilities the Township shall consider the effects of the proposed project upon the health, safety and welfare of the Township, as existing and anticipated; and the effect of the proposed project upon the Master Plan. In addition, the following specific standards shall be reviewed as they may apply to the application:
 - (a) An applicant proposing a Major Essential Service Facility in a residential district shall demonstrate that there are no other feasible and prudent alternatives than to locate the Major Essential Service Facility in the proposed location. Furthermore, the applicant shall show that all reasonable efforts to locate the Major Essential Service Facility in an adjacent zoning jurisdiction have proven impracticable or an incompatible land use as determined by the Planning Commission.
 - (b) All above ground major essential service facilities shall be located in conformance with the yard, lot width and lot area standards of this ordinance.
 - (c) With the exception of elevated water storage facilities and electrical transmission towers and poles, major essential service facilities shall not exceed the maximum height requirements of the zoning district in which they are located.
 - (d) Major essential service facilities located out-of-doors shall to the extent possible be screened from view from adjoining properties and from road rights-of-way.
 - (e) Equipment buildings intended to house major essential service facilities, such as well houses, pump buildings or equipment shelters, shall be constructed of face brick, decorative masonry, cement board or wood lap siding designed to resemble nearby structures. Provided, that a side of such equipment building that is not visible from a public right-of-way, may be constructed of common cement block or metal panels, if further screened with evergreen landscaping.
 - (f) Any above ground Major Essential Service Facility shall be fully secured from unauthorized entry either by construction of the facility itself or through fencing which meets the requirements of this ordinance.
 - (g) Compliance with the Township Non-Motorized Plan is required.
 - (h) A Major Essential Service Facility located on a vacant parcel shall be considered the principal use of that parcel.
 - (i) An above ground Major Essential Service Facility which is fenced or which is housed in an equipment building shall include a sign placard of not more than two square feet which

shall indicate the owner or operator's name, address and emergency contact information. In addition, such facilities shall include any required hazard warning signage.

- (3) Any Major Essential Service Facility which has reached the end of its useful life or has been abandoned consistent with this Section of this Ordinance shall be removed and parcel owners shall be required to restore the site.
 - (a) Absent a notice of a proposed date of decommissioning or written notice of extenuating circumstances, a Major Essential Service Facility shall be considered abandoned when it fails to operate continuously for more than one year. The property owner shall physically remove the installation no more than one-hundred and eighty (180) days after the date of discontinued operations.
 - (b) The property owner shall notify the Township and the Planning Commission by certified mail of the proposed date of discontinued operations and plans for removal.
 - (c) If the property owner fails to remove the installation within 180 days of abandonment or the proposed date of decommissioning, the Township is permitted to enter the property and physically remove the installation.
 - (d) Any decommissioning of a Major Essential Service Facility shall include at minimum:
 - (i) Physical removal of all Major Essential Service Facility equipment, structures, buildings, security barriers, and transmission lines from the site.
 - (ii) Disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations.
 - (iii) Stabilization and re-vegetation of the site as necessary to minimize erosion.

SECTION 748 GASOLINE SERVICE STATIONS

A. REGULATIONS AND CONDITIONS

The following requirements for site development together with any other applicable requirements of this Ordinance shall be met:

- (1) All gasoline service facilities and accessory uses and services shall be conducted entirely within an enclosed building, including sales and storage of windshield washer fluids, landscape materials and similar items.
- (2) Within the C-H Highway Commercial District not more than ten (10) percent of the gross area of the district shall be utilized for gasoline service stations.
- (3) The minimum lot size shall be fifteen thousand (15,000) square feet with a minimum width of one hundred fifty (150) feet on the roadway(s).
- (4) The proposed site shall have at least one (1) property line on a major thoroughfare.
- (5) Buildings shall be set back forty (40) feet from all street right-of-way lines and shall not be located closer than twenty-five (25) feet to any property line in a residential district.
- (6) No more than one (1) driveway approach shall be permitted directly from any public street.
- (7) Driveway approach widths shall not exceed thirty-five (35) feet measured at the property line.
- (8) Driveways shall be located in accordance with Grand Traverse County Road Commission standards and in no case shall be located less than fifty (50) feet from the edge of the intersecting road right of way.
- (9) No driveway or curb cut for a driveway shall be located within ten (10) feet of an adjoining property line.
- (10) The site used shall be paved and adequately maintained so as to provide a durable, smooth and dustless surface.
- (11) The site is so graded and provided with adequate drainage facilities to meet the requirements of the Stormwater Ordinance.

- (12) A raised curb of at least six (6) inches in height shall be erected along all of the street property lines, except at driveway approaches. The area used for servicing vehicles within the service station property lines shall be paved with a permanent surface of concrete or asphalt.
- (13) A solid wall or fence at least four feet six inches (4'-6") in height shall be erected along all property lines abutting any lot within a residential district.
- (14) Within the C-L Local Commercial district, a Gasoline Service Station with a Convenience Store is permitted provided that the area of the C-L zoning district, within which the use is located, is not less than four (4) acres.

SECTION 749 GOLF COURSE OR COUNTRY CLUB

A. REGULATIONS AND CONDITIONS

- (1) These regulations shall not include stand-alone golf-driving ranges and miniature golf courses.
- (2) The site area shall be a minimum of fifty (50) acres and have its main ingress and egress from a major thoroughfare, as classified on the Master Plan of Garfield Township.
- (3) All principal and accessory buildings, structures, and parking areas shall not be less than eighty (80) feet from any property line of abutting residentially used or zoned land.
- (4) Development features shall be so located as to minimize any possible adverse effects upon adjacent property. The Zoning Administrator may require that any principal and accessory buildings and structures be buffered by landscaping determined by the Zoning Administrator to be appropriate for minimizing potential adverse impacts on any neighboring property.
- (5) Whenever a swimming pool is to be provided, said pool shall be located at least one hundred (100) feet from abutting residentially zoned property lines and shall be enclosed with a protective fence six (6) feet in height, with entry limited by means of a controlled gate.

SECTION 750 HOTEL OR MOTEL

A. REGULATIONS AND CONDITIONS

- (1) Minimum Floor Area: Each guest unit shall contain not less than two hundred fifty (250) square feet of floor area.
- (2) Minimum Lot Area: Eight hundred (800) square feet of lot area per guest unit, with a minimum one (1) acre lot and road frontage of one hundred fifty (150) feet:
- (3) Maximum Lot Coverage: All buildings, including accessory buildings, shall not occupy more than twenty-five percent (25%) of the net area within property lines of land developed at any one time.
- (4) Minimum Yard Dimensions: All buildings shall be set back no less than one hundred (100) feet from any street line, and no less than forty (40) feet from any side or rear property line.
- (5) Site Screening: The site may be enclosed by an open structure wood or wire fences along any yard line but shall not exceed six (6) feet in height. Shrubs and/or trees may be used to screen alone or in combination with structural screens. No screening shall in any way impair safe vertical or horizontal sight distance for any moving vehicle. Screening at least four (4) feet high shall be erected to prevent headlight glare from shining on adjacent residential or agricultural property. No screening shall be closer than seventy-five (75) feet to any street line, except for headlight screening which shall not be closer than thirty (30) feet.
- (6) Swimming pools and other outdoor recreational uses, PROVIDED, such facilities are an accessory use to a permitted use within the district and are located on the same site as the principal use to which they are accessory.
- (7) Accessory uses, such as meeting rooms, tavern, bar, or similar uses, PROVIDED, such accessory use shall be carried on within the same building as the principal use. A caretaker's or

proprietor's residence shall be permitted as an accessory use only when the principal use is a motel, motor-hotel, or other transient tourist facility.

SECTION 751 INDOOR ENTERTAINMENT CENTER

A. REGULATIONS AND CONDITIONS

- (1) Within the C-H Highway Commercial district, the indoor entertainment center shall be located at least one hundred (100) feet from an adjacent residential district.

SECTION 752 INSTITUTIONAL USES AND STRUCTURES

A. REGULATIONS AND CONDITIONS

- (1) The proposed site shall have at least one (1) property line on a major thoroughfare.
- (2) Buildings and parking areas shall be set back at least forty (40) feet from all street right-of-way lines and thirty (30) feet from any property line in a residential or agricultural district.

SECTION 753 JUNK YARD

A. REGULATIONS AND CONDITIONS

- (1) All uses shall be established and maintained in accordance with all applicable State of Michigan Statutes.
- (2) The site shall be a minimum of five (5) acres in size and at least one (1) property line shall abut upon a railroad right-of-way.
- (3) A solid fence or wall at least eight (8) feet in height shall be provided around the entire periphery of the site.
- (4) All activities, equipment, or material shall be confined within the fenced in area, and there shall be no stocking of material above the height of the fence or wall.
- (5) All fenced in areas shall be set back at least one hundred (100) feet from the front street or highway right-of-way line. Such front yard setback shall be landscaped with plant materials as approved by the Planning Commission to minimize the appearance of the installation.
- (6) All exterior lighting, off-street parking, signs, and landscaping and buffering shall comply with the standards of this Ordinance.
- (7) No open burning shall be permitted and all industrial processes involving the use of equipment for cutting, compressing, or packaging shall be conducted within a completely enclosed building.
- (8) Whenever the installation abuts upon any property within a residential district, a transition strip at least two hundred (200) feet in width shall be provided between the fenced in area and the property within a residential district. Such strip shall contain plant materials, grass, and structural screens of a type approved by the Planning Commission to effectively minimize the appearance of the installation and to help confine odors therein.

SECTION 754 KEEPING OF ANIMALS, PERSONAL

A. KEEPING OF CHICKENS, PERSONAL

- (1) A maximum of four (4) hens may be kept per parcel.
- (2) Roosters are prohibited.
- (3) The slaughtering of chickens outdoors shall be prohibited.
- (4) Chickens shall be kept and maintained within a fully enclosed shelter no larger than one hundred (100) square feet in size.
- (5) Shelters shall be located within the rear of the property. However, properties fronting Silver Lake or Boardman River may locate a shelter along the front (roadside) provided they are located outside the front yard setback.

- (6) Such enclosure shall be located no closer than twenty (20) feet to the rear or side yard property lines.
- (7) No chickens shall be kept on parcels with more than one dwelling.

B. KEEPING OF HORSES, PERSONAL

- (1) The horse(s) shall be kept for the personal use of residents of the property
- (2) The parcel shall contain a minimum of five (5) acres of land
- (3) A maximum of three (3) horses may be allowed at any time
- (4) Structures used for housing or boarding horses shall be located a minimum of twenty (20) feet from adjacent properties.

SECTION 755 KENNEL

A. REGULATIONS AND CONDITIONS

- (1) The property shall meet the minimum standards for the Zoning Ordinance for lot area and frontage.
- (2) The applicant shall declare the maximum number of animals intended to be housed at the facility, measures for noise control, methods for exercise, waste disposal, location of outdoor structures, and fencing.
- (3) All structures that are used for animal occupancy shall be a minimum of thirty feet from property lines and located in the rear of the property.

SECTION 756 LUMBER PROCESSING AND SAWMILL

A. REGULATIONS AND CONDITIONS

- (1) Within the I-G General Industrial district, all lumber processing operations shall be conducted within a completely enclosed building.

SECTION 757 MEDICAL MARIHUANA CULTIVATION FACILITY

A. REGULATIONS AND CONDITIONS

- (1) All Medical Marihuana Cultivation shall comply at all times with the Michigan Medical Marihuana Act and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time;
- (2) Not more than one (1) primary caregiver or qualifying patient shall be permitted to cultivate Medical Marihuana on any one (1) lot;
- (3) Each Medical Marihuana Cultivation Facility has received and continues to hold a Certificate of Registration issued by the Township pursuant to the Charter Township of Garfield Ordinance No. 65, Medical Marihuana Ordinance, as amended or replaced from time to time;
- (4) No transfer of Medical Marijuana by the primary caregiver or qualifying patient cultivating the Medical Marihuana to any other person(s) shall take place at a Medical Marijuana Cultivation facility;
- (5) No Medical Marihuana Cultivation Facility shall be located within 1000 feet of any residentially zoned property, park, school, child care organization, place of worship (including, for example, churches, synagogues, temples, etc.) or any other Medical Marihuana Cultivation Facility. For the purposes of this provision, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the nearest property line of the parcel containing the Medical Marihuana Cultivation Facility to the nearest property line of such residentially zoned property, park, school, child care organization, place of worship, or other Medical Marihuana Cultivation Facility.

SECTION 758 MEDICAL MARIHUANA RESIDENTIAL CULTIVATION

A. REGULATIONS AND CONDITIONS

- (1) Permitted only as an accessory use to a dwelling unit
- (2) All Medical Marihuana Residential Cultivation shall comply at all times with the Michigan Medical Marihuana Act and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time
- (3) The principal use of the parcel shall be a dwelling and shall be in actual use as such by the primary caregiver or qualifying patient cultivating the Medical Marihuana
- (4) No alteration to the exterior of the residential dwelling, accessory building or yard that alters the residential character of the premises is permissible
- (5) No vehicles used in cultivation may be parked, kept or otherwise be present on the parcel, other than such as are customarily used for domestic or household purposes
- (6) No transfer of Medical Marihuana to qualifying patients other than qualifying patients residing on the parcel shall occur
- (7) Cultivation shall be conducted so as not to create unreasonable dust, glare, noise, odors or light spillage beyond the parcel and shall not be visible from an adjoining public way
- (8) No Medical Marihuana shall be cultivated outdoors
- (9) Not more than the maximum number of plants one (1) qualifying patient may cultivate under the Michigan Medical Marihuana Act shall be cultivated per dwelling unit

SECTION 759 MOBILE HOME PARK

A. REGULATIONS AND CONDITIONS

- (1) Any mobile home park may include any or all of the following uses, provided, that a plan of the proposed development is approved by the State of Michigan in accordance with PA 96 of 1987 as amended, and provided further that said development plan can meet the standards of this Section.
- (2) One permanent building for conducting the operation and maintenance of the mobile home park and such other accessory buildings including a caretaker's residence as may be necessary for the normal operation of the mobile home park.
- (3) Parking Requirements:
 - (a) Parking shall be prohibited on any street or access lane.
 - (b) No visitor vehicles shall be parked or stored within any required open space between mobile homes or any drive or street within the mobile home park.
 - (c) Space between mobile home units may be used for parking of motor vehicles provided that such space is surfaced with materials which provide a dustless, durable and smooth surface and meets the parking requirements of this Ordinance.
 - (d) Off-street group parking facilities shall be within three hundred (300) feet of all mobile home lots intended to be served.
- (4) Lighting:
 - (a) No spotlights or floodlights shall be used for lighting or advertising purposes.
 - (b) No lighting used for identification, advertising purposes or street lighting shall have a visible source of illumination and shall comply with the Lighting standards of this Ordinance.
- (5) Landscaping:
 - (a) Landscaping and buffering standards shall apply to all property boundaries.
- (6) Setbacks:
 - (a) Mobile Home Parks shall comply with Section 775 of this Ordinance.

- (7) Mobile Home Unit Sales:
 - (a) The business of selling new and/or used mobile homes as a commercial operation in connection with the operation of a mobile home park is prohibited.
 - (b) New or used mobile homes located on lots within the mobile home park to be used and occupied within the mobile home park may be sold by a licensed dealer and/or broker.
 - (c) This section shall not prohibit the sale of a new or used mobile home by a resident of the mobile home park, provided the development permits the sale.

SECTION 760 MORTUARY OR FUNERAL HOME

A. REGULATIONS AND CONDITIONS

- (1) In addition to any required off-street parking area, an off-street assembly area shall be provided to accommodate vehicles to be used in a funeral procession.
- (2) The site shall be so located as to have all ingress and egress, or a marginal access service drive, be directly onto a primary road.
- (3) Points of ingress and egress for the site shall be designed so as to minimize possible conflicts between traffic on adjacent major thoroughfares and funeral processions or visitors entering or leaving the site.
- (4) No building shall be located closer than fifty (50) feet from a property line that abuts any residential district.
- (5) A caretaker's residence may be provided within the main building of the mortuary establishment.
- (6) Loading and unloading areas used by ambulances, hearses or other such service vehicles shall be obscured from all residential view with a wall six (6) feet in height.
- (7) All required federal, state and local licensing and permits shall be maintained at all times.

SECTION 761 OUTDOOR ENTERTAINMENT CENTER, MAJOR

A. REGULATIONS AND CONDITIONS

- (1) All sites shall be located on a major thoroughfare, as classified on the Master Plan of Garfield Township, and all ingress and egress to the site shall be from said thoroughfare.
- (2) All points of entrance and exit for motor vehicles shall be located no closer than two hundred (200) feet from the intersection of any two (2) streets or highways.
- (3) Acceleration and deceleration lanes should be provided, where possible, at points of ingress and egress to the site, and left turns at entrances and exits should be prohibited on the major thoroughfare where possible.
- (4) Whenever any use permitted herein abuts property within any residential district, a transition strip at least two hundred (200) feet in width shall be provided between all operations and structures, including fences, and the residential property. Plant materials, grass and structural screens or fences of a type approved by the Planning Commission shall be placed within said transition strip.
- (5) A minimum yard of one hundred (100) feet shall separate all uses and operations permitted herein, including fences, from any public street or highway used for access or exit purposes. This yard shall be landscaped in accordance with plans approved by the Planning Commission.
- (6) Drive-in theaters and racetracks shall be enclosed for their full periphery with a solid screen fence at least eight (8) feet in height.
- (7) For drive-in theaters, vehicle standing space shall be provided between the ticket gates and the street or highway right-of-way line equal to at least thirty percent (30%) of the vehicular capacity of the theater.

- (8) Drive-in theater picture screens shall not be permitted to face any public street and shall be out of view from any major thoroughfare or adjacent residential district.
- (9) All exterior lighting, off-street parking, signs, and landscaping and buffering shall comply with the standards of this Ordinance.

SECTION 762 OUTDOOR SALES

A. OUTDOOR SALES, MAJOR

The sale of automobiles, trailers, boats, and similar large items may be permitted provided the following conditions can be met:

- (1) The property has at least one property line on a major thoroughfare.
- (2) Access is limited to one (1) driveway approach to any public street and shall comply with Grand Traverse County Road Commission or MDOT requirements.
- (3) No driveway or curb cut shall be located closer than 10 feet to an adjoining property.
- (4) The property has an approved commercial retail business and structure located on the property that meets the standards of the Ordinance.
- (5) The sales area shall be paved and adequately maintained so as to provide a smooth dustless surface.
- (6) All development standards of Article 5 can be met.

B. OUTDOOR SALES, MINOR

- (1) All non-plant materials shall be screened from public view.

C. OUTDOOR SALES, TEMPORARY

- (1) The property has at least one property line on a major thoroughfare.
- (2) A temporary outdoor sales event is an accessory use to the established on-site business.
- (3) The goods offered for sale are an extension of the inventory within the established business, or as specifically identified by this Ordinance.
- (4) The event shall not exceed 30 days per calendar year.
- (5) The location of the event area shall not impede on site traffic circulation, or barrier free parking.

SECTION 763 OUTDOOR STORAGE, PRIMARY USE

A. REGULATIONS AND CONDITIONS

- (1) The use shall be conducted within a fenced and properly screened area.

SECTION 764 PASSENGER TERMINAL

A. REGULATIONS AND CONDITIONS

- (1) Passenger terminals shall be located to minimize adverse effects on neighboring properties.
- (2) The proposed site shall have at least one (1) property line on a major thoroughfare.
- (3) No more than one (1) driveway approach shall be permitted directly from any public street.
- (4) Passenger terminals shall be designed to emphasize a multimodal approach to service patrons as they access the site and internally (bike, walk, drive).
- (5) All repairs of vehicles shall be off site or in an enclosed building.
- (6) No vehicle fueling is permitted to occur on site

SECTION 765 PET SHOP

A. REGULATIONS AND CONDITIONS

- (1) The use shall take place in a completely enclosed building and shall be insulated from noise.

SECTION 766 RECREATIONAL FIELD COMPLEX

A. REGULATIONS AND CONDITIONS

- (1) The complex is to be designed, constructed, maintained, and operated to be compatible with properties in the vicinity and the district.
- (2) The minimum site size shall be five (5) acres with a minimum width of two hundred (200) feet
- (3) The site shall be located on a major thoroughfare as classified in the Garfield Township Master Plan and all ingress and egress for the site shall be from said thoroughfare.
- (4) A minimum setback of fifty (50) feet shall be provided on all property lines and adjacent to roadways.

SECTION 767 RESEARCH AND DESIGN FACILITY

A. REGULATIONS AND CONDITIONS

- (1) For any research and design facility which includes a "Safety compliance facility" as defined by the Medical Marihuana Facilities Licensing Act (Public Act 281 of 2016) or a "Marihuana safety compliance facility" as defined by the Michigan Regulation and Taxation of Marihuana Act (Initiated Law 1 of 2018), such facility shall continually follow all applicable state or local requirements, including any permits and licenses.

SECTION 768 RESTAURANT, WITH DRIVE-THROUGH AND RESTAURANT, WITHOUT DRIVE-THROUGH

A. REGULATIONS AND CONDITIONS

- (1) Outdoor seating is permitted provided the area is delineated by a curb or similar barrier.

SECTION 769 RETAIL FABRICATOR

A. REGULATIONS AND CONDITIONS

- (1) Such shop or establishment shall not employ more than ten (10) persons in the fabrication process in a twenty-four (24) hour period.
- (2) Sixty percent (60%) of sales on the premises shall be retail.

SECTION 770 RETAIL, INDUSTRIAL PRIMARY

A. REGULATIONS AND CONDITIONS

- (1) Outdoor display of individual pieces of equipment may be permitted in areas so designed in the site plan as approved, PROVIDED, the display area has been designed and constructed as part of the overall site improvements.
- (2) Display areas shall be suitably landscaped. Such landscaping shall include shrubs and trees in sufficient quantity to mitigate any adverse impact of the outdoor display.
- (3) Servicing and repairs shall be conducted only within a totally enclosed building.

SECTION 771 SAND OR GRAVEL PIT, QUARRY

A. REGULATIONS AND CONDITIONS

All uses shall be established and maintained in accordance with all applicable Federal and State laws and regulations. Garfield Township has determined that extraction of natural resources by mining in zoning districts other than IL and A will result in very serious consequences under the standards set forth in *Silva v Ada Township*, 416 Mich 153 (1982), and as further codified at MCL 125.3205. Therefore, the Township has only allowed mining in these two zoning districts subject to a property owner obtaining a special use permit and also subject to the following supplemental use regulations.

However, to the extent that there is a determination under MCL 125.3205 by a court of competent jurisdiction that the Township must allow mining of natural resources to occur in a zoning district that is not IL or A, these supplemental use regulations shall still apply to the mining activity regardless of location.

- (1) The Planning Commission may require the applicant to file a performance bond of sufficient amount to assure completion of the work following excavation, as required by his Ordinance.
- (2) No fixed machinery shall be erected or maintained within one hundred (100) feet of any property or street line.
- (3) All uses shall be enclosed by a fence or suitable plantings six (6) feet or more in height for the entire periphery of the property.
- (4) No slope shall exceed an angle with the horizontal of forty-five degrees (45°).
- (5) At all stages of operations, pits or quarries shall be completely and continually drained of water when not in use or supervised by a watchman. All slopes and banks shall be graded and treated to prevent erosion or any other potential deterioration.
- (6) No building shall be erected on the premises except as temporary shelter for machinery or field office.
- (7) The Planning Commission shall establish routes for truck movement to and from the site in order to minimize the wear on public streets and to prevent hazards and damage to properties in the Township. That portion of access roads within the area of operation shall be provided with a dustless surface.
- (8) All installations shall be maintained in a neat, orderly condition so as to prevent injury to property, any individual, or the Township in general.
- (9) Proper measures, as determined by the Planning Commission, shall be taken to minimize the nuisance of noise and flying dust or rock. Such measures may include limitations upon the practice of stockpiling excavated materials on the site.
- (10) When excavation and removal operations are completed, the excavated area shall be graded so that no gradients in disturbed earth shall be steeper than a slope of three (3) to one (1) in horizontal-vertical gradient. A layer of arable top soil shall be spread over the excavated area to a minimum depth of four (4) inches in accordance with an approved contour plan furnished by the applicant. The area shall be seeded with a perennial rye grass, or other similar soil-holding materials, and maintained by the applicant until the area is stabilized.

SECTION 772 SERVICE ESTABLISHMENT, BUSINESS

A. REGULATIONS AND CONDITIONS

- (1) In the C-L Local Commercial district, the gross building area shall not exceed 2,400 square feet.

SECTION 773 SOLAR ENERGY SYSTEMS

It is the intent of this Section to permit solar energy systems by regulating their siting, design, and installation to protect public health, safety, and welfare, to ensure compatibility with adjacent land uses, and to protect active farmland, prime soils, and forested properties.

A. ACCESSORY SOLAR ENERGY SYSTEMS

- (1) Accessory solar energy systems shall be permitted by right in any zoning district for on-site use.
- (2) Ground mounted solar energy systems shall only be in a side or rear yard and shall meet or exceed required yard setbacks. Placement of ground mounted solar energy systems is not permitted within the required front yard.

- (3) Roof mounted solar energy equipment shall be located so as not to increase the total height of the structure above the maximum allowable height of the structure on which it is located, in accordance with the applicable zoning district height regulations.
- (4) Ground mounted solar energy systems shall not exceed 10 feet in height and shall be securely anchored into the ground.
- (5) Solar panels shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways.

B. PRIMARY SOLAR ENERGY SYSTEMS

- (1) Primary solar energy systems may be permitted by special use permit in any zoning district provided it is demonstrated that the requirements of this section and all other applicable sections of this Ordinance are satisfied.
- (2) All structures and equipment for a primary solar energy system shall be 100 feet from any front property line and 50 feet from any side or rear property line.
- (3) Ground mounted solar energy systems shall not exceed 15 feet in height and shall be securely anchored into the ground.
- (4) Solar panels shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways.
- (5) Primary solar energy systems shall not include any image except to identify the manufacturer or operator of the solar energy system. All signage shall conform to the requirements of this Ordinance.
- (6) All utility collection lines from the primary solar energy system shall be placed underground.
- (7) Primary solar energy systems shall provide a Type "D" buffer for all adjacent land uses as required in Section 531.G of this Ordinance.
- (8) The primary solar energy system operator shall maintain the facility in good condition, including but not limited to structural repairs and integrity of security measures and maintaining site access to a level acceptable to local emergency response personnel.
- (9) The applicant for a primary solar energy system shall provide a form of surety, either through escrow account, bond, or otherwise, to cover the cost of removal of the system in the event the Township removes the installation as authorized in this section. The applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation. The amount and form of financial surety is to be determined by the Planning Commission, but in no event to exceed more than 125 percent of the cost of removal and compliance with the additional requirements set forth herein. The amount of financial surety shall be reviewed by the Planning Commission every 10 years and may be adjusted by the Planning Commission to reflect increased cost of removal and compliance with the additional requirements set forth herein.
- (10) Any primary solar energy system which has reached the end of its useful life or has been abandoned consistent with this Section of this Ordinance shall be removed and parcel owners shall be required to restore the site.
 - (a) Absent a notice of a proposed date of decommissioning or written notice of extenuating circumstances, a primary solar energy system shall be considered abandoned when it fails to operate continuously for more than one year. The property owner shall physically remove the installation no more than one-hundred and eighty (180) days after the date of discontinued operations.
 - (b) The property owner shall notify the Township and the Planning Commission by certified mail of the proposed date of discontinued operations and plans for removal.

- (c) If the property owner fails to remove the installation within 180 days of abandonment or the proposed date of decommissioning, the Township is permitted to enter the property and physically remove the installation.
- (d) Any decommissioning of a primary solar energy system shall include at minimum:
 - (i) Physical removal of all aboveground primary solar energy systems and ancillary solar equipment, structures, equipment, security barriers, and transmission lines from the site.
 - (ii) Disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations. Any hazardous material in the solar panels, electronics and parts are required to provide proper disposal and profiling and documentation of the disposal.
 - (iii) Stabilization and re-vegetation of the site as necessary to minimize erosion.

SECTION 774 STORMWATER CONTAINMENT, NON-AGRICULTURAL

A. REGULATIONS AND CONDITIONS

- (1) Low Impact Development standards shall be used to the satisfaction of the Planning Commission and Township Engineer.

SECTION 775 SUPPLEMENTAL SETBACKS FOR PLANNED DEVELOPMENTS AND MOBILE HOME PARKS

A. REGULATIONS AND CONDITIONS

It is the intent of this Ordinance that residential developments other than conventional subdivisions be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity of the Township in which they are located, and that such a use will not change the essential character of the area in which it is proposed. Inasmuch as planned unit developments and mobile home parks may involve higher densities of land use or building types which distinctly differ from the single family conventionally built dwellings which predominate through the Township, periphery setbacks for such developments are established as follows.

All buildings, including single family homes within a planned unit development or mobile homes within a mobile home park shall be placed at least fifty (50) feet from any public right of way line for existing roadways bordering a site and at least thirty (30) feet from a development boundary line which is not a public road right of way. Setback spaces shall be occupied by plant materials and appropriately landscaped.

SECTION 776 SWIMMING POOL, PRIVATE

A. REGULATIONS AND CONDITIONS

- (1) Permitted as an accessory use.
- (2) There shall be a minimum distance of not less than ten (10) feet between the adjoining property line and the outside of the pool wall.
- (3) There shall be a distance of not less than six (6) feet between the outside pool wall and any building located on the same lot.

SECTION 777 WAREHOUSE OR DISTRIBUTION CENTER, HAZARDOUS MATERIALS

A. REGULATIONS AND CONDITIONS

- (1) The applicant shall demonstrate that proper design and measures established by State and Federal agencies have been adhered to by providing sealed and signed drawings by a registered and licensed engineer or architect.
- (2) Any hazardous, flammable, or corrosive materials proposed to be used, stored, or handled on site shall be conducted in accordance with State and Federal guidelines including the incorporation of adequate secondary containment structures.
- (3) No discharge to groundwater, including direct or indirect discharge to groundwater shall be permitted.
- (4) Storm water measures shall be designed so that all storm water will be contained on site and measures taken so that no water can be directed away from the site in case of a spill.
 - (a) The Planning Commission shall consider the location of environmentally sensitive areas when considering approval of the use.
- (5) All State and Federal agency requirements for storage, spill prevention, record keeping, emergency response, transport and disposal of hazardous substances and polluting materials shall be met.

SECTION 778 WATERFRONT STAIRWAYS AND LANDINGS

A. REGULATIONS AND CONDITIONS

Waterfront stairways and landings may be constructed within the waterfront setback subject to the following conditions:

- (1) Only one stairway per property may be placed between the high water mark and the structure setback requirement of the district or water body.
- (2) Stairways shall comply with the required side yard setback.
- (3) The walking surface of such structures shall not be less than 3 feet and not more than five (5) feet in width measured generally perpendicular to the path of travel.
- (4) Stairway landings shall not exceed a size equal to the stairway width measured in any direction.
- (5) Stairways and landings shall not have a glossy or reflective surface.
- (6) Stairways shall be constructed in accordance with the general stairway requirements of the Michigan Residential Building Code for treads, risers, guardrails, handrails, and landings as described under MRC 311.7, as amended.

SECTION 779 WHOLESALER

A. REGULATIONS AND CONDITIONS

- (1) For a wholesaler which includes retail operations, the wholesaler use shall be supplemental to retail sales and shall account for no more than forty percent (40%) of all merchant sales.

SECTION 780 WIND ENERGY CONVERSION SYSTEM

A. REGULATIONS AND CONDITIONS

The following specific standards shall be satisfied prior to the issuance of a special use permit for a Wind Energy Conversion System (WECS).

- (1) WECS shall be allowed only in the following districts: A, C-L, C-G, I-G, and I-L provided they meet the requirements of this Ordinance.
- (2) In addition to the requirements of Section 423, Special Use Permits, the site plan of the property shall show the location of overhead electrical transmission or distribution lines, whether utilized or not, and the location of the WECS with its specific dimensions, including the entire area

through which the rotor(s) may pass, the location of any guy wires or other support devices, and the location of all occupied dwelling units within 300 feet of the WECS.

- (3) Each Special Use Permit Application shall be accompanied by a complete set of (either the original or an accurately reproduced copy) of the manufacturer's instructions which shall, at a minimum, include the following:
 - (a) A standard foundation and anchor design or specifications for normal soil conditions;
 - (b) A detailed parts list;
 - (c) Clearly written detailed instructions for the assembly, installation, checkout, operation and maintenance of the WECS on site;
 - (d) The list of warning documents required by § 780 (A)(8).
 - (e) Grounding and lightning protection procedures which follow the National Electrical Code, Articles 250 (Grounding) and 280 (Lightning Arresters);
 - (f) Underwriters label;
 - (g) Proof of insurance
- (4) Electromagnetic Interference. The entire WECS (including turbines, alternators, generators, and interconnect systems) shall be filtered and/or shielded to prevent the emission of generated radio frequency energy which would cause any interference with radio, and/or television broadcasting or reception, and shall comply with Federal Communication Rules, 47 CFR Parts 15 (including subparts A and F) and 18 (including subparts A, D and H).
- (5) Noise. The maximum level of noise permitted to be generated by any WECS shall be sixty (60) decibels, as measured on the dBA scale, measured at the property line nearest the WECS.
- (6) Setbacks. No WECS shall be erected such that any portion of the tower or turbine is closer to utility lines, property lines than the total distance equal to the height of the tower and rotor combined.
- (7) Height. The maximum allowable height, including rotor blade length of horizontal wind turbines, of any WECS shall be seventy-five (75) feet, unless otherwise prohibited by State or Federal statutes or regulations.
- (8) Labeling:
 - (a) The following information shall be provided on labels attached to the WECS tower subsystem in a visible, easily accessible location:
 - (i) Equipment weight of the tower subsystem;
 - (ii) Manufacturer's name and address;
 - (iii) Model number;
 - (iv) Serial number;
 - (v) The following tower warning label or equivalent warning: Installation and Maintenance of This Product Near Power Lines is a Danger. For Your Safety Follow the Installation and Maintenance Instructions.
 - (vi) The survival wind speed in miles per hour and meters per second.
- (9) The following information shall be provided on labels attached to the WECS power conversion subsystem in a visible, easily accessible location:
 - (a) Maximum power input (KW); rated voltage (volts) and rated current output (amperes); of the generator alternator, etc;
 - (b) Manufacturer's name and address;
 - (c) Model number;
 - (d) Serial number;
 - (e) Emergency and normal shutdown procedure
 - (f) Underwriters label.

- (10) Ground Clearance. For both horizontal and vertical axis turbines, and WECS rotor shall be located on the tower or support such that the minimum blade clearance above ground level is equal to the average height of structures surrounding the WECS.
- (11) Insurance - Liability. Owners of a WECS shall carry one of the following forms of insurance:
- (a) Property Owner
 - (i) Homeowners' policy;
 - (ii) Extension to homeowner's policy,
 - (iii) Comprehensive personal liability policy;
 - (iv) Farm Owner's policy with comprehensive personal liability to cover WECS;
 - (v) Commercial liability policy.
 - (b) Tenant.
 - (i) Non-owner occupied dwelling policy;
 - (ii) Commercial policy.
 - (c) Proof of insurance shall be supplied to the Township annually as a condition of renewal of the Special Use Permit. Minimum limit of liability shall be three hundred thousand dollars (\$300,000.00). Insurance policies are to remain in effect during the terms of the Special Use Permit. The Code Enforcement Officer may require proof of insurance at various intervals during the term of the Special Use Permit. Accessibility. Towers shall be designed and constructed in such a manner that climbing devices are only accessible with a separate ladder.
- (12) Interconnected WECS. In the case of WECS to be interconnected with the power grid of the local electric utility, the applicant shall provide proof of written notice to the utility of the proposed interconnection and the utility's response thereto. The resident shall comply with all requirements of the servicing utility if the WECS is interfaced with the utility grid. The utility will install appropriate electric metering (for sellback or non-sellback), and the customer will be required to install a disconnecting device adjacent to the electric meter(s).

SECTION 781 WIND ENERGY CONVERSION SYSTEM, PERSONAL

A. REGULATIONS AND CONDITIONS

Personal Wind Energy Conversion Systems (PWECS) may be considered as an accessory use subject to the following conditions:

- (1) The property has a minimum lot size of 1 acre in size.
- (2) Freestanding PWECS in the agricultural district may be approved administratively provided the height does not exceed forty (40) feet.
 - (a) PWECS in the agricultural district may be permitted by SUP up to 60 feet in height provided all standards can be met.
 - (b) Height is measured from the native grade below the PWECS to the highest part of the combined height of the tower and blade.
 - (c) Due to airport restrictions, FAA approval is required for any structure exceeding 35' in height. A letter of approval shall be submitted at the time of application for land use.
- (3) Structure-mounted PWECS are permitted provided the structure is in conformance with all district standards and can meet the setbacks measured in the same manner as freestanding PWECS.
- (4) Structure-mounted PWECS shall only be mounted on the structure in which the owners reside, or it is intended to serve.
- (5) The applicant shall provide the Zoning Administrator with evidence that the PWECS noise level as measured at any property line will not exceed 45db.

SECTION 792

WIRELESS COMMUNICATIONS FACILITIES AND ANTENNAE

Purpose and findings: The purpose and intent of this section is to:

- (1) Promote the health, safety, and general welfare of the public by regulating the siting of wireless communications facilities and antennae;
- (2) Minimize the visual, aesthetic, and public safety impacts of wireless communications facilities on surrounding areas by establishing standards for location, structural integrity, and compatibility;
- (3) Encourage the location and collocation of wireless communications equipment on existing structures, thereby minimizing visual, aesthetic, and public safety impacts and effects and reducing the need for additional antenna supporting structures;
- (4) Accommodate the growing need and demand for wireless communications services;
- (5) Encourage coordination between providers of wireless communications services in the township;
- (6) Protect the character, scale, stability, and aesthetic quality of the residential districts of the township by imposing certain reasonable restrictions on the placement of residential communication facilities;
- (7) Establish predictable and balanced regulations governing the construction and location of wireless communications facilities;
- (8) Provide for the removal of discontinued antenna supporting structures; and
- (9) Provide for the replacement or removal of nonconforming antenna supporting structures.

A. Applicability

- (1) Except as provided in subsection (2) below, this division shall apply to the installation, construction, or modification of all wireless communications facilities and antennae.
- (2) The following items are exempt from the provisions of this section:
 - (a) Regular maintenance of any existing wireless communications facility that does not include the placement of a new wireless communications facility or antenna;
 - (b) Any existing or proposed antenna supporting structure with an overall height of thirty-five (35) feet or less;
 - (c) Any wireless communications facility that is not visible from the exterior of the building or structure in which it is mounted; and
 - (d) Wireless communications facilities erected for, or upon the declaration of a state of emergency by, a federal, state, or local unit of government.
 - (e) Collocations provided they comply with the terms and conditions of any previous approval and:
 - (i) Does not increase the overall height of the wireless communications support structure by more than 20 feet or 10% of its original approved height, whichever is greater.
 - (ii) Does not increase the width of the wireless communications support structure by more than the minimum necessary to permit collocation.
 - (iii) Does not increase the area of the existing equipment compound to greater than 2,500 square feet.

B. Development Review and Permitted Uses

- (1) Except as provided in subsection (2), below, no wireless communications facility or antenna is permitted except in accordance with the development review process as indicated in Table 7-14, based on the applicable zoning district and height of the proposed facility or antenna. Regardless of the development review process required, the applicant must comply with all applicable submission, procedural, and substantive provisions of this ordinance.
- (2) All collocations and roof- and surface-mounted facilities are subject to administrative approval as set forth in § 792.C. Development Review Process of this article, unless exempted by § 792 A.2.

Table 7-14: Telecommunication Facility Height and Procedures

Type of Facility or Antenna	Approval Procedure
Wireless Communication Facility	Permitted subject to SUP Review
Roof- or Surface-Mounted Antenna	Permitted subject to Administrative Review
Collocation of Wireless Communication Antenna	Permitted subject to Administrative Review
Residential Facilities	Permitted subject to Administrative Review and FAA approval if less than 50 feet in height, otherwise prohibited

C. Development Review Process

(1) Administrative Approval

Where, pursuant to § 792.B. Development Review and Permitted Uses of this article, administrative review is required, the application will be reviewed for compliance with this article by the Zoning Administrator, who will render a final decision of approval, denial, or approval with conditions. Within thirty (30) days of the Zoning Administrator’s decision, appeal may be made to the Zoning Board of Appeals pursuant to Article 4, Procedures, of this ordinance.

(2) Special Use Permit (SUP)

Where, pursuant to § 792.B. Development Review and Permitted Uses of this article, a SUP is required, the application will be reviewed as provided in Article 4, Procedures, of this ordinance and this section.

D. Submission Requirements

- (1) The requirements as indicated in Table 7-15 (see page 7-21) must be provided with an application for any wireless communications facility or antennae. The application must be signed by the property owner, the applicant, and a provider who will be placing antennae on the proposed wireless communications facility.
- (2) The Zoning Administrator in the case of an administrative approval, or the Planning Commission in the case of a SUP application, may modify the submission requirements where it is determined that certain information is not required or useful in determining compliance with the provisions of this ordinance. A decision to modify certain submission requirements must be in writing and made a part of the application file.
- (3) If the property owner is not a provider, the application must include a copy of an executed lease agreement between the applicant or property owner and a provider, or, where no lease agreement has been executed, an affidavit signed by a carrier attesting to an intent to place antennae on the wireless communications facility if the application is approved.

E. Standards

The standards for the establishment of all proposed wireless communications facilities and antennae are as indicated by type of facility in § 792.F.(1) Number of Facilities to be Minimized through § 792.F.(10) Signs of this article. Where overall height requirements set forth in § 792 Wireless Communications Facilities of this article conflict with those set forth in the applicable zoning district, those set forth in § 792 Wireless Communications Facilities of this article govern.

F. Standards Applicable to All Wireless Communication Facilities and Antennae

(1) Number of Facilities to be Minimized

- (a) **Generally:** Antenna supporting structures must be located in a manner that is consistent with township’s interest in land-use compatibility. No antenna supporting structure will be permitted unless the applicant demonstrates that the proposed antenna cannot be accommodated on an existing antenna supporting structure.
- (b) **Letters of coordination:** The applicant must provide documentation that a notice was mailed, via certified mail, to all providers or, where applicable, to owners of existing antenna supporting structures, and that the applicant was unable to secure a lease agreement with a provider to allow the placement of the proposed antennae on an existing structure or building within the geographic search area.
- (c) **Additional evidence:** As appropriate, the following evidence may also be submitted to demonstrate compliance with this section:
 - (i) That no existing wireless communications facility within the geographic search area meets the applicant’s radio frequency engineering or height requirements;
 - (ii) That no building or structure within the geographic search area has sufficient structural strength to support the applicant’s proposed antennae; or
 - (iii) That there are other limiting factors that render collocated, surface-mounted, or roof-mounted facilities unsuitable or unreasonable.

Table 7-15: Telecommunications Facility – Submittal Requirements

Antenna Supporting	Collocations	Roof-Mounted	Surface-Mounted	Required Submissions
✓	✓	✓	✓	A complete application on a form provided by the department
✓	✓	—	—	The name, address, and telephone contact information for the owner of any proposed or existing antenna supporting structure, and a statement that such information will be updated annually or upon a change of ownership after the application is approved
✓	—	—	—	A survey of the lot completed by a registered land surveyor that shows all existing uses, structures, and improvements
✓	✓	✓	✓	A site plan of the property showing all proposed uses, structures and improvements
✓	✓	✓	✓	Antenna heights and power levels of the proposed facility and all other facilities on the subject property, including a statement of the height above sea level of the highest point of the proposed facility
✓	—	✓	✓	A graphical representation, and an accompanying statement, of the search area used to locate the proposed facility

✓	—	✓	✓	A graphical representation, and an accompanying statement, of the coverage area planned for the cell to be served by the proposed facility along with a service map showing all existing towers and coverage area for those towers in adjacent sections
✓	—	✓	✓	A radio frequency plot indicating the coverage of existing wireless communications sites, and that of the proposed site sufficient to demonstrate geographic search area, coverage prediction, and design radius
✓	✓	✓	✓	A statement by a qualified professional engineer specifying the design structural failure modes of the proposed facility, including proof that the proposed antenna supporting structure has been designed so that, in the event of structural failure, the facility will collapse within the boundaries of the lot on which it is located
✓	✓	✓	✓	A stamped or sealed structural analysis of the proposed wireless communications facility prepared by a professional engineer, indicating the proposed and future loading capacity of the facility
✓	✓	✓	✓	Proof of a license (and for broadcast structures, a construction development approval) issued by the FCC to transmit radio signals in the township
✓	—	—	—	A shared use plan, including a statement, which indicates the applicant's intent to allow the co-location of other antenna, provided that the cost of modifying the existing tower is borne by the collocating entity and reasonable compensation, is paid by the collocating entity. In support of this statement, the applicant will make this information reasonably known to service providers.

(2) Construction

Antenna supporting structures shall be constructed utilizing monopole or freestanding lattice type construction only, unless the applicant is able to demonstrate that such a structure cannot accommodate the proposed or future antennae.

(3) Setbacks

- (a) Antenna supporting structures, equipment enclosures, and ancillary appurtenances must meet the minimum setback requirements for the zoning district in which they are proposed.
- (b) In addition to complying with (a) above, antenna supporting structures must also be set back a distance equal to their overall height from the lot line of any lot that contains a residential use, that is vacant but may be used for residential purposes, or that is within a residential zoning district; however, guy-wire anchors need only comply with the provisions of subsection (a), above.
- (c) The setback requirements specified in (a) and (b) above are minimums. Any proposed wireless communication facility or antenna proposed and requiring SUP application and approval may have a greater setback requirement imposed by the Planning Commission if

substantiated by a need to minimize the visual, aesthetic, and public safety impacts of the facility or antenna.

(4) Accommodation of Future Collocations

- (a) Antenna supporting structures must be designed to accommodate future collocations by at least two (2) additional service providers. A notarized statement by the applicant to this effect shall be provided by the applicant. The exact amount of additional equipment to be accommodated will be agreed upon during the application review and approval process.
- (b) The proposed location of a wireless communication facility shall be adequately sized and configured to allow the placement of at least two (2) additional communication equipment shelters.
- (c) Wireless communication towers shall reserve space on the tower for at least one (1) public safety antenna, and shelter or ground space to accommodate one (1) equipment shelter if deemed necessary.
- (d) As a condition of approval under this article, the applicant must submit a shared use plan that commits the owner of the proposed antenna supporting structure to accommodate future collocations where reasonable and feasible in light of the criteria set forth in this section.
- (e) The provisions of (a) through (d) above shall not apply to Residential Facilities.

(5) Equipment Shelter Design and Height

The design and materials used in the construction of the equipment shelter shall, to the extent possible, blend the structure with the surrounding built or natural environment. The equipment shelter shall not exceed fifteen (15) feet in height.

(6) Lighting

- (a) No lights, signals, or other illumination will be permitted on any antenna supporting structure or ancillary appurtenances unless the applicant demonstrates that lighting is required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the Michigan Department of Transportation Bureau of Aeronautics (MDOT-BOA). No existing facility or antenna shall be modified in any way which would cause the structure to require lighting unless a SUP is first approved permitting such modification and lighting.
- (b) Site lighting shall comply with the lighting standards of this Ordinance.

(7) Color

Antenna supporting structures and ancillary appurtenances, including transmission lines, must maintain a galvanized grey finish or other contextual or compatible color as determined by the township, except as otherwise required by the FAA, the FCC, or the MDOT-BOA.

(8) Fencing

A fence of at least six (6) feet in height from finished grade must be installed in order to enclose the base of the antenna supporting structure and associated equipment enclosures. Access to the antenna supporting structure must be controlled by a locked gate. The fence must be constructed in accordance with §515 Fences and Walls, of this ordinance, except that barbed wire construction may be allowed at the discretion of the applicant.

(9) Landscaping

Wireless communication facilities and antenna shall be effectively screened to obscure views of

the tower base, equipment shelter, security fencing, and/or guy wire anchors from adjacent uses and public rights-of-way. In locations where the visual impact of the tower will be minimal or where existing vegetation or topography provide an effective natural screening, the Planning Commission may modify or waive this requirement.

(10) Signs

- (a) Except as provided for in (b) and (c) below, no signs may be placed on antenna supporting structures, ancillary appurtenances, equipment enclosures, or on any fence or wall required by this section.
- (b) If high voltage is necessary for the operation of proposed wireless communications facilities, “High Voltage—Danger” and “No Trespass” warning signs not greater than one (1) square foot in area must be permanently attached to the fence or wall at intervals of at least forty (40) feet and upon the access gate.
- (c) A sign not greater than one (1) square foot in area must be attached to the access gate that indicates the following information:
 - (i) Federal registration number, if applicable;
 - (ii) Name of owner or contact person; and
 - (iii) Emergency contact number.

G. Additional Standards - Roof-Mounted and Surface-Mounted Antennae

(1) Generally

Wireless communication antenna shall be considered a permitted accessory use when placed on or attached to any structure which constitutes a principal use, including existing wireless communication facilities, provided that all other applicable Ordinance requirements are complied with.

(2) Screening and Placement

- (a) Surface-mounted antennae must be placed no less than fifteen (15) feet from the ground and, where proposed for placement on a building, must be placed so that no portion of the antenna is less than three (3) feet below the roof line.
- (b) Roof-mounted structures must be screened by a parapet or other device in order to minimize their visual impact as measured from the lot line of the subject property. Roof-mounted facilities must be placed as near the center of the roof as possible.
- (c) Transmission lines must be camouflaged or otherwise shielded within an appropriate material that is the same color as, or a color consistent with, the building or structure to which they are attached.

(3) Height

- (a) Roof- and surface-mounted antenna, attachment devices, equipment enclosures, and/or any ancillary appurtenances may not extend above the roof line of the building upon which it is attached by more than twenty (20) feet.
- (b) Roof- and surface-mounted wireless structures with an overall height of greater than fifty (50) feet are considered antenna supporting structures subject to all provisions of § 792.E. Standards of this article.

(4) Color

Roof- and surface-mounted antennae and associated ancillary appurtenances must maintain a color that is the same as the surface to which they are attached, unless another color is more compatible within the context of the proposed facility and the surrounding environment.

H. Additional Standards – Residential Facilities

(1) Generally

Residential facilities shall be considered a permitted accessory use when placed on a parcel having a residential use which constitutes a principal use, provided that all other applicable Ordinance requirements are complied with.

(2) Lease or Rent Prohibited

Residential facilities shall be used only for noncommercial, recreational use by the occupant of the residence on which parcel the facility is located. The facility, or any space thereon, shall not be leased or rented to commercial users or otherwise used for commercial purposes.

(3) Height

Residential Facilities are limited to a maximum height of fifty (50) feet with FAA approval.

I. Expert Review

(1) Due to the complexity of the methodology or analysis required to review an application for a wireless communications facility, the township may require a technical review by a third-party expert, the costs of which are to be borne by the applicant and secured through a bond, letter of credit, or other surety deemed acceptable to the township. Failure by the applicant to submit a requested surety pursuant to this section will abate the pending application until payment in full is received by the township.

(2) The expert review may address the following:

(a) The accuracy and completeness of submissions;

(b) The applicability of analysis techniques and methodologies;

(c) The validity of conclusions reached;

(d) Whether the proposed wireless communications facility complies with the applicable approval criteria set forth in this article; and

(e) Other matters deemed by the township to be relevant in determining whether a proposed wireless communications facility complies with the provisions of this division.

(3) Based on the results of the expert review, the township may require changes to the applicant's application or required submissions.

J. Abandonment

(1) **Notice of abandonment:** In the event that all legally approved use of an antenna supporting structure or antenna has been discontinued for a period of six (6) months, the Zoning Administrator may make a preliminary determination of abandonment. In making such a determination, the Zoning Administrator may request documentation and/or affidavits from the property owner regarding the structure's usage, including evidence that use of the structure is imminent. Failure on the part of a property owner to provide updated contact information for the owner of the antenna supporting structure for four consecutive years will be presumptive evidence of abandonment. At such time as the Zoning Administrator reasonably determines that an antenna supporting structure or antenna has been abandoned, the Zoning Administrator will provide the property owner with a written notice of abandonment by certified mail.

(2) **Declaration of abandonment:** Failure on the part of the property owner to respond to the notice of abandonment within ninety (90) days, or to adequately demonstrate that the structure is not abandoned, will be evidence of abandonment. Based on the foregoing, or on any other relevant evidence before the Zoning Administrator, the Zoning Administrator may make a final

determination of abandonment, whereupon a declaration of abandonment will be issued to the property owner by certified mail.

- (3) **Removal of facility:** Within one hundred and twenty (120) days of a declaration of abandonment, the property owner must either:
- (a) Reactivate the use of the structure as a wireless communications facility or transfer ownership of the structure to another owner who will make such use of the facility; or
 - (b) Dismantle and remove the facility.
- If the facility remains abandoned upon the expiration of one hundred and twenty (120) days, the township may enter upon the property and remove the facility, with all costs to be borne by the property owner.

K. Variances—Additional Criteria

No variance will be granted to the provisions of this division unless the Zoning Board of Appeals makes one of the following findings of fact:

- (1) That failure to grant the variance would prohibit or have the effect of prohibiting the provision of personal wireless services;
- (2) That failure to grant the variance would unreasonably discriminate among providers of functionally equivalent personal wireless services;
- (3) That the variance will obviate the need for additional antenna supporting structures;
- (4) That the variance is necessary to ensure adequate public safety and emergency management communications; or
- (5) That the variance is the minimum necessary in order for the applicant to provide broadcast services pursuant to an FCC-issued construction development approval.



Grand Traverse Conservation District

July 2021 Report

CONSERVATION TEAM

OWNER/PARKLAND: City of Traverse City – Brown Bridge Quiet Area

Administration

- Prepared for and held a Brown Bridge Advisory Committee (BBAC) meeting annual potluck at Brown Bridge Quiet Area. This was the first face-to-face meeting of the BBAC in over a year. At this meeting, the BBAC approved the final draft of the Brown Bridge Management Plan and will request that the City Manager seek City Commission approval.
- Prepared and sent out draft minutes for BBAC review.
- Completed the excavation part of the Phase-II project. Contractors uncovered a groundwater spring that made stabilizing the last (9th) habitat structure challenging. Plantings will take place this fall.
- Coordinated with City staff the delivery of 260 cubic yards of composted leaves from the City's stockpile site. The compost was spread over the largest excavated bank which is the former sand trap site. Compost will provide much needed nutrients to grow vegetation on the otherwise sterile, river-washed sand.
- Received sealed bids for the revised (reduced) scope for the bench cut trail. Modal, LLC was the low bidder and is planning to start the project after the Labor Day weekend.

Routine Monitoring and Maintenance

- Performed routine trailhead inspections to monitor use, pick up trash, restock outhouses, and tended to dog-waste stations.
- Mowed along trails and trailheads to ensure safe access to trail systems.
- Cleared several fallen trees from trails.
- Responded to issues and concerns within Trail Reports submitted electronically by volunteer Trail Stewards.
- Downloaded trail counter data at each footbridge on a bi-monthly basis to ensure functionality.
- Gravel-patched potholes in the canoe landing parking area.
- Sprayed/removed a paper wasp nest located under the West Overlook.

- Removed dozens of invasive black locust trees and used the slash material to cover a recently restored riverbank erosion site. The slash will deter human and dog foot traffic which contributed to the site's decline over the past couple years.
- Installed slash material (cut aspen) at several locations as follow-up to the Phase-II river restoration work. The slash will provide the habitat complexity that allows the younger age-class trout to escape predation.
- Cleared the in-take screen of the Agri-Drain pipe at 'shallow water wetland' to ensure proper flow. Remediated the spillway to allow for proper overflow, if needed.

Other

- Submitted an application to a USFS/GLRI grant program to fund additional plantings of native trees and shrubs in the bottomlands of the former dam impoundment.
- Provided an educational tour to a group of Wildland Studies students, then conducted restoration work with the group on a severe erosion site known as 'Ice-Fisherman's Bend'. This site is located below the East Overlook parking area and was a popular place to ice-fish when the pond was in place.
- Followed up with an individual that reported her neighbor had two large dumpsters located on the Brown Bridge property.
- Contacted the Sheriff's department re: a suspicious vehicle that was overnight parking for several days straight.
- Conducted an interview with a Record Eagle reporter regarding the Phase-II Wood project.

OWNER/PARKLAND: Garfield Township – Various

Administration

- Continued regular communication with Garfield Township Park Steward, Derek Morton, in regards to project planning and park maintenance needs.
- Corresponded with Cory Golden, President of the Adams Chapter of Trout Unlimited, to update him on the stocking of Oleson Pond at Kids Creek Park with trout. The Adams Chapter provided a grant to stock 100 trout in the pond for kids and family enjoyment.
- Provided a follow-up report to fulfill a MI DNR permit requirement regarding the above stocking..
- Ordered and placed galerucella beetles to help control invasive purple loosestrife at Silver Lake Recreation Area, Kids Creek Park, and the Commons.
- Installed a District-purchased trail camera at Kids Creek Park to monitor Oleson Pond fishing usage.
- Provided prompt response to incoming trail reports and forwarded them to Township staff.

- Revised and submitted invoices for approval.

Monitoring and Maintenance

- Downloaded and analyzed Buffalo Ridge trail counters on a monthly basis.
- Mowed and pruned Garfield Twp Parks: Silver Lake, Kids Creek Park, GT Commons, Miller Creek, and Boardman Valley Nature Preserve.
- Brush-hogged severely overgrown trails at the Commons upper trails.
- Cleared reported down trees by chainsaw at the Commons and Miller Creek.
- Provided reconnaissance of missing trail navigational maps at the Commons and replaced as necessary.
- Provided reconnaissance of trails after heavy rain event on July 24th.

OWNER/PARKLAND: Grand Traverse County – Natural Education Reserve and Medalie Park

Administration

- Contacted Kristine Erickson regarding a letter of support for the Great Lakes Restoration Initiative grant that was submitted to the US Forest Service to continue tree planting in the bottomlands.
- Met with Kristine Erickson and Joe Barry to discuss planned improvement plans for Medalie Park.

Monitoring and Maintenance

- Created and posted temporary up-to-date trail intersection maps at all major trail intersections, as well as the trailhead InfoStations. Reposted 4 trail intersection posts that had been removed during dam removal.
- Constructed and installed an InfoStation at Medalie Park to post relevant information to parkland visitors.
- Relocated “Unsupervised Facility. Swim at Your Own Risk” sign closer to the access site.
- Installed a new trash/recycling surround (using treated round posts) adjacent to the pavilion at Medalie Park, and removed the old broken trash surround.
- Installed over a ton of natural field stone rip-rap to the existing rip-rap that was placed several years ago to protect the shoreline from wave erosion at Medalie Park.
- Trimmed trailside vegetation and removed several invasive plants at Medalie Park.
- Mowed along trails and trailheads, including the Boardman River Trail, in order to keep trails well defined and safe for users.
- Performed routine weekly trailhead checks (including Medalie Park) and refilled dog waste bag dispensers.

- Power washed and sanitized Beitner & Jack's Landing outhouses to ensure cleanliness.
- Repainted the interior of the Beitner Landing outhouse and portions of the exterior.
- Removed fallen trees from trails on multiple occasions.
- Created 'routed wood signs' to identify the entrance in Jack's Landing.
- Staged potted loosestrife plants containing bio-control beetles that will help maintain purple loosestrife populations by eating foliage and preventing further seed production.
- Painted over inappropriate graffiti more than once in multiple locations in the parkland.
- Sprayed/removed paper wasps nests at both Jack's Landing and the lower Sabin trail loop.
- Replaced a broken section of cedar log fence at Lone Pine Trailhead.
- Removed a tree from the river that was obstructing river passage through the culverts under Beitner Rd.

Grants

- Submitted a USFS/GLRI program grant application to plant additional native trees and shrubs in Sabin and Boardman bottomlands.
- Communicated with Nora Balgoyan, ITC Area Manager, Local Government and Community Affairs, to elaborate upon NER projects needs to substantiate a letter of request for funding.

OWNER/PARKLAND: Recreational Authority – Hickory Meadows

Administration

- Attended the monthly Rec Authority Board meeting and provided updates.
- Coordinated the July Hickory Meadows Advisory Committee (HMAC) meeting. Drafted an agenda and follow-up minutes for HMAC review.
- Prepared and submitted the Hickory Meadows Quarterly Report, April through June 2021, for Rec Authority Board review .
- Met with HMAC members to walk the proposed trail connector from West Meadow to the northern trail leading towards the M-72 trailhead.
- Attended a remote meeting spearheaded by Matt Cowall to discuss the dilemma of dogs off leash at local parks throughout the region.
- Submitted a GT County Soil and Sedimentation Control permit waiver after correspondence with County Environmental Health Department personnel to replace the existing aged footbridge at Hickory Meadows.
- Obtained bids and secured lumber to replace the existing footbridge. Facilitated delivery of 2"x12"x24' stringers on-site.

Monitoring and Maintenance

- Performed trailhead checks on a weekly basis and refilled dog bag dispensers as necessary, including at Historic Barns Park trailhead to GT Commons.
- Downloaded trail counter data on a monthly basis.
- Posted “recycling only” and “no household trash” signs for Randolph trailhead trash totes.
- Posted permanent “trail user pledge” signs at all trailhead areas.
- Mowed along all trails and pruned trailside vegetation as necessary.
- Provided reconnaissance of trail opportunities/changes near M-72 trailhead and hidden meadow.
- Secured and placed custom made picnic tables for the Randolph and M-72 Trailheads.
- Informed users about the MI Ordinance mandating dogs to be on a leash and the park rule disallowing lighting of fireworks on the property.
- Provided reconnaissance of trails after heavy rain event on July 24th.
- Hauled and spread over 2,000 pounds of gravel at the furthest-east trail crossing culvert site following heavy rain event that washed out the trail.

Grants

- Continued planning for two boardwalk stream crossings over wetlands and headwaters of ‘Hickory Creek’ to further trail opportunities. The TC Track Club awarded a full request of \$4,750 for this project.

Other

- Provided a cost estimate for use of wood chips to designate trails at Historic Barns Park.
- Provided reconnaissance of missing/torn trail post signage on Historic Barns Park property of the Commons trails. Printed and posted signage as necessary.
- Checked the Historic Barns Park dog waste bag dispenser periodically.
- Trimmed back and pruned trees around the entrance to Commons trails from Historic Barns Park to ensure safe and identifiable access to the trails.

OWNER/PARKLAND: Rotary Camps & Services – East Creek Reserve

Monitoring and Maintenance

- Mowed the entire trail system to ensure safe and identifiable access and use.

- Performed routine drive-by and trailhead inspections to monitor use and pick up trash. Investigated the source and location of where someone on horseback is accessing the ECR and riding on non-designated trails. The source appears to be from a residence off Summit City Road.
- Chainsawed several downed trees from the trail system.
- Responded to Trail Steward Reports.
- Continued dialogue with the Road Commission regarding the Mayfield Rd. crossing of East Creek. The Road Commission is willing to spread crushed concrete to control erosion at the site but the estimated \$3,500 cost of the material must be covered by others.

BOARDMAN RIVER STEWARDSHIP

- Assisted with clearing trash including several submerged docks and decks from the Boardman River as part of the 16th annual Boardman River Clean Sweep event coordinated by Dr. Norm Fred.
- Prepared and submitted descriptions for three scheduled work events in October as part of the NMC/Freshwater Studies Institute's River Restoration Management Rotation. The goal of the project is to introduce the WSI students to watershed management and river restoration concepts through hands-on activities.
- Submitted Soil Erosion and Natural River permit applications for the North Branch Sand Trap Abandonment & Restoration project.
- Assisted a riverfront property owner (McKellar) with the placement of 10-cubic yards of rock rip-rap along his riverbank per a state department of Energy, Great Lakes, and the Environment approved/permitted site plan.
- Removed a large tree blocking the west culvert at the Beitner Road crossing of the Boardman River.
- Attended a Lower Boardman Plan open house and provided input on the plan.
- Completed the construction portion of the Phase-II Wood project. The District's Conservation Team installed micro-slash within the 1,700 foot project area. The micro-slash consisted of small diameter aspen from the nearby thick stand of aspen that regenerated after dam removal. The aspen were weaved (anchored) into the large habitat wood and will serve as a nursery of sorts where smaller trout can escape predation by larger trout.
- Attended a walk-thru of the Cass Road/Miller Creek project to provide input regarding the crossing. Miller Creek takes an immediate turn to the right at the outlet of the culvert. The Creek is cutting into (eroding) the bank during high flow events and will cut off over 100' of channel if steps are not taken to protect the bank.
- Conducted a hike into the Sabin bottomlands for 30 participants to discuss restoration efforts post dam removal.
- Met with Mike Vickery from FLOW to develop a "Rights of the River" metric as part

of the Structured Decision Making process to assist the MDNR Fisheries Division when they decide what fish to pass beyond the Union Street dam.

- Assisted a riverfront property owner with the relocation of a tree that was beginning to threaten his deck. The tree was relocated within the river channel downstream and will continue to provide instream-habitat benefits.
- Ordered coir/bio-logs for a Adams Chapter of Trout Unlimited work bee on the North Branch of the Boardman River scheduled for the end of August.

ENVIRONMENTAL EDUCATION

Nature Center Visitation this Month: 1056

Nature Center Visitation July 20: 0

Program Participants this month: 894

Program Participants July 20: 0

Drop ins this month: 162

Drop-in July 20: 0

Nature Center Visitation this year: 1458

Nature Center Visitation since 2008: 98,569

Program Participation & Program Planning:

- 326 students and teachers from area schools and programs participated in curriculum based programs led by our environmental educators and volunteers.
 - Our Peepers Program returned after a call from the community for the summer. The program will run through August.
 - Nature Day Camp registration is completely full with a large waiting list for the summer. Last day of camp is August 27th.
 - Presented at Traverse Heights Elementary School for the TCAPS summer program. Students learned about area wildlife and the natural environment. Roughly 250 students attended the virtual event.
-



FORESTRY ASSISTANCE PROGRAM (FAP)

Leelanau, Grand Traverse and Benzie Conservation Districts

Trainings: Mandatory County Emergency Training

On-Site Visits:

Leelanau County

1. Dunn, 10 acs., Leland Twp.
2. Belanger Woods, 8 acs., Leelanau Twp. S.
3. Ruby Ellen Farm, 1 ac. Suttons Bay Twp.
4. Veronica Valley Park, 10 acs., Suttons Bay Twp.
5. Pavkovich, 100 acs., Suttons Bay Twp.

Grand Traverse County

1. Emond, 12 acs., Whitewater Twp.
2. Morris, 1 ac. Acme Twp.
3. Walker, 10 acs., Long Lake Twp.

Benzie County

1. Talsma, 11 acs., Platte Twp.
2. Day, 1 ac. Benzonia

Written Forest Management Recommendations: 3 QFP Verifications: 0
MAEAP/FWH Verifications: 0

FAP Referrals to Private Sector: 3 FAP Referrals to Public Sector: 1

In-office Contacts: 64 landowners **Follow-up Contacts: 70**
landowners/qualified foresters

FAP Promotion/Program Development:

1. UTBI Biochar Webinar
2. Kingsley Library ATREP presentation (11 participants), youth program (45 children/10 adults)
3. Nuts 4 Nature Camp – 27 youth/3 adults



4. Frankfort School Forest Workbee – 6 participants
5. Preparation/Promotion for WOW Hike August 3

MICHIGAN AGRICULTURE ENVIRONMENTAL ASSURANCE PROGRAM (MAEAP)

Farm Visits: 6 (Antrim/Grand Traverse), 2 (Benzie/Leelanau)

Risk Assessments Completed: 4 (Antrim/Grand Traverse), 2 (Benzie/Leelanau)

Farms Verified: 0

Updates:

- 7/2: MAEAP Benzie/Leelanau Technician Interview
- 7/9: Freshwater Roundtable Meeting
- 7/13: MAEAP Technical Advisory Committee Meeting
- 7/22: Native Gardens Workbee
- 7/28: Antrim Conservation District/GTCD Field Day Collaboration Meeting
- 7/29: Great Lakes Incubator Farm Partner Meeting
- 7/29: Protecting our Lakes and Shorelines Practice Session
- 7/29: Meeting with Grand Traverse County Parks and Recreation
- 7/30: Native Gardens Workbee
-

Current Projects:

- Working with:
 - 32 Farms in Grand Traverse
 - 14 Farms in Antrim
 - 20 Farms in Leelanau
 - 9 Farms in Benzie
- Assisting with utilizing MAEAP fund code for NRCS EQIP Applications
- Planning 2021 agrichemical container recycling program.
- Planning 2021 tractor tire/large equipment tire recycling event.
- Planning MAEAP Phase 1 events and field days in Grand Traverse and Antrim Counties.
- Planning 2021 Freshwater Summit with Freshwater Roundtable.
- Coordinating Native Garden volunteer work.

- Continuing development of Great Lakes Incubator Farm program and funding acquisition.

Upcoming Events:

- 8/2: GLIF/Ottaway Crossing Campaign Development Meeting
- 8/3: Grand Traverse County Verification
- 8/10: MAEAP Technical Advisory Committee Meeting
- 8/11: Protecting our Lakes and Shorelines Session
- 8/11: Native Gardens Workbee
- 8/13: Freshwater Roundtable Meeting
- 8/14: Saturday Series MAEAP Hike

NORTHWEST MICHIGAN INVASIVE SPECIES NETWORK (ISN)

Public Inquiry Responses: 61	Acres Surveyed: 901
Active Efforts: 105	Sites Surveyed: 62
Active Impressions: 291	Sites Monitored: 0
Passive Efforts: 28	Acres Treated: 358.5
Passive Impressions: 24,372	Sites Treated: 19
GBB-specific active efforts: 0	Acres Restored: 0
GBB-specific active impressions: 0	Sites Restored: 0
GBB-specific passive efforts: 54	Volunteer Hours: 55
GBB-specific passive impressions: 2,186	Volunteers: 28

Meetings/Presentations/Trainings:

- 7/1 – Hosted baby’s breath workbee on Elberta Beach, 5 volunteers
- 7/8 – Hosted baby’s breath workbee on Elberta Beach, 6 volunteers
- 7/8 – Held knotweed workshop in GT county (2 attendees/12 registrations)
- 7/9 – Attended MISGP grant meeting with state funders
- 7/10 – Held boat wash on Portage Lake with Portage Lake Watershed Forever and AISPP (3 volunteers present and a busy day!)
- 7/12 – Presented Habitat Matters to Spirit of the Woods Garden Club – 45 attendees
- 7/14 – Go Beyond Beauty planning meeting, next steps
- 7/15 – Co-hosted baby’s breath workbee on Elberta Beach with GTRLC – 5 volunteers
- 7/17 – Audrey assisted AISPP with Lake Leelanau boat wash – 39 boats washed!
- 7/19 – Held boat wash on Lower Herring Lake – 5 boats washed, 8 contacts
- 7/21 – Purple loosestrife demo and removal – 7 contacts



- 7/21 – Presented at Crystal Downs country club + panel discussion- 100 attendees
- 7/22 – Co-hosted baby's breath workbee on Elberta Beach with GTRLC – 3 volunteers
- 7/28 – Met with SEEDS re. invasive species signage at GT Commons

Treatments, Restoration, and Surveys:

- Bittersweet treatments: 28 acres, 5 sites
- Baby's breath treatments: 188.5 acres, 9 sites
- Himalayan blackberry treatments: 1 acre, 2 sites
- Woody invasives treatments: .5 acres, 1 site
- Japanese hedge parsley treatments: .5 acres, 1 site
- Surveys: 901 acres at 62 sites

Other Accomplishments:

- 7/8 – Submitted USFS CWMA grant
- Completed [July Enewsletter](#)
- Completed native plant sign coordination (SS)
- Manistee News Advocate [article on EC presentation](#) – 15,000 impressions
- QR codes on boot brush stations continue – drawing closes on August 27
- FB reach: 4,721
- Website unique visitors: 2,954
- Instagram reach: 2,693
- GBB FB reach: 1,391
- GBB Insta reach: 795

Upcoming Events:

- Autumn Olive Workshops ([Registration](#))
 - o Thursday, 8/26 – 5:30pm – Manistee, Orchard Beach State Park
 - o Thursday, 9/2 – 5:30pm – Traverse City, Boardman River Nature Center

Acronyms and Abbreviations

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
GTCD	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

Charter Township of Garfield**Engineering Report / Construction Update****August 19, 2021****I. Water Projects****Northwest Service District – Water System Improvements**

Status below:

Division I: Tank was officially placed online in September 2019 and project is closed out

Division II: Project was completed and accepted (utilities turned over) by Township.

Division III: Booster Station / Mechanical Upgrade design is 75% complete and expected to be finalized in March. Project is slated to be bid in June with a late summer construction. Upon completion, the abandonment of three (3) booster station will occur, area overall will experience 5-10 psi increase in pressure and west side of town will be serviced from the new tank rather than directly from the city.

McCrae PRV: US31 / 37 Water Pressure Issues

This area historically experiences low pressure and fire suppression difficulties, specifically Cracker Barrel / Sam's Club. Water that services this area is from McCrea groundwater tank which services the US31/ 37 corridor by gravity and controlled by Pressure Control Valves to maintain pressures less than 80 psi. McCrae PRV has been proposed to be relocated to address this pocket of low pressure in past water studies and capital improvement plans. Recent interest in development in this vicinity have initiated reviews / consideration to complete this work item. Township board approved GFA contract to provide design, permitting and construction / installation of PRV. Project was recently bid and based upon pricing the Board approved to pursue only Cedar Run PRV replacement / booster station abandonment at their August Meeting. Contract documents have been initiated with the contractor and a preconstruction is to be held in the near future. The McCrae and StoneRidge PRV replacements will be rebid at a later date.

Stone Ridge PRV Replacement

The PRV located on Silverlake Road that services the Stoneridge Subdivision is one of the oldest and subject to frequent flooding / maintenance. The station is at its life expectancy and in need of replacement as identified both by the DPW and Township Capitol Improvement Plans. It is our intent to include this project construction with the McCrae PRV replacement to optimize cost with a single contractor. Permits have been issued. Project is on hold due to high bid price received.

Tank Inspection

GFA is assisting the DPW with required maintenance of the water storage tanks located on McCrae, Cedar Run, Birmley and Heritage. Routine inspection is required every 5 years as mandated by EGLE. GFA will be responsible for coordinating with the inspection company, monitoring operations during the

inspection and providing a report to the Township and DPW related to findings. This work is planned to occur this year fall when demand is less.

Sewer Projects

SAW Grant – US 31 Siphon Flow Monitoring

Township board approved recommendations in report at September 26th 2017 meeting. GFA coordinated with the DPW to initiate operations change. Siphon continues to be monitored with increase in growth and permits on west side of town as a capacity restriction exists based upon study results. In March 2019, flows were rerouted to Pump Stations #2 at logans landing from Pump Station #6 at Applebees to alleviate the capacity at the siphon. DPW has been monitoring and discharge has been going well without incident. A need for a pump station may be more imminent to bypass siphon as it continues to present both a maintenance issue and capacity restriction but for the time being, the bypass of flows is working well and EGLE has accepted and permitting new development on west side of town.

General Utilities

Sewer / Water City Contracts

GFA continues to assist the Township on the proposed Lafranier Water Tank Rehabilitation Project that the City is conducting. Project has been reviewed and approved for storm water and utility compliance with Township Ordinances (subject to conditions). The evaluation of the new tank being a benefit to the existing Townships' infrastructure has been disputed by the Township and many discussions with the City, DEQ and Township have occurred over the past couple years. Restrictions exist for the area serviced by Garfield Booster Station #7 which currently is limited to provide supply to 150 benefits. Based upon past meeting with DEQ, there is a potential for the new tank the City is constructing to benefit the Township and ability to eliminate the need / requirement to install a tank on the southeast side of the Township for Traditions and allow for excess of 150 benefits. Township and GFA are coordinating with City on specifics of operations, ability to initiate and costs. The City has completed construction of the new tank and rehab of the old tank and both are currently in operation.

Water Reliability Study

GFA completed the last study in 2012 and are to be completed every 5 years. GFA had requested a time extension from DEQ awaiting completion of work on Northwest side of town. With growth and interest to extend system to Olesons / Meadowlane and need for tank to service Traditions, DEQ has requested GFA complete a mini study for each service area (there are 5). This would include flow data and capacity assessment of existing infrastructure. GFA is currently in process of preparing. A complete water study including hydraulic can be completed in future at a dated to be determined. Three (3) of the five (5) have already been completed and approved by DEQ

GIS Mapping

GFA has been working with the DPW to create an asset management program for the Township with respect to the Water and sewer Infrastructure. The 1st step of this process which includes creation of a

GIS map that includes all record drawing information has been completed. GFA / DPW are now pursuing forward to inventory major and minor assets and GPS the locations of each.

The BPW was awarded the CGAP grant as offered by the Michigan Dept of Treasury. This grant promotes collaboration of communities and efficiency in government. The funds covered 75% of the expenses including equipment (GPS handheld).

Drainage District Improvements / Cass Road 20" Watermain (exposed)

GFA continues to assist the Drain Commission and Township. An agreement was reached between the Drain Commission and Design consultant with respect to existing contracts, fees and will provide a transition of data to GFA as the design consultant. Based upon a recent meeting with the Township, Road Commission, County and Drain Commissioner, it was decided to proceed with Division 1 and 2 only this time (RR and Cass Road Crossing and overflow project). GFA will further evaluate the Cass Road Project upgrade to see if other options are viable that are less costly and that Division of the project will be placed on hold. The project is fully permitting and bids were received with the contract awarded to Elmers Crane and Dozer. Division 1 of the project has been completed (construction of the onsite berm behind the storage units on Cass). Division 2 and 3 have been completed with both culverts installed and the road was opened last week. A final walkthrough has been completed with punchlist items. Elmers completed yesterday and will be closing project out end of this month.

Water Service Expansion

Southwest Part of Township: Olesons Development have initiated and expressed an interest to partner to facilitate the extension of municipal watermain to service the respective developments. GFA has prepared budgetary cost estimates for various options to provide access to water service to the southwest side of the township which currently does not exist (terminates at McCrae / US-37). No status update since November 2018. UPDATED: RECENTLY OLESONS ATTENDED A TOWNSHIP MEETING AND HAS REQUESTED THIS ISSUE BE REVIEWED AGAIN WITH OPTIONS OF WATER SERVICE TO INCLUDE BLAIR TOWNSHIP. A MEMO OF FINDINGS AND DETERMINATION IS IN YOUR BOARD PACKET TO REVIEW.

West (Long Lake Township): Two (2) Developments off Gray Road have initiated and expressed an interest to partner to facilitate the extension of municipal watermain to service them GFA has prepared budgetary cost estimates to provide access to water. GFA with the DPW prepared a memo to discuss methods (bulk water versus franchise agreement) for Long Lake to consider. The State of Michigan recently has provided grant funds to cover expenses related to water treatment, consolidation of system and asset management. GFA applied for a grant for this project in January to cover expenses related to design and construction as it is considered a consolidation. We expect to hear regarding award very soon.

Township Roof

The Township board approved a proposal for GFA to assist with an evaluation and proposed solution to the ongoing roof problems at the Township Hall. GFA has sub consulted with EA (architect) to assist with the project and are currently preparing conceptual drawings and a site inspection is to occur soon in addition to meeting with Building Committee. Project is underway to utilize EA as architect and

Grand Traverse Construction as General Contractor. A 2nd subcommittee is scheduled for next week to review options, plans and schedule. Intentions is to have project completed late fall

II. Parks & Recreation

East River Park – Capitol Improvements

GFA worked Township staff on preparing a conceptual plan and budgetary cost estimates for discussion purposes at upcoming Park and Rec Meeting. Amenities proposed include trail, dog parks, parking lot, pavilion, signage and seating areas. GFA recently had an onsite meeting to review project scope and costs based upon the adopted 2021 budget providing some funds to implement some improvements. A proposal was submitted to the Township and was approved last month to proceed with the first phase of this project including parking lot improvements and a pavilion. A preconstruction meeting was held in July and Elmers is currently submitting for permit applications (building and SESC). Project slated to be completed late September.

Utility Plan Reviews

Windy Hills (60 Acre Herkner Parcel) – Phase II

GFA has completed preliminary review and awaiting final plan submission to establish escrow and complete full review. GFA to provide oversight with fulltime inspection to be provided by applicant.

Ashland Park - Phase 2 & 3

Plan review has been completed by GFA and in receipt of all DEQ permits. GFA will be providing as needed construction oversight. Watermain to storage units have been installed and inspected by GFA. We are awaiting closeout documents for this portion before recommending approval to accept.

Fox Run

Plans have been approved and am in receipt of all DEQ permits. GFA will be providing as needed construction oversight. Some challenges to access connection to existing gravity sewer have presented themselves and worked with developer / DPW to provide connection. Project is intended to start this year

Harris Hills

GFA has completed final plan review and submitted permits to DEQ which have been received. GFA to provide oversight with fulltime inspection to be provided by applicant.

Chelsea Park West – Phase II

Plans have been approved and am in receipt of all DEQ permits. GFA will be providing as needed construction oversight.

Village at Lafranier Woods

All permits have been issued and construction has been postponed and slated to start spring (2022) GFA to provide fulltime construction oversight / inspection.

Northern Michigan Hospitality Management (Hotels on US-31 south)

Watermain has been installed and GFA is currently working on closeout paperwork.

The Oaks

All permits have been issued and construction has been postponed and slated to start spring (2022) GFA to provide fulltime construction oversight / inspection.

TCAPS Montessori

Sanitary sewer lines have been installed and inspected by GFA / approved by DPW. Currently working on closeout paperwork.

BATA Facility

GFA has completed a preliminary review and provided comments to Planning Department requesting additional information to be provided. A coordination meeting with the engineers of South 22, Prince of Peace Church and BATA was held to discuss utilities to service the entire corridor that best services the customers and meets the Township Specs and Master Plan. Follow-up information was provided and GFA reviewed and project letter on ability to expand utilities to service entire corridor.

Chick Fila

All permits have been issued and construction is slated to start in September. GFA to provide fulltime construction oversight / inspection.

2021 Storm Water & Private Road Plan Reviews

Lake Michigan Federal Credit Union	Approved (permit and maintenance plan to be submitted to Twp)
Mich St U Fed Credit Union/US 3	Approved (final plans with permit and maintenance plan to be submitted to Twp)
2487 Rice Street - Habitat for Humanity	Approved (final plans with permit and revisions to be submitted to Twp)
Safety Net - 1771 Park Dr.	Approved (final plans with permits, agreements, to be submitted to Twp)
Chick-Fil-A-3980 US-31	Application was withdrawn 7/3/20
Tru Hotel	Approved (final plans with permits, agreements, to be submitted to Twp)
Village at Lafranier Woods	Approved (final plans with permits to be submitted to Twp)
Building 57	Approved (drian commission, permit and maintenance plan to be submitted to Twp)
3044 Contractors D	Approved (final plans with permits to be submitted to Twp)
1800 S Garfield Rd - Wendy's	Approved (cond'n'l support for d/s system, ermit and maintenance plan to be submitted to Twp)
5136 N Royal Dr. - Active Brace & Limb	Approved (final plans with agreements and permits to be submitted to Twp)
Harris Hills	In Review #1- GFA requested additional info 3-16: Waiting
2020 Road Reconstruction Project - Historic Barns	Follow up to 9/30 email sent 1/19
363 W. South Airport Rd-Global Ashpalt	GFA received rev. plans with new re pond location out of ROW. Approved (pending maint)
1461 Industry Drive - Unit 37 HIC Site Plans	Approved: see email: (final plans with agreements and permits to be submitted to Twp)
2468 W South Airport Rd- McDonalds	Approved (final plans with agreements and permits to be submitted to Twp)
1449 Industry Drive - Unit 36 HIC Site Plans	Approved: see email 10/14: (final plans with agreements and permits to be submitted to Twp)
Willoughby Supply (3225 Astro Place)	Approved Per Email 11/25: (final plans with agreements and permits to be submitted to Twp)
2460 North Vision Storage	Initial review sent to Schiffer 11/20/20
Once Upon a Child	Approved (final plans with agreements and permits to be submitted to Twp)
BATA SW Review	Meeting comments to JAH/TWP on 1/11, Initial review sent 1/19/21
TCAPS Motntessori	Approved Per Email 2/25: (final plans with agreements and permits to be submitted to Twp)
Unit 33 HIC -Scott Jozwiak	Approved (final plans with agreements and permits to be submitted to Twp)
Burger King - Inovative Design	Approved (final plans with agreements and permits to be submitted to Twp)
Once Upon a Child - Rev 1	Letter sent 3/12 looks ok with minor comments for correction
Camping World	Review letter sent 6/21/21
Unit 34 HIC -Bill Crain	Reviewed revised plans 5/20 - Approved (final plans with agreements and permits to be submitted to Twp)
Chick-Fil-A-2700 US-31	Approved per 8/6 letter (final plans with agreements and permits to be submitted to Twp)
Long Lake Development	Received / Preliminary Review letter send 8/12/2021



August 18, 2021

Mr. Chuck Korn
Township Supervisor
Charter Township of Garfield

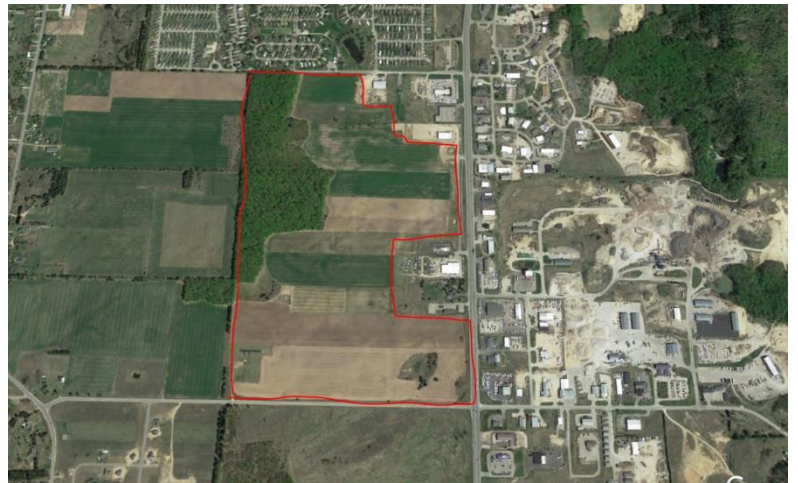
Re: Olesons Parcel – M37 / US-31 South
Water Service Feasibility
GFA No. 21029C

Dear Chuck:

Per the request of the Township Board, we have conducted a review and analysis of options available to accommodate water service to the vacant parcel of property located on M37/ US-31 South owned by the Oleson’s Foundation. The review was based on the current standards adopted by Garfield Township, Michigan Department of Environment, Great Lakes and Energy (EGLE), Ten State Standards and accepted engineering practice for this area.

DESCRIPTION OF THE PROPOSED PROJECT

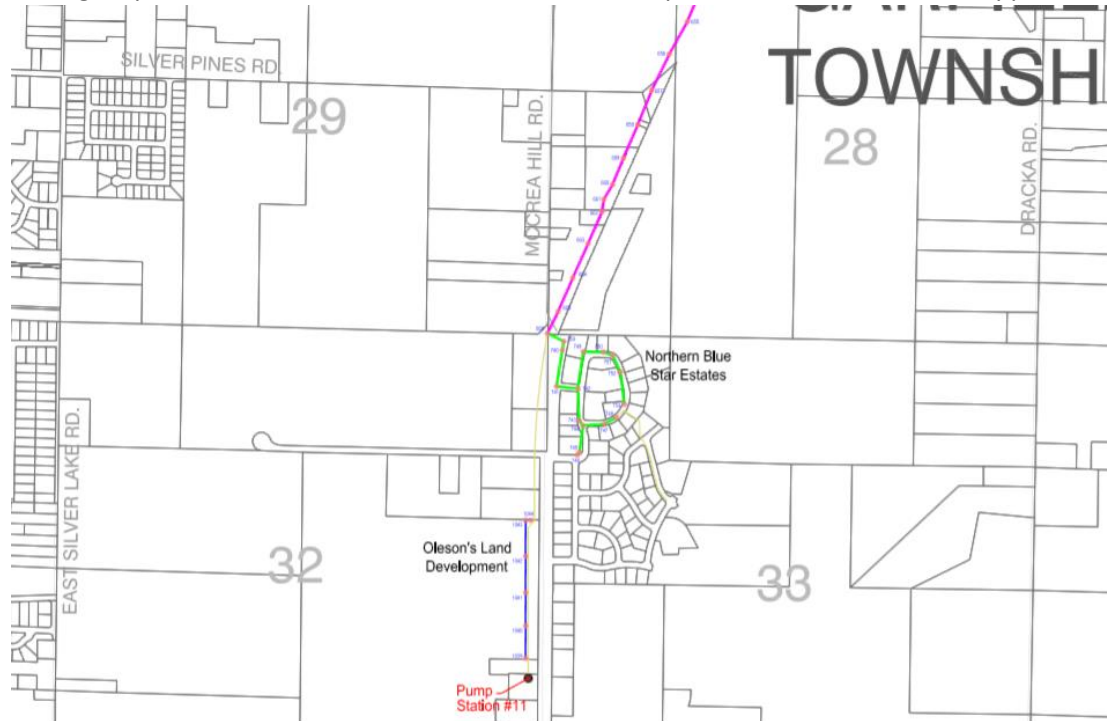
The Oleson’s Foundation owns approximately 195 Acres of vacant land along the west side of M37/US-31 just north of Rennie School Road that is currently zoned General Commercial. The parcel has access and fronts several utilities including cable, electric and sanitary sewer but not potable water and is bound by Rennie School Road and Meadowlane Drive. The parcel has been listed for sale with a couple out lots recently sold to Camping World and Once Upon A Child. Mr. Brad Oleson the representative for the parcel has reached out to the Township over the years inquiring on options and ability to obtain water service with a recent request made to the Township Board in July. The lack of water service has made use of the parcel and ability to sell challenging due to lack of both domestic and fire suppression thus the burden is placed on them which incurs additional costs for developments to construct onsite infrastructure.



EXISTING INFRASTRUCTURE

Sanitary Sewer System

The Garfield Township sanitary sewer collection system is divided up into eight (8) distinct service areas, designated by name according to the primary trunkline running along the respective road. In this case the Oleson Parcel would be immediately serviced by the US-31 South Service District (see illustration below of existing infrastructure and proposed development locations). The current corridor does provide immediate access to an 8" sanitary sewer that discharges into Pump Station #11. Station flows through a pressurized forcemain to the north into Pump Station #6 location near Applebee's.



The capacity of the infrastructure for this area is restricted by the 8" sewer and Pump Station No. 11, respectively. The gravity sewer has an available capacity of approximately 340 GPM whereas Station No. 11 has an available firm capacity of 100 gpm. The lift station is currently experiencing peak flows of approximately 5 gpm.

Water System

The Garfield Township water distribution system is divided up into five (5) distinct service districts with the limits defined by the existing infrastructure that services the users. In this case the Oleson Parcel would be immediately serviced by Day Drive District (see limits of piping / development location image below). As a stand-alone district, Day Drive infrastructure consists of one water booster station (Booster Station No.1) with a firm capacity of 3,850 gpm (5.54 MGD) located just southwest of the South Airport / Cass Road intersection and a 2,250,000-gallon ground-based water storage tank located on McRae Hill Road just south of Silver Pines Road. The booster station receives its supply from the City District through two (2) main trunklines as monitored by two (2) master meters: (1) the primary feed is a 20-inch main that runs west along South Airport Road, monitored by the Barlow Master Meter and (2) a redundant 12-

PROPOSED FLOW DEMANDS

It is uncertain the type and volume of development anticipated and can only assume general commercial based upon current zoning. Each type will generate varying usage from storage units utilizing minimal domestic demand but will require fire flow to a car wash which would require a high demand of domestic and fire flow. For purposes of this report we have assumed a value of 600 benefits. Based upon this, there are several commonly accepted design practices for determining anticipated sewer and water flows. For this review we will utilize historical data based upon previous studies conducted by GFA and typical for this service area. These values are as follows:

- Water: 208 GPD / REU (AVERAGE) and 3.3 Factor (MAX DAY)
- Sewer: 350 GPD / REU (AVERAGE) and 4.0 FACTOR (PEAK HOUR)

Applying this information and assuming the development would be serviced by common infrastructure, the following flows are estimated:

- Water: 124,800 GPD (90 GPM) AVERAGE / 412,000 GPD (286 GPM) MAX
- Sewer: 175,000 GPD (120 GPM) AVERAGE / 612,000 GPD (425 GPM) PEAK

SERVICE OPTIONS

Water

There are several options available to provide water service to this area. The options are outlined below and illustrated on the attached conceptual map:

Garfield Township Water System:

The limits of the Garfield Township water system is US-31 North and McCrae and is serviced by the McCrae Groundwater Storage Tank. current pressure at this connection is which is limited by the McCrae Ground water storage tank. This tank operates at 940 water level and to provide the minimum 45 psi to customers is bound to service areas with topography of 840 and less. The areas south of this infrastructure ranges in elevation from 850 to 950 and is currently not serviceable with the existing infrastructure. A booster station would be required to provide the adequate pressures to service this development and others along the route. In addition, water storage is required for all systems that service more than 150 units to meet peak hour, fire suppression, and emergency demands. This storage is typically provided by the one of the following two methods:

- ⤴ *Gravity Storage* – Elevated or ground based tank in which the hydraulic grade line is controlled by gravity.
- ⤴ *Pumped Storage* – Booster pumps control the hydraulic grade line and draw a the ground storage tank (suction side)

There are two (2) alternatives available to accommodate service from Garfield Township:

Alternative No 1: Connect to the limits of the existing Garfield infrastructure (12" Watermain) located along US-31 North near McCrae Road and extend to the Oleson's Property. Water Supply and Pressure would be provided with a proposed onsite Booster Station rated to meet the maximum demands of the development. To accommodate storage and provide adequate fire suppression the station would be equipped with a dedicated fire pump and backup power supply (generator) which is referred to as pumped storage.

Alternative No 2: Connect to the limits of the existing Garfield infrastructure (12" Watermain) located along US-31 North near McCrae Road and extend to the Oleson's Property. Water Supply and Pressure would be provided with a proposed onsite Booster Station rated to meet the maximum demands of the development. To maintain system pressures and provide storage needs for fire suppression an onsite elevated water tank is proposed which is referred to as Gravity Storage.

Blair Township Water System:

Blair Township border is located to the south of the Oleson's Development at Rennie School Road. The following information was obtained from Blair Township Staff:

- Water Distribution infrastructure (12" Watermain) terminates at the intersection of US-31 North and Rennie School Road. Hydrant flow test results indicate available pressures at this location are 52 psi and able to achieve approximately 2800 GPM at 20 psi for fire flow
- Water Wells have 400 GPM reserve capacity but will be limited due to incoming new developments.
- Water Storage Tank is 500,000 gallons and has an operating range of 1040 to 1025 and would provide 60-32 psi to the Oleson's Development based upon existing site elevation.

Option2: Connect to the limits of the existing Blair infrastructure (12" Watermain) located along US-31 North and Rennie School Road and extend to the Oleson's Property. Water Supply and Storage would be provided utilizing the existing infrastructure in place.

Options	Pros	Cons	Water Rates
Option 1 – Alternative 1	<ul style="list-style-type: none"> Adequate fire flow without straining distribution system Storage provide from the existing McCrae Storage Tank Would provide access to properties along US-31 North (expand Service Area) 	<ul style="list-style-type: none"> Additional O&M Expenses Significant Construction Costs 	<ul style="list-style-type: none"> Benefit Fee Connection - \$3,300 Each Monthly Fee: \$11.50* <p>*Additional \$1.80 per 100 Cft after 465 cft (3455 gallons) usage</p>
Option 1 – Alternative 2	<ul style="list-style-type: none"> Adequate fire flow without straining distribution system Gravity Storage which is more reliable during power outage 	<ul style="list-style-type: none"> Additional O&M expenses Significant Construction Costs 	
Option 2	<ul style="list-style-type: none"> Most Cost Effective Provides an alternative water source to the Township in event TC Supply has problems Gravity Storag which is more reliable during power outage 	<ul style="list-style-type: none"> Some of the development site is not serviceable with the existing storage tank level settings Temporary due to limited capacity of Blair Township Infrastructure No additional O&M incurred by GTCDPW 	<ul style="list-style-type: none"> Benefit Fee Connection - \$3,300 Each Monthly Fee*: <ul style="list-style-type: none"> ~5/8"x3/4" \$21.50 ~1" \$ 32.60 ~1 1/2" \$ 63.45 ~2" \$106.75 ~3" \$227.60 <p>*Additional \$3.35 per 1000 gallons usage</p>

Sewer

Sanitary sewer infrastructure is accessible and fronts the parcel. Internal piping networks and service connections would be required to accommodate potential developments as would be standard practice for any location. Depending on size and layouts, additional infrastructure and/or improvements to the existing infrastructure may be required to accommodate however at this time, no further evaluation is required.

PROJECT COSTS

Based upon the preliminary information provided and 2021 market prices, the following estimated construction costs for the utility extensions are provided below. This only accounts for mainline infrastructure and not internal piping to service the development.



August 18, 2021

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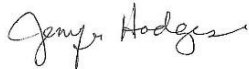
Water:

Option 1, Alternative 1: 12" watermain extension from existing 12" on McRea Hill / US-31 to Oleson's Development including 300 GPM Booster Station with 2,500 GPM Fire Pump= \$1,850,000 including Engineering Fees

Option 2, Alternate 2: 12" watermain extension from existing 12" on McRea Hill / US-31 to Oleson's Development including 300 GPM Booster Station and 300,000-gallon storage tank = \$3,610,000 to including Engineering Fees

Option 2: 12" watermain extension from existing 12" on Rennie School / US-31 to Oleson's Development = \$825,000 Including Engineering Fees

Thank you for allowing GFA the opportunity to provide this analysis and assist the Township. Please feel free to contact us should you have any questions and/or comments



Jennifer Hodges, PE

Sr. Project Manager



123 West Front Street
 Traverse City, Michigan 49684
 231.946.5874
 231.946.3703

OPINION OF PROBABLE CONSTRUCTION COST

Charter Township of Garfield
 Option 1, Alternate 1: Pumped Storage (Fire + Domestic from McCrae Ground Tank & New Booster Station) :
 Water Main Extension to Service Olesons
 GFA PROPOSAL NO. 18-586
 Updated August 18, 2021

No.	Item	Estimated Quantity	Unit	Unit Price	Item Cost
Booster Station					
1	Booster Station, including heating, ventilation, electricity, lighting (1000 SFT)	1	LS	\$185,000.00	\$185,000.00
2	Pumps rated at 300 GPM @ 240' TDH including (2) domestic and (1) 250000 Fire Pump	1	LS	\$90,000.00	\$90,000.00
3	Flowmeter, Piping, Fitting, and Valves	1	LS	\$65,000.00	\$65,000.00
4	Chemical Injection Equipment (Chlorine)	1	LS	\$15,000.00	\$15,000.00
5	Building Controls (SCADA) and Electrical / VFDs	1	LS	\$65,000.00	\$65,000.00
6	Generator Set / ATS, 60 kW	1	LS	\$75,000.00	\$75,000.00
7	Mobilization / Restoration	1	LS	\$60,000.00	\$60,000.00
Watermain					
1	Mobilization	1	LS	\$30,000.00	\$30,000.00
2	Watermain, C900, 12"	5000	LF	\$75.00	\$375,000.00
3	Gate Valve and Box, 12"	20	EA	\$5,000.00	\$100,000.00
4	Gate Valve and Box, 8"	2	EA	\$2,800.00	\$5,600.00
5	Fire Hydrant Assembly	17	EA	\$6,000.00	\$102,000.00
6	Connect to Existing, Watermain	1	EA	\$4,500.00	\$4,500.00
7	Blow-Off, 12"	4	EA	\$4,000.00	\$16,000.00
8	Asphalt, Drive	800	SY	\$80.00	\$64,000.00
9	Concrete, Curb	300	LF	\$65.00	\$19,500.00
10	Restoration	1	LS	\$25,000.00	\$25,000.00
11	Clearing & Grubbing	1	LS	\$20,000.00	\$20,000.00
12	Culvert Removal & Replacement, CMP less than 24"	300	LF	\$100.00	\$30,000.00
13	Testing & Chlorination of Water Main	1	LS	\$10,000.00	\$10,000.00
14	Traffic Control	1	LS	\$30,000.00	\$30,000.00
ESTIMATED CONSTRUCTION COST					\$1,386,600.00
10% CONTINGENCY					\$138,660.00
ENGINEERING, ADMINISTRATIONS, CONSTRUCTION SERVICES					\$305,052.00
TOTAL ESTIMATED CONSTRUCTION COST					\$1,830,312.00

- These costs are based on preliminary information. The actual site conditions may result in variations of unit prices or items.
- Costs for financing, land, right-of-way, easement acquisition, and permit fees are not included in this cost estimate.
- This cost estimate is approximate. Actual construction bids may vary significantly from this statement of probable costs due to timing of
- This estimate is based on the drawing included in this report
- Costs assume capacity of Existing McCrae Water Storage Tank is sufficient. July 2018 Pump Records were reviewed and demonstrated adequacy volume is available to meet next 5 year needs, but need to be verified prior to final approval
- All other associated costs are included in the cost of this project



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OPINION OF PROBABLE CONSTRUCTION COST

Charter Township of Garfield

Option 2: Gravity Storage (Fire + Domestic from New Elevated Tank & New Booster Station) : Water Main Extension to Service Olesons
 GFA PROPOSAL NO. 18-586
 August 18, 2021

No.	Item	Estimated Quantity	Unit	Unit Price	Item Cost
Tank & Booster Station					
1	Booster Station, including heating, ventilation, electricity, lighting (650 SFT)	1	LS	\$135,000.00	\$135,000.00
2	Pumps rated at 300 GPM @ 120' TDH	1	LS	\$65,000.00	\$65,000.00
3	Flowmeter, Piping, Fitting, and Valves	1	LS	\$45,000.00	\$45,000.00
4	Chemical Injection Equipment (Chlorine)	1	LS	\$15,000.00	\$15,000.00
5	Building Controls (SCADA) and Electrical / VFDs	1	LS	\$45,000.00	\$45,000.00
6	300,000 Gallon Elevated Water Storage Tank, 120' TCL (including foundation & cathodic protection)	1	LS	\$1,250,000.00	\$1,250,000.00
7	Mobilization / Restoration	1	LS	\$60,000.00	\$60,000.00
Watermain					
1	Mobilization	1	LS	\$30,000.00	\$30,000.00
2	Watermain, C900, 12"	8000	LF	\$75.00	\$600,000.00
3	Gate Valve and Box, 12"	18	EA	\$5,000.00	\$90,000.00
4	Gate Valve and Box, 8"	2	EA	\$2,800.00	\$5,600.00
5	Fire Hydrant Assembly	20	EA	\$6,000.00	\$120,000.00
6	Water Service Lead Long, 2"	2000	LF	\$33.50	\$67,000.00
7	Water Service Lead Short, 2"	260	LF	\$30.00	\$7,800.00
8	Connect to Existing, Watermain	1	EA	\$4,500.00	\$4,500.00
9	Blow-Off, 12"	4	EA	\$4,000.00	\$16,000.00
10	Paving Asphalt, Drive	800	SY	\$60.00	\$48,000.00
11	Concrete, Curb	300	LF	\$50.00	\$15,000.00
12	Restoration	1	LS	\$25,000.00	\$25,000.00
13	Testing & Chlorination of Water Main	1	LS	\$10,000.00	\$10,000.00
14	Culvert Removal & Replacement, CMP less than 24'	300	LF	\$100.00	\$30,000.00
14	Clearing & Grubbing	1	LS	\$20,000.00	\$20,000.00
15	Traffic Control	1	LS	\$30,000.00	\$30,000.00
ESTIMATED CONSTRUCTION COST					\$2,733,900.00
10% CONTINGENCY					\$273,390.00
ENGINEERING, ADMINISTRATIONS, CONSTRUCTION SERVICES					\$601,458.00
TOTAL ESTIMATED CONSTRUCTION COST					\$3,608,748.00

- These costs are based on preliminary information. The actual site conditions may result in variations of unit prices or items.
- Costs for financing, land, right-of-way, easement acquisition, and permit fees are not included in this cost estimate.
- This cost estimate is approximate. Actual construction bids may vary significantly from this statement of probable costs due to timing of construction, changed conditions, labor rate changes, or other factors beyond the control of Gourdie-Fraser.
- This estimate is based on the drawing included in this report
- Costs assume capacity of Existing McCrae Water Storage Tank is sufficient. July 2018 Pump Records were reviewed and demonstrated
- All other associated costs are included in the cost of this project



Engineering
Surveying
Testing &
Operations

123 West Front Street
Traverse City, Michigan 49684
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OPINION OF PROBABLE CONSTRUCTION COST

Charter Township of Garfield
Option 2: Gravity Storage (Fire + Domestic from Blair Elevated Tank) : Water Main Extension to Service to Olesons
Development
GFA PROPOSAL NO. 18-586
August 22, 2018

No.	Item	Estimated Quantity	Unit	Unit Price	Item Cost
Watermain					
1	Mobilization	1	LS	\$30,000.00	\$30,000.00
2	Watermain, C900, 12"	3000	LF	\$75.00	\$225,000.00
3	Gate Valve and Box, 12"	8	EA	\$5,000.00	\$40,000.00
4	Gate Valve and Box, 8"	2	EA	\$2,800.00	\$5,600.00
5	Fire Hydrant Assembly	8	EA	\$6,000.00	\$48,000.00
6	Connect to Existing, Watermain	1	EA	\$4,500.00	\$4,500.00
7	Bore and Jack Steel Casing, 24"	300	LF	\$310.00	\$93,000.00
8	Paving Asphalt, Drive	500	SY	\$60.00	\$30,000.00
9	Concrete, Curb	400	LF	\$50.00	\$20,000.00
10	Testing & Chlorination of Water Main	1	LS	\$10,000.00	\$10,000.00
11	Supply & Install Master Meter, 12"	1	EA	\$5,000.00	\$5,000.00
12	Sidewalk Removal & Replacement, Reinforced 6"	250	SFT	\$30.00	\$7,500.00
13	Culvert Removal & Replacement, CMP less than 24"	300	LF	\$100.00	\$30,000.00
14	Clearing & Grubbing	1	LS	\$20,000.00	\$20,000.00
15	Restoration	1	LS	\$25,000.00	\$25,000.00
16	Traffic Control	1	LS	\$30,000.00	\$30,000.00
ESTIMATED CONSTRUCTION COST					\$623,600.00
10% CONTINGENCY					\$62,360.00
ENGINEERING, ADMINISTRATIONS, CONSTRUCTION SERVICES					\$137,192.00
TOTAL ESTIMATED CONSTRUCTION COST					\$823,152.00

- These costs are based on preliminary information. The actual site conditions may result in variations of unit prices or items.
- Costs for financing, land, right-of-way, easement acquisition, and permit fees are not included in this cost estimate.

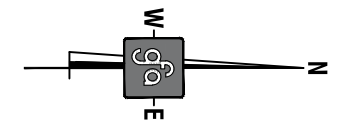
- This cost estimate is approximate. Actual construction bids may vary significantly from this statement of probable costs due to timing of construction, changed conditions, labor rate changes, or other factors beyond the control of Gourdie-Fraser.
- This estimate is based on the drawing included in this report
 - All other associated costs are included in the cost of this project

Southeast Service District Expansion Water Service Options

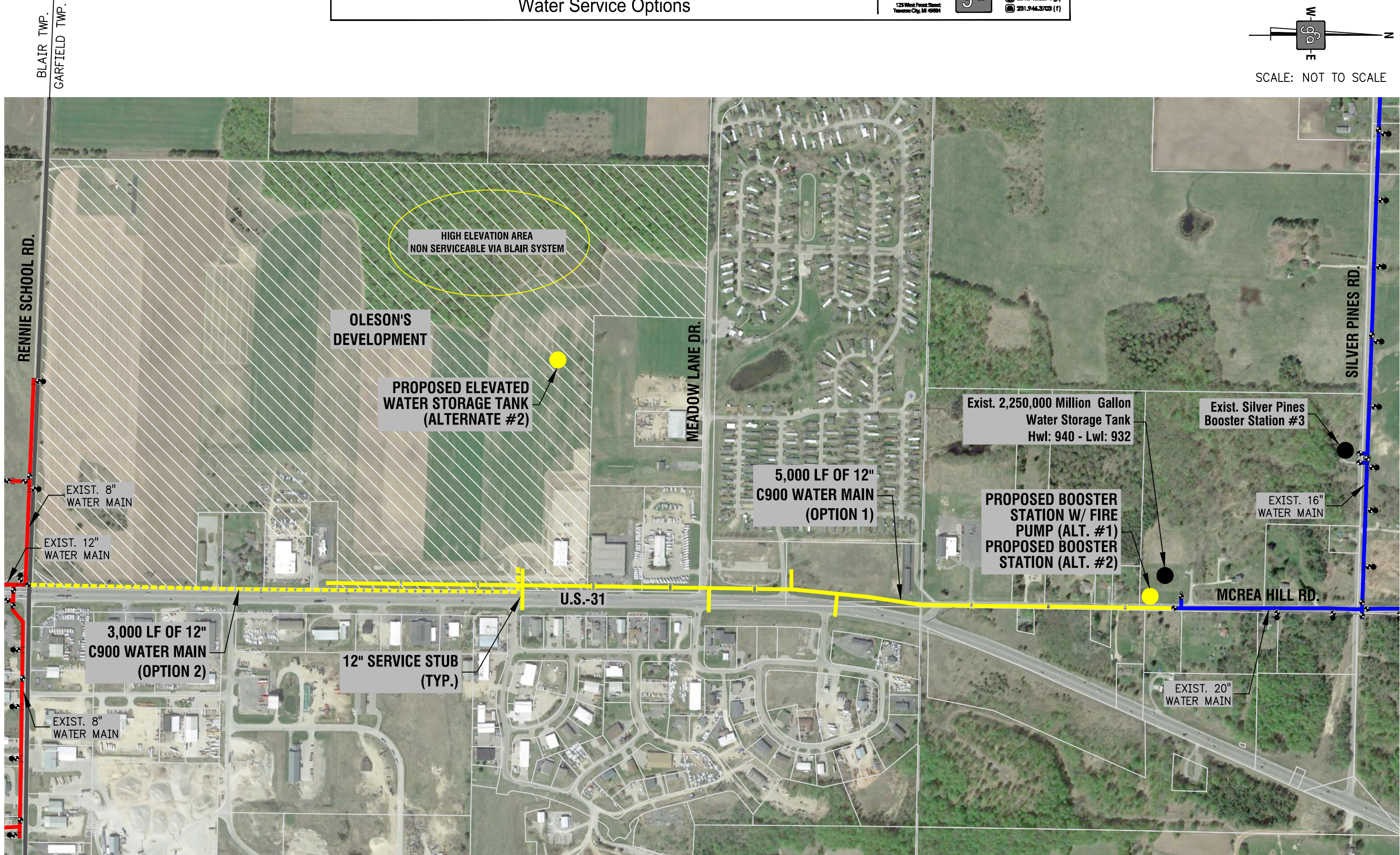
ENGINEERING
SURVEYING
TESTING & OPERATIONS



<http://gfo.lc>
231.346.5874 (p)
231.346.3703 (f)



SCALE: NOT TO SCALE



T:\PROJECTS\21029C\OLESONS WATER SERVICE\WATER.DWG (08-18-21 4:15 PM) CBALLANCE

GTMESSA - July 2021 Aid Report

Incident Date	Number	Address	Aid	Department Name
7/6/2021 0:00	21-2702	Fitzhugh Dr	Aid Given	Traverse City Fire Dept
7/9/2021 0:00	21-2759	DIVISION / Silver Lake	Aid Given	Traverse City Fire Dept
7/14/2021 22:54	21-2847	LAMAR Drive	Aid Given	Blair Fire/EMS
7/15/2021 7:37	21-2851	US 31 SOUTH	Aid Given	Blair Fire/EMS
7/21/2021 0:00	21-2956	Union Street	Aid Given	Traverse City Fire Dept
7/24/2021 17:47	21-3013	West BLAIR TOWNHALL Road	Aid Given	Blair Fire/EMS
7/25/2021 20:03	21-3033	West River Road	Aid Given	Blair Fire/EMS
7/26/2021	21-3041	FRANCIS	Aid Given	Blair Fire/EMS
7/28/2021 21:05	21-3091	AERO PARK Drive	Aid Given	Traverse City Fire Dept
7/1/2021 13:27	21-2625	US 31 NORTH	Aid Received	Peninsula Fire Dept.
7/3/2021 21:59	21-2671	South Garfield	Aid Received	Traverse City Fire Dept
7/5/2021 19:09	21-2691	North FOUR MILE Road	Aid Received	Peninsula Fire Dept.
7/19/2021	21-2921	US 31	Aid Received	Blair Fire/EMS
7/23/2021 14:14	21-2994	Park Drive	Aid Received	Traverse City Fire Dept
7/29/2021 18:32	21-3108	US 31 NORTH	Aid Received	Peninsula Fire Dept.

EMS Incidents - Garfield July 2021

Complaint	Priority 1	Priority 2	Priority 3	Total	Percent
Fall	3	12	25	40	12.90%
Difficulty Breathing / SOB	23	1	4	28	9.03%
General Weakness	6	2	20	28	9.03%
Cardiac Issues (Chest Pain)	16	2	3	21	6.77%
Vehicle Accident	19			19	6.13%
Abdominal Pain	6	1	7	14	4.52%
Syncope/near-fainting	9	2	3	14	4.52%
No Other Appropriate Choice	3	1	9	13	4.19%
Altered LOC	10		1	11	3.55%
Medical Alarm		10	1	11	3.55%
Traumatic Injury	1	3	6	10	3.23%
Diabetic Emergency	1	4	4	9	2.90%
Invalid Assist/Lift Assist			9	9	2.90%
Psychiatric Problem/Suicide Attempt	4	1	3	8	2.58%
Seizure	7	1		8	2.58%
Alcohol intoxication	1		5	6	1.94%
Nausea/Vomiting	2		4	6	1.94%
Welfare Check	1	3	2	6	1.94%
Stroke/CVA	4	1		5	1.61%
Back Pain (Non-Traumatic)	1		3	4	1.29%
Death - Priority 5	2		2	4	1.29%
Hemorrhage/Laceration	1	1	2	4	1.29%
Unresponsive	1	1	2	4	1.29%
Allergic Reaction / Stings	3			3	0.97%
Assist Other Agency		2	1	3	0.97%
Hypotension / hypertension	1		2	3	0.97%
Lower Limb Swelling			3	3	0.97%
Overdose - Unintentional	3			3	0.97%
Cardiac Issues - No Chest Pain			2	2	0.65%
Fever	1		1	2	0.65%
Patient Assist Only			2	2	0.65%
Airway Obstruction		1		1	0.32%
Assault	1			1	0.32%
Choking	1			1	0.32%
CPR	1			1	0.32%
Eye Problem/Injury			1	1	0.32%
Headache			1	1	0.32%
Urinary problem		1		1	0.32%
Grand Total	132	50	128	310	
	42.58%	16.13%	41.29%		

NFIRS Incidents - Garfield July 2021

Incident Type	Count
Medical assist, assist EMS crew	265
Dispatched and cancelled en route	25
Smoke detector activation due to malfunction	5
Alarm system activation, no fire - unintentional	4
Alarm system sounded due to malfunction	4
Motor vehicle accident with injuries	4
Assist police or other governmental agency	3
Smoke detector activation, no fire - unintentional	3
Arcing, shorted electrical equipment	2
Carbon monoxide incident	2
Good intent call, other	2
Lightning strike (no fire)	2
Motor vehicle accident with no injuries.	2
No incident found on arrival at dispatch address	2
Overheated motor / belt issue	2
Smoke scare, odor of smoke	2
Steam, vapor, fog or dust thought to be smoke	2
Vehicle accident, general cleanup	2
Detector activation, no fire - unintentional	1
Dumpster or other outside trash receptacle fire	1
False alarm or false call, other	1
Gas leak (natural gas or LPG)	1
Natural vegetation fire, other	1
Outside rubbish, trash or waste fire	1
Smoke from barbecue, tar kettle	1
System malfunction, other	1
Tree Down	1
Tree Down onto High Voltage Lines	1
Grand Total	343

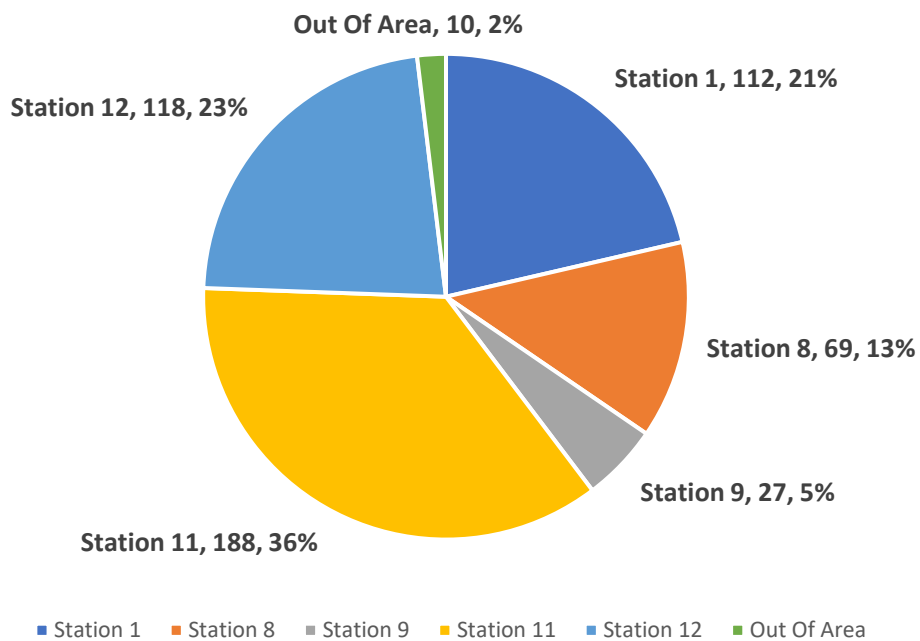
GTMESSA - NFIRS Incidents July 2021

Incident Type	Count
Medical assist, assist EMS crew	367
Dispatched and cancelled en route	41
Alarm system activation, no fire - unintentional	11
Motor vehicle accident with injuries	9
Motor vehicle accident with no injuries.	9
Smoke detector activation due to malfunction	7
Smoke detector activation, no fire - unintention	7
Alarm system sounded due to malfunction	5
Assist police or other governmental agency	4
Arcing, shorted electrical equipment	3
Good intent call, other	3
No incident found on arrival at dispatch address	3
Carbon monoxide incident	2
False alarm or false call, other	2
Gas leak (natural gas or LPG)	2
Lightning strike (no fire)	2
Overheated motor / belt issue	2
Search for person in water	2
Smoke scare, odor of smoke	2
Steam, vapor, fog or dust thought to be smoke	2
Unauthorized burning	2
Vehicle accident, general cleanup	2
Attempted burning, illegal action, other	1
Authorized controlled burning	1
Building Fire - Charring only - No Flame Damage	1
Chemical hazard (no spill or leak)	1
CO detector activation due to malfunction	1
Detector activation, no fire - unintentional	1
Dumpster or other outside trash receptacle fire	1
Gasoline or other flammable liquid spill	1
Low Hanging Power Line	1
Low-voltage line down	1
Natural vegetation fire, other	1
Outside rubbish, trash or waste fire	1
Outside storage fire	1
Passenger vehicle fire	1
Power line down	1
Public service assistance, other	1
Smoke from barbecue, tar kettle	1
Smoke or odor removal	1
Swift water rescue	1

System malfunction, other	1
Tree Down	1
Tree Down onto High Voltage Lines	1
Tree Down onto Low Voltage Lines	1
Water & ice-related rescue, other	1
Water Flow Alarm - unintentional	1
Grand Total	524

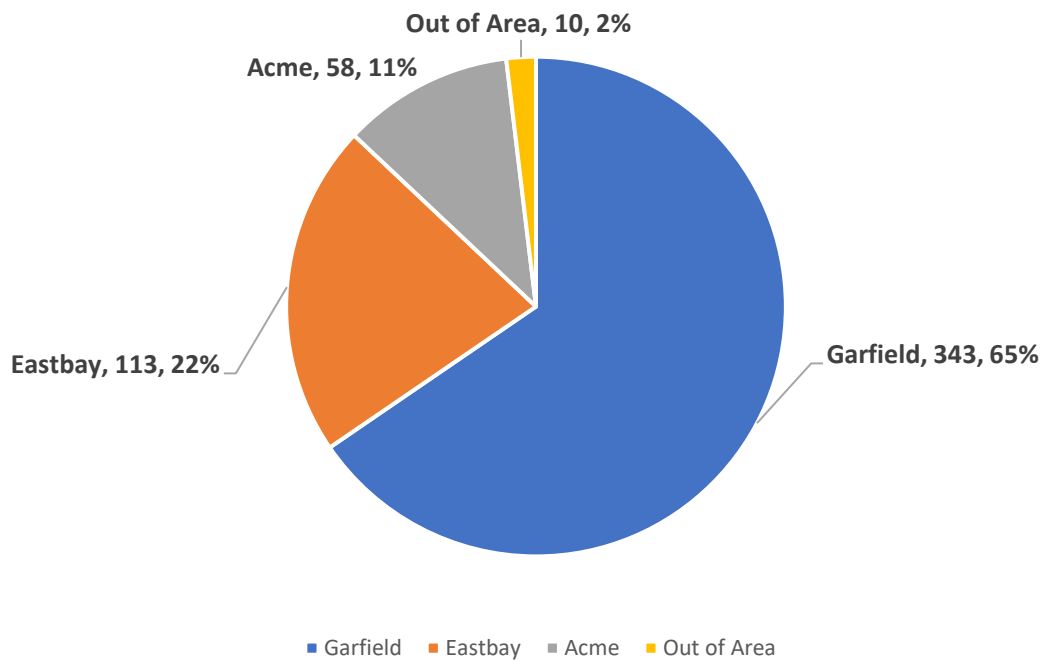
GTMESA - July 2021 Incidents by Station


524 Total



GTMESA - July 2021 Incidents

524 Total



		Charter Township of Garfield	
		Planning Department Report No. 2021-111	
Prepared:	August 17, 2021	Pages:	3
Meeting:	August 24, 2021 - Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Marijuana Safety Compliance Facilities - Introduction		

BACKGROUND:

At the June 22, 2021, Township Board meeting, the Board heard a request from SOS Analytical asking the Township to adopt an ordinance under the Medical Marihuana Facilities Licensing Act (MMFLA) to allow for a “safety compliance facility” in the Township. Based on feedback from the Board, staff has drafted the appropriate ordinance language and policies to accommodate marijuana safety compliance facilities in the Township.

PERMITTING SAFETY COMPLIANCE FACILITIES:

In 2017, the Township Board passed Resolution 2017-25-T to decline adoption of an ordinance authorizing any of the five types of medical marihuana facilities within the Township as authorized by the Medical Marihuana Facilities Licensing Act (MMFLA) – Act 281 of 2016. In 2018, the Township Board adopted Ordinance #74 to opt out all the facilities permitted under the Michigan Regulation and Taxation of Marihuana Act (MRTMA) – Initiated Law 1 of 2018. To allow for marijuana safety compliance facilities in the Township, the following actions should be taken:

Amend Ordinance #74

To allow for safety compliance facilities under the MRTMA, Ordinance #74 will need to be amended to remove safety compliance facilities from the opt-out provision. A draft resolution containing the proposed amended Ordinance #74 is attached.

Establish Licensing Ordinance

A police power ordinance adopted by the Township Board will allow the licensing of safety compliance facilities as authorized by the MMFLA and the MRTMA. Draft ordinance language will only permit marijuana safety compliance facilities while all other marijuana businesses will remain prohibited. As presented, the number of facilities is not limited. If the Township Board wishes to limit the number of safety compliance facilities, a number could be inserted into the draft ordinance. A draft resolution containing the proposed Licensing Ordinance is attached.

Amend Zoning Ordinance

The proposed text amendments to Articles 2, 3 and 7 of the Zoning Ordinance provide the necessary changes to accommodate the location of marijuana safety compliance facilities. For the purposes of the amendment, a “Safety compliance facility” as defined by the MMFLA and a “Marihuana safety compliance facility” as defined by the MRTMA will be considered as a type of research and design facility in the Zoning Ordinance. The Zoning Ordinance amendment is presented under PD Report No. 2021-110.

DISTANCE REQUIREMENT:

Pursuant to Section 9.3(c) of the MRTMA, the property where a marijuana safety compliance facility will be located cannot be within 1,000 feet of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12, unless a municipality adopts an ordinance that reduces this distance requirement. The Township may exercise its authority to the reduce the distance via ordinance in two ways:

- 1) Define the way in the which the distance is measured (e.g. door to door, along streets), OR
- 2) Reduce the distance the requirement outright (e.g. 500 feet instead of 1,000).

If the Township has not adopted an ordinance reducing the distance requirement, the Marijuana Regulatory Agency (MRA) will not issue a license for an adult-use establishment that is within 1,000 feet of the school. At this time, Staff is not recommending a reduction in this distance requirement. If the Township Board would like to reduce this requirement, then the draft Licensing Ordinance should be amended.

FEES:

The MMFLA states, “A municipal ordinance may establish an annual, nonrefundable fee of not more than \$5,000.00 to help defray administrative and enforcement costs associated with the operation of a marijuana facility in the municipality.” Similarly, the MRTMA states, “A municipality may charge an annual fee of not more than \$5,000 to defray application, administrative, and enforcement costs associated with the operation of the marijuana establishment in the municipality.”

Staff is recommending an initial fee of \$2,500 for a license for a safety compliance facility. This amount includes all administrative reviews, including any zoning reviews. Staff is further recommending an annual license renewal fee of \$500.

APPLICATION FORM:

An application form for marijuana safety compliance facilities has been drafted and is attached.

RELATIONSHIP WITH MICHIGAN MARIJUANA REGULATORY AGENCY (MRA):

There are certain steps that will require Township engagement with the MRA:

Application:

The marijuana facility license application (Step 2) requires that Attestation I – Confirmation of Section 205 Compliance - Part 1: Municipality be completed by the municipal clerk or designee. After signing the attestation in the presence of a notary, the municipal clerk returns the form to the applicant so the applicant can submit the attestation with their facility license application. By signing this attestation, the municipality is attesting the municipality has adopted an ordinance authorizing the operation of medical marijuana facilities within the municipality and the proposed facility is in compliance with all municipal regulations and ordinances. The municipality is also confirming that they will report any changes to municipal ordinances.

Renewal:

The marijuana facility license renewal application requires that Attestation I – Renewal be completed by the municipal clerk or designee. The municipal clerk returns the form to the licensee so it may be submitted with their license renewal application.

Ordinance Submission:

A copy of the adopted Township Licensing Ordinance, and any future changes to the ordinance, should be forwarded to the MRA. MRA approval of the ordinance is not required and there is no enforcement of the ordinance by the MRA.

NEXT STEPS:

At this time, the following next steps are recommended:

- Legal counsel will need to review the draft Amendment to Ordinance No. 74 and the draft Licensing Ordinance.
- The timing of adopting the police power ordinance and the zoning ordinance amendment should be coordinated. Staff recommends the following:

- Set a public hearing for Amendment to Ordinance No. 74 and a public hearing for draft Marijuana Safety Compliance Licensing Ordinance on September 14.
- Adopt of the Amendment to Ordinance No. 74 and the Licensing Ordinance on September 14.
- Approve the Amendment to the Fee Schedule on September 14.
- Require that the Amendment to Ordinance No. 74 and the new Licensing Ordinance take effect on Monday, September 27. This will allow the Licensing Ordinance to be effective when the Zoning Ordinance Amendment takes effect.

ACTION:

If the presented material and proposed steps are acceptable to the Township Board, then the following action is recommended:

MOTION THAT a public hearing BE SCHEDULED on the proposed amendment to Ordinance No. 74 and the proposed Ordinance to License Marijuana Safety Compliance Facilities, as attached to Planning Department Report 2021-111, for the September 14, 2021 meeting of the Township Board.

Any additional information that the Township Board determines to be necessary should be added to this motion.

Attachments:

1. A Resolution to Amend Garfield Ordinance No. 74 – DRAFT
2. A Resolution to Establish an Ordinance to License Marijuana Safety Compliance Facilities – DRAFT
3. Marijuana Safety Compliance Facility License Application - DRAFT

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

ORDINANCE NO. 74: AMENDMENT NO. 1

RESOLUTION #2021-__-T

A RESOLUTION TO AMEND GARFIELD ORDINANCE NO. 74 (“An Ordinance to Prohibit Marihuana Establishments Within the Township”):

WHEREAS Public Act 246 of 1945 (MCL 41.181, et seq.) authorizes the Charter Township of Garfield to enact ordinances that regulate the public health, safety, and general welfare of persons and property;

WHEREAS the Michigan Regulation and Taxation of Marihuana Act (the “Act”) was initiated by the voters of the State of Michigan pursuant to Proposal 1, the Marijuana Legalization Initiative, on November 6, 2018;

WHEREAS the Act authorizes townships to completely prohibit recreational marihuana establishments within their boundaries by adopting an opt-out ordinance codifying the township’s intent to prohibit the establishment or operation of recreational marihuana establishments within the township as such facilities are defined in the Act; and

WHEREAS the Charter Township of Garfield elects to permit marihuana safety compliance facilities and prohibit all other marihuana establishments within its boundaries.

NOW, THEREFORE, THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

AMENDMENT NO. 1 TO CHARTER TOWNSHIP OF GARFIELD ORDINANCE NO. 74

That the entirety of language in Section 2 BE REMOVED AND REPLACED with the following language:

Section 2. Marihuana Establishments

Pursuant to the authority conferred under section 6.1 of the Michigan Regulation and Taxation of Marihuana Act, 2018 Initiated Law 1, § 6.1, MCL 333.27956, subsection 1, the Charter Township of Garfield hereby permits marihuana safety compliance facilities as the term is defined in section 3 of the Michigan Regulation and Taxation of Marihuana Act, 2018 Initiated Law 1, § 3, MCL 333.27953, within its boundaries.

Pursuant to the authority conferred under section 6.1 of the Michigan Regulation and Taxation of Marihuana Act, 2018 Initiated Law 1, § 6.1, MCL 333.27956, subsection 1, the Charter Township of Garfield hereby prohibits marihuana growers, marihuana processors, marihuana microbusinesses, marihuana retailer, marihuana secure transporters, designed consumption establishments, marihuana event organizers, and temporary marijuana events as the terms are defined in the Michigan Regulation and Taxation of Marihuana Act, 2018 Initiated Law 1, MCL 333.2795 et seq., within its boundaries.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

The Chairman, Chuck Korn, declared the motion carried and Resolution 2021-____-T adopted this 14th day of September, 2021.

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 Resolution 2021- -T which was adopted by the Township Board of the Charter Township of Garfield on the 14th day of September, 2021. Garfield Township Ordinance No. 74 shall take effect upon the expiration of seven (7) days following publication.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield

Introduced: August 24, 2021
Adopted: September 14, 2021
Published: September 19, 2021
Effective: September 26, 2021

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

RESOLUTION 2021-__-T

**RESOLUTION REGARDING MARIJUANA SAFETY COMPLIANCE FACILITIES
AUTHORIZED BY PA 281 OF 2016 AND INITIATED LAW 1 OF 2018**

DATED: SEPTEMBER 14, 2021

WHEREAS, the Medical Marijuana Facilities Licensing Act (MMFLA) – Act 281 of 2016 allows for a commercial supply chain of medical marijuana, including growing, processing and retail sales through provisioning centers, secure transport and safety compliance testing; and

WHEREAS, the Township Board passed Resolution 2017-25-T to decline adoption of an ordinance authorizing any of the medical marijuana facilities within the Township as authorized by the MMFLA; and

WHEREAS, the Michigan Regulation and Taxation of Marijuana Act (MRTMA) – Initiated Law 1 of 2018 (MRTMA) was passed by voters in 2018 allowing for the consumption, possession and both personal and commercial production of recreational marijuana; and

WHEREAS, the Township Board adopted Ordinance #74 to opt out all the facilities permitted under the MRTMA; and

WHEREAS, the State of Michigan’s Marijuana Regulatory Agency (MRA) published a set of rules that clarified license types and set procedures for regulating recreational marijuana uses which are intended to assist with local implementation of the MMFLA and the MRTMA; and

WHEREAS, the Township Board has now decided to only permit marijuana safety compliance facilities as authorized by the MMFLA and the MRTMA while all other marijuana establishments will remain prohibited in the Township.

NOW, THEREFORE, THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

CHARTER TOWNSHIP OF GARFIELD ORDINANCE NO. __:

A. THAT **Ordinance No. __** BE ADOPTED to read in its entirety as follows:

CHARTER TOWNSHIP OF GARFIELD,
GRAND TRAVERSE COUNTY

ORDINANCE NO. __

AN ORDINANCE TO LICENSE MARIJUANA SAFETY COMPLIANCE FACILITIES

THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

Section 1. Intent

The intent of this Ordinance is to exercise the Charter Township of Garfield's authority to permit marijuana safety compliance facilities while prohibiting other marijuana facilities within the Township as authorized under the Michigan Medical Marijuana Facilities Licensing Act (MMFLA), Public Act 281 of 2016, MCL 333.27101 et seq., and the Michigan Regulation & Taxation of Marijuana Act (MRTMA), Public Act 1 of 2018, MCL 333.27951 et seq.

Section 2. Safety Compliance Facilities Permitted

Pursuant to the authority conferred under the Michigan Medical Marijuana Facilities Licensing Act (MMFLA), Public Act 281 of 2016, MCL 333.27101 et seq., and the Michigan Regulation & Taxation of Marijuana Act (MRTMA), Public Act 1 of 2018, MCL 333.27951 et seq., the Charter Township of Garfield hereby permits safety compliance facilities. All other marijuana facilities are prohibited.

Section 3. Definitions

Terms contained in the MMFLA and the MRTMA apply to the terms found herein. This Ordinance contains some words and phrases that are defined in the MMFLA & the MRTMA. As used in this Ordinance, they have the same meaning as provided in the MMFLA & MRTMA, unless the term is otherwise defined in this Ordinance, or the context requires a different meaning.

The following terms shall have the definitions indicated for the purposes of this Ordinance:

- A. "Applicant" means a person who applies for a License under this Ordinance.
- B. "Facility" means safety compliance facility as referenced in the MMFLA and MRTMA.
- C. "Licensee" means a person or entity issued a safety compliance facility license under this Ordinance or by the State.
- D. "License" means a required license issued pursuant to this Ordinance that allows the licensee to operate a safety compliance facility within the Township.

Section 4. Licensees Authorized to Operate within the Township

- A. Pursuant to the MMFLA & MRTMA, the Charter Township of Garfield authorizes the operation of a safety compliance facility in the Township provided they possess a state operating license issued under the MMFLA, MRTMA, or both, and they comply with the additional requirements of this Ordinance.
- B. Pursuant to the MMFLA & MRTMA, the Charter Township of Garfield does not authorize operation in the Township of the following:
 - a. Grower
 - b. Processor
 - c. Provisioning Center
 - d. Retailer
 - e. Microbusiness
 - f. Secure Transporter
 - g. Designed Consumption Establishment
 - h. Marijuana Event Organizer
 - i. Temporary Marijuana Event

Section 5. License Requirements

- A. No person shall operate a safety compliance facility in the Charter Township of Garfield without first obtaining a license to do so as required by this Ordinance.
- B. A separate license is required for each facility operated.

- C. The license requirement in this Ordinance shall be in addition to any other requirements imposed by any other state or local law.
- D. A license issued under this Ordinance shall be valid for one (1) year after the date of issuance. The expiration date of the state operating license that corresponds to a facility license issued under this Ordinance constitutes the expiration date of the facility license. Expiration of the Township license does not affect a person's licensure under MMFLA or MMRTA but does affect the person's ability to operate a facility in the Township.
- E. This Ordinance does not apply to, or regulate, any patient or caregiver conduct protected by the Michigan Medical Marihuana Act, 2008 IL 1, MCL 333.26421 et seq. (MMMA).

Section 6. General Provisions

- A. A license is a revocable privilege and not a right. Nothing in this Ordinance may be held or construed to grant a vested right, license, permit or privilege to continued operations within the Township.
- B. A license issued under this Ordinance is valid only for the applicant named on the license and the location of the facility. Each license is personal and exclusive to the licensee.
- C. The revocation, suspension, and placement of restrictions by the State on a state operating license apply equally to a license issued by the Township.
- D. An applicant or licensee has a continuing duty to provide information requested by the Township and to cooperate in any investigation, inquiry, or hearing conducted by the Township.
- E. Acceptance of a license from the Township under this Ordinance constitutes consent by the licensee for the Township to conduct inspections of the licensed premises to ensure compliance with this Ordinance.
- F. The issuance of any license pursuant to this Ordinance does not create an exception, defense, or immunity to any person with regard to any potential criminal or civil liability the person may have under any federal or state law or township ordinance.
- G. No license may be sold, assigned, mortgaged, or otherwise transferred.

Section 7. Application Requirements

- A. An application for a facility license shall be submitted to the Township in a form provided by the Township. Any application that does not include all information requested by the application form or is not supported by the materials required by this Ordinance or the license application shall be denied and/or rejected.
- B. The application may require information that will enable the Township to make a fair determination as to the applicant's fitness and ability to comply with the provisions of this Ordinance and all other applicable laws, ordinances and regulations, including but not limited to:
 - a. The name and address of the facility and any other contact information requested on the application form.
 - b. The name and address of all owners (entities and individuals) of the real property where the facility is located.
 - c. A copy of official paperwork issued by the State indicating that the applicant has successfully completed the prequalification step of the application for a state operating license.
 - d. Proof of applicant's ownership, legal possession, or otherwise legal interest in the premises.
 - e. Proof that the appropriate zoning approval has been received.
 - f. Any information and materials required by Township Policy.
 - g. Other information and materials specific to the facility being licensed as indicated on the license application.

- C. Payment of a non-refundable application fee per license sought and/or proof that the applicant has, within the prior three hundred sixty-five (365) days, paid the zoning application fee for zoning approval associated with the facility identified in the application. Fees shall be offset to ensure the annual fees required by facility ordinances or zoning regulations promulgated pursuant to the MMFLA & MRTMA do not exceed five thousand dollars (\$5,000.00) annually, per application.

Section 8. Conduct of Business at Licensed Facility

- A. The operations at a licensed facility shall be conducted in compliance with the MMFLA and the MRTMA, and any rules promulgated pursuant to other laws, rules, and regulations of the state of Michigan and the Charter Township of Garfield.
- B. All security measures required by the State shall be maintained.
- C. Security devices and all components of those devices required by the State, including but not limited to, video surveillance systems, alarm systems, and locks, shall be in good working order.
- D. Access to the licensed facility is restricted to the licensee and employees of the licensee, law enforcement officials, or authorized Township employees acting within the scope of their employment.
- E. A licensee shall display all facility licenses issued under this Ordinance and state operating licenses in plain view.
- F. A licensee shall not permit or allow the sale or consumption of marihuana on licensed premises.

Section 9. License Denial, Suspension, or Revocation

- A. A license issued under this Ordinance may be denied, suspended, revoked, or nonrenewed for any of the following reasons:
 - a. The applicant or licensee is ineligible or does not hold the appropriate state operating license under the MMFLA or MRTMA.
 - b. The applicant or licensee, or his or her agent, manager, or employee, has violated, does not meet, or has failed to comply with any of the terms, requirements, conditions or provisions of this Ordinance or with any applicable state law.
 - c. A license application contains any misrepresentation or omission of any material fact, or false or misleading information, or the applicant has provided the Township with any other false or misleading information related to the facility.
 - d. Marijuana is grown, dispensed, possessed, distributed, or sold on the premises in violation of this Ordinance or any other applicable state or local law, rule or regulation.
 - e. The facility is operated or is operating in violation of the specifications of the license application, license, any conditions of approval by the Township or any other applicable state or local law, rule or regulation.
 - f. The Township has closed the facility temporarily or permanently or has issued any sanction for failure to comply with the provisions of this Ordinance or other applicable state or local laws related to public health and safety.
 - g. The facility's state operating license has been suspended, revoked, denied, or not renewed.
 - h. The facility has been operated in a manner that adversely affects the public health, safety or welfare. Evidence to support a finding under this Section may include, without limitation, a recurring pattern of conduct that violates Township ordinances directly related to or arising from the operation of the facility; a recurring pattern or drug-related criminal conduct within the premises of the facility or in the immediate area surrounding the facility; a recurring pattern of criminal conduct directly related to or arising from the operation of the facility; or an ongoing nuisance condition emanating from or caused by the facility. Criminal drug-related conduct considered under this Section shall be limited to the violation of a State law, state regulation, or township ordinance.

Section 10. Revocation Not Exclusive Penalty or Remedy

Nothing in this Ordinance shall be deemed to prohibit the Township from imposing other penalties or seeking other remedies authorized by other ordinances of the Township.

Section 11. Fees

The annual license fee shall be as established by the Township Board.

Section 12. Renewal of Existing Licenses

- A. The same procedures that apply to applying for a new license shall apply to the renewal of existing licenses.
- B. An application for renewal of an existing license shall be submitted no sooner than sixty (60) days before the existing license expires and no later than thirty-one (31) days before the expiration date.
- C. If a license renewal is not submitted by the license expiration date, the license may be renewed within sixty (60) days after its expiration date upon application, payment of applicable fees and penalties, and satisfaction of any renewal requirements if state licensure is still active.

Section 13. Issuance of License and Authorization to Operate Under License

- A. If, after investigation, the Township Clerk shall be reasonably satisfied that the applicant has successfully demonstrated compliance with all requirements for issuance of a license, the Township Clerk shall issue a license or grant renewal of an existing license.
- B. A licensee is authorized to operate under a license issued pursuant to this Ordinance only after the following additional requirements are met:
 - a. The licensee also holds a valid current state operating license for that location and facility type. A copy of the valid current state operating license shall be provided to the Township Clerk.
 - b. A certificate of occupancy has been issued.
 - c. The licensee is not operating in violation of any Township ordinances or state law.
 - d. Zoning is deemed appropriate by the Township for the location.
 - e. Any other license specific requirements as stated herein and in the license application have been met.

Section 14. Penalty for Violations

- A. Any person who violates a provision of this Ordinance shall be responsible for a municipal civil infraction.
- B. Each day of violation shall be a separate violation.

Section 15. Coordination with State Licensing Authorities

The Township Clerk shall coordinate with the Michigan Marijuana Regulatory Agency (MRA) to provide information that LARA or the MRA deems necessary to carry out licensing under the MMFLA and MRTMA, including but not limited to:

- A. Attestation as to ordinances and zoning regulations adopted by the Township relating to facilities, and amendments thereto.
- B. Information regarding a licensee or applicant for a state operating license including:

- a. Information that is necessary to determine whether a state operating license should be issued or renewed;
 - b. Description of a violation of an ordinance or a zoning regulation committed by the licensee, but only if the violation relates to activities licensed under this Ordinance, zoning regulations, or applicable laws;
 - c. Denial, suspension, revocation, or nonrenewal of a facility license; or
 - d. Whether there has been a change to an ordinance or zoning regulation and/or licensing since the state operating license was issued, and a description of the change.
- C. Recommendation to LARA that a state operating license for a facility located in Garfield Township be restricted or not renewed. The Township Clerk shall provide specific written input and information necessary for LARA to consider the recommendation.

Section 16. Conflicts with Other Laws or Regulations

Nothing in this Ordinance shall be construed in such a manner as to conflict with the MMFLA, MMMA, MMRTA, or other applicable state law or rules. If any provision of this Ordinance differs from a provision of any other applicable law, ordinance, rule or regulation, both the provision of this Ordinance and the differing provision shall apply if possible. If the two (2) provisions are in conflict, then the provision establishing the higher or stricter standard shall apply, consistent with state law.

Section 17. Severability

The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a Court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 18. Acceptance of Licensing Applications

- A. The Township Clerk will begin accepting license applications on September 27, 2021 for a safety compliance facility.
- B. The Township shall give priority processing preference to applications in accordance with Township Policy.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

The Chairman, Chuck Korn, declared the motion carried and Resolution 2021-___-T adopted this 14th day of September, 2021.

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 Resolution 2021- -T which was adopted by the Township Board of the Charter Township of Garfield on the 14th day of September, 2021. Garfield Township Ordinance No. 74 shall take effect upon the expiration of seven (7) days following publication.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield

Introduced: August 24, 2021
Adopted: September 14, 2021
Published: September 19, 2021
Effective: September 26, 2021

DRAFT



Charter Township of Garfield

Grand Traverse County

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

MARIJUANA SAFETY COMPLIANCE FACILITY LICENSE APPLICATION

DATE RECEIVED

ACTION REQUESTED

- New Application
- Renewal Application

APPLICANT AND OWNER INFORMATION

List all officers, directors, general partners, managing members, partners, and members. Attach additional pages as necessary.

APPLICANT/PRIMARY CONTACT

This person will be the contact person for all correspondence and questions.

Name:
Business Name:
Address:
Phone Number:
Email:

ADDITIONAL CONTACT

Name:
Address:
Phone Number:
Email:

ADDITIONAL CONTACT

Name:
Address:
Phone Number:
Email:

ADDITIONAL CONTACT

Name:

Address:

Phone Number:

Email:

PROPERTY INFORMATION

Business Site Address:

Owned

Leased

If Leased:

Property Owner Name:

Address:

Phone Number:

Email:

Will the facility be in an existing structure?

Yes

No

How many square feet?

Will the facility be a new structure or addition is to be built?

Yes

No

How many square feet?

Will the facility be within 1,000 feet of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12?

Yes

No

BUSINESS INFORMATION

Provide the days and hours of operation:

Provide a detailed description of the security plan for the facility:

If applicable, provide the name, address, telephone number, and business license number of the security company that will be used:

If applicable, provide the name, address, telephone number, and business license number of the alarm monitoring company that will be used:

Provide a detailed description of the business operations to test and dispose of any marijuana or product in a manner that protects it from being ingested by an animal or person:

Provide a detailed description of the ventilation system used to prevent odor from leaving the building and how to mitigate noxious fumes or gases during the testing process:

Provide a detailed description of all toxic, flammable, or other materials regulated by government agencies including the type of materials, location of materials, and how the materials will be stored. Please also describe how any chemicals or hazardous materials will be used and/or disposed of in your business process:

BACKGROUND INFORMATION

If you are currently or were previously licensed by any governmental agency to engage in any marijuana establishment, list each such license held, the municipality in which it is held, and expiration date thereof:

Have any of the previously issued licenses or permits mentioned above been revoked or suspended?

If YES, provide an explanation of the revocation/suspension.

Has any owner or business manager ever been convicted of a felony?

If YES, list the first and last name of the management employee, the associated criminal case number(s), the statute(s) violated, the date(s) of conviction, the date(s) of imposition of probation and/or parole, and the name and address of the sentencing court.

OATH OF APPLICATION

I declare that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Michigan Marihuana Facilities Licensing Act, Public Act 281 of 2016, the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, and the Garfield Township Ordinances which govern my License.

Signature

Date

Printed Name

Title

REQUIRED SUBMITTAL ITEMS

A complete application for consists of the following:

Application Form:

- One original signed application
- One digital copy of the application (PDF only)

Application Fee:

Fees are established by resolution of the Garfield Township Board and are set out in the current Fee Schedule as listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please make check out to Charter Township of Garfield.

- Fee

DRAFT

2022 BUDGET RESOLUTION FOR
CHARTER TOWNSHIP OF GARFIELD
COUNTY OF GRAND TRAVERSE, MICHIGAN
RESOLUTION 2021-21-T

Minutes of a regular meeting of the Board of the Charter Township of Garfield, held on the _____ day of _____, 2021, at _____ o'clock pm.

PRESENT: _____

WHEREAS, The Township is an Incorporating Township of the Grand Traverse Metro Emergency Services Authority ("Metro"), incorporated under the authority of Public Act 57 of 1988, and

WHEREAS, Article XV of the Articles of Incorporation for Metro provides that Metro's annual budget will be funded by contributions from each Incorporating Township.

NOW, THEREFORE,

BE IT RESOLVED that the Township hereby commits to fund Metro's 2022 Budget year with a financial contribution of \$2,456,999 for Garfield.

BE IT FURTHER RESOLVED, that the Township agrees to contribute all of this revenue to Metro by May 15, 2022.

BE IT FURTHER RESOLVED, that the Township can fund Metro's 2022 Budget obligation using any combination of a millage rate and general fund contribution as deemed financially beneficial to the Township.

Ayes: _____

Nays: _____

Absent and Excused: _____

CERTIFICATE

I, Lanie McManus, the duly elected and acting Clerk of the Township of Garfield, hereby certify that the foregoing constitutes a true copy of a Resolution of the Township Board for the Township of Garfield, adopted during a meeting of the Township of Garfield Township Board, Grand Traverse County, Michigan held on _____, 2021, at which meeting _____ members were present as indicated in said Minutes and voted as therein set forth and that all signatures affixed thereto are the genuine signatures of those so indicated, and that each signatory was duly authorized to affix his or her signature, that said meeting was held in accordance with the Open Meetings Act of the State of Michigan, and that due and proper notice of the meeting as required by law was given to the members of the Township Board, and that the minutes of said meeting were kept and will be and have been made available as required by said Act.

Dated: _____

Lanie McManus

Clerk, Township of Garfield

Grand Traverse County, Michigan



GRAND TRAVERSE METRO FIRE DEPARTMENT 2022 BUDGET TIMELINE

Below is the timeline for approving Metro's 2022 Budget:

- | | |
|------------------------|--|
| June 22, 2021: | Distribute 2022 Budget at Board Meeting |
| June 30, 2021 | 2022 Budget Workshop with Metro Board |
| July 22, 2021 | 2022 Budget Workshop with Metro Board - #2 |
| July 27, 2021 | Metro's Board to approve 2022 Budget |
| July 30, 2021 | Metro Budget to Township Offices |
| August, 2021: | Take Metro's 2022 Budget to Township Boards for approval |
| September, 2021 | Public Hearings and Final Approval by the Townships |
| Sept. 30, 2021: | Notify GT County of Townships millage rate for Metro! |



GRAND TRAVERSE METRO FIRE DEPARTMENT 2022 BUDGET ASSUMPTIONS/ISSUES

Below are assumptions/issues for the 2022 Budget:

- 1) 3.98% increase in Townships real property taxable valuations.
At 2.45 mills, this results in \$180,836 of additional revenue from Townships for 2022, which covers approximately 70% of Metro's wage increases.
- 2) Wages and Benefits
 - * COLA and contract wage increase from 2% up to 3% and wage opener analysis.
 - * Step increases for officers and firefighters
 - * Hire 2 new firefighters - to reduce overtime, adequately staff stations, help to reduce firefighter burnout, cover time for training and paid time off.
- 3) Vehicle replacement plan budgeted expenditures:
 - * Purchase a new chiefs vehicle - \$50,000, to replace current 2010 Chiefs vehicle
 - * Purchase new Squad 1 - \$50,000. Old Squad 1 to be used as Captains Vehicle
 - * Purchase used Rescue Truck for \$150,000 (this would replace purchasing a new rescue for \$600,000 which is planned for 2024.)
- 4) In accordance with the calculation in the Articles of Incorporation, the resultant millage rate for each township is 2.60 mills. This is a 0.15 increase over the 2021 millage rate - which equates to \$15 for every \$100,000 of taxable value.
This increase is due to the following:
 - 1) Hiring 2 new firefighters
 - 2) Purchasing new vehicles listed above
 - 3) Cover debt payments in PIF. Used most of PIF fund balance in 2021.
- 5) 2020 & 2021 activity effecting budgeted millage rate:
 - 1) Incurred new annual debt payments totaling \$219,700 (New Engine & Tanker, Station remodels)
 - 2) Due to keeping 2021 millage rate the same, used \$239,000 of PIF fund balance
 - 3) Used \$350,000 of PIF fund balance for station remodels
- 6) The millage has been 2.35 for 2015 - 2019, and increased to 2.45 for 2020 & 2021.
- 7) Future issues not included in budget:
 - a. Set aside funds for Retiree Health Care Plan *-(covers a total of 9 employees)*
 - b. New Station 8 design and construction costs
 - c. Need to purchase a new engine, rescue and ladder truck within the next 4 years.
 - d. Training Tower



**GRAND TRAVERSE METRO FIRE DEPARTMENT
2022 BUDGET
NET TAXABLE VALUE ALLOCATION**

TOTAL BUDGETED EXPENDITURES:
Less: Other Revenue Items
NET EXPENDITURES TO BE ALLOC.

METRO	
2022	
\$	5,724,889
	325,000
\$	5,399,889
	1,929,066,120
Millage rate to breakeven	2.80
Less: use of fund balance	0.20
Proposed 2022 Millage Rate	2.60

TOWNSHIP ASSESSED VALUES, net

Millage rate to breakeven
 Less: use of fund balance
 Proposed 2022 Millage Rate

ALLOCATION BASED ON TAXABLE VALUE - 2.60 MILLS				
	2022 BUDGETED TWP REVENUE	2021 BUDGETED TWP REVENUE	DIFFERENCE	% CHANGE
E	931,328	857,608	73,720	8.60%
EAST BAY	1,627,245	1,467,843	159,402	10.86%
GARFIELD	2,456,999	2,219,926	237,073	10.68%
TOTAL	5,015,572	4,545,377	470,195	10.34%

	2021 TAXABLE VALUE <small>(net of personal prop)</small>	2020 TAXABLE VALUE <small>(net of personal prop)</small>	DIFFERENCE	% CHANGE
ACME	358,203,252	350,043,802	8,159,450	2.33%
% of total	18.6%	18.9%		
EAST BAY	625,863,374	599,119,509	26,743,865	4.46%
% of total	32.4%	32.3%		
GARFIELD	944,999,494	906,092,315	38,907,179	4.29%
% of total	49.0%	48.8%		
TOTAL	1,929,066,120	1,855,255,626	73,810,494	3.98%

GRAND TRAVERSE METRO FIRE DEPARTMENT

2022 Budgeted Revenue/Expenditure Report



	Actual	Budget	YTD actual	% Bud	2022	
GRAND TRAVERSE METRO FIRE	2020	2021	June, 2021	2021	BUDGET	Notes
Fund: 206 - METRO FIRE						
Revenues						
528.000 Other Federal Grants	258,582	0	60,887	#DIV/0!	0	
600.001 Acme Township - Cont.	822,341	857,608	857,608	100.0%	931,328	2.60 Mills
600.002 East Bay Twp. Contr	1,403,840	1,467,843	1,467,843	100.0%	1,627,245	2.60 Mills
600.003 Garfield Charter Twp.	2,100,379	2,219,926	2,219,926	100.0%	2,456,999	2.60 Mills
664.000 Earned Interest	41,977	40,000	2,938	7.3%	30,000	
667.100 Township FF/EMS	113,848	105,000	42,821	40.8%	105,000	
668.500 Cost Recovery Revenue	44,038	60,000	16,805	28.0%	55,000	
668.700 Public Education Receipts	150	0	0	150.0%	0	
669.000 Plan Reviews	42,279	66,000	22,528	34.1%	65,000	
669.001 Refunds and Donations	50,291	40,000	46,024	115.1%	45,000	
669.002 Sale of Surplus Equipment	30,200	5,000	8,400	168.0%	15,000	
669.006 Misc. Grant Receipts	33,800	10,000	25,674	256.7%	10,000	
TOTAL REVENUES	4,941,725	4,871,377	4,771,454	97.9%	5,340,572	
EXPENDITURES						
Dept: 336 OPERATIONS						
Acct Class: 701 PERSONNEL SERVICES						
702.000 Wages and Salaries	2,058,430	2,207,235	1,024,629	46.4%	2,511,815	FF & staff wage adjustments
702.001 Longevity	31,285	33,000	0	0.0%	34,000	2 new FT FFs
7 Metro Firefighters Response	26,424	25,000	20,072	80.3%	30,000	
70 Metro Fire Officers Salaries	13,500	16,000	6,100	38.1%	0	
703.200 Metro FF Wages - part-time	185,462	272,000	105,704	38.9%	300,000	
703.300 Part-time Administrative	7,498	10,000	2,364	23.6%	25,000	
705.000 Personal Day Payout	37,918	45,150	0	0.0%	51,000	
715.000 FICA/Medicare	36,951	37,949	16,504	43.5%	45,255	
716.000 Health/Dental/Optical Ins.	414,320	550,000	247,138	44.9%	540,000	
716.003 Life Ins./LTD/STD	26,407	33,000	15,655	47.4%	33,000	
717.001 AD&D Insurance	9,186	11,000	4,428	40.3%	11,000	
718.000 Retirement	312,272	363,173	153,595	42.3%	408,020	
719.000 Workers Comp. Insurance	73,138	76,000	79,840	105.1%	95,000	
TOTAL PERSONNEL SERVICES	3,232,791	3,679,507	1,676,029	45.6%	4,084,089	
Acct Class: 726 SUPPLIES						
727.000 Office Supplies	8,081	12,000	6,297	52.5%	12,000	
729.000 Printing and Binding	4,630	6,000	2,845	47.4%	6,000	
730.000 Postage and Freight	1,593	2,500	1,124	45.0%	2,500	
743.000 Other Supplies	28,703	30,000	4,392	14.6%	30,000	
745.000 Uniforms and Accessories	17,860	24,000	7,830	32.6%	24,000	
745.002 Fire Gear	44,734	30,000	3,571	11.9%	35,000	
748.000 Fuel, Oil, Grease	26,328	40,000	18,587	46.5%	35,000	
760.000 Medical Supplies	17,444	16,000	11,038	69.0%	17,000	
TOTAL SUPPLIES	149,373	160,500	55,684	34.7%	161,500	
Acct Class: 800 CONTRACTUAL SERVICES						
8 Legal Fees	40,015	22,000	8,249	37.5%	25,000	
81 Subscriptions	2,896	7,500	1,582	21.1%	7,500	
810.001 Dues	9,004	8,500	4,451	52.4%	8,500	
818.000 Contract Services	47,336	57,000	25,563	44.8%	52,000	
830.000 Fire Hydrant Rental	21,240	21,555	0	0.0%	25,000	

GRAND TRAVERSE METRO FIRE DEPARTMENT

2022 Budgeted Revenue/Expenditure Report



	Actual	Budget	YTD actual	% Bud	2022	
GRAND TRAVERSE METRO FIRE	2020	2021	June, 2021	2021	BUDGET	Notes
850.001 Telephone	45,889	42,000	19,898	47.4%	46,000	
TOTAL CONTRACTUAL SERVICES	166,380	158,555	59,743	37.7%	164,000	
Acct Class: 900 OTHER SERVICES AND CHARGES						
910.000 Fleet & Liability Property Ins	60,603	61,000	60,117	98.6%	61,000	
920.000 Heat Utilities	18,618	30,000	14,982	49.9%	30,000	
921.000 Electric Utilities	43,623	47,000	19,683	41.9%	47,000	
923.000 Sewer and Water Utilities	13,637	15,000	6,284	41.9%	15,000	
924.000 Waste Disposal	2,005	2,000	630	31.5%	2,100	
930.000 Bldg. Repair and Maintenance	82,281	65,000	31,656	48.7%	65,000	
932.000 Equipment Repair & Maint.	26,903	25,000	9,608	38.4%	25,000	
932.100 SCBA Repair/Maintenance	3,616	5,000	2,542	50.8%	10,000	
934.000 Vehicle R&M - labor	76,126	75,000	43,648	58.2%	78,000	
934.100 Vehicle R&M - parts	66,529	50,000	21,821	43.6%	65,000	
934.500 Special Ops Equipment	3,018	3,000	1,701	56.7%	0	
935.000 Ground Care and Maintenance	27,095	40,000	16,410	41.0%	40,000	
955.000 Employee Physicals & Wellne	33,171	40,000	12,201	30.5%	40,000	
956.000 Employee Train. and Develop.	40,749	55,000	25,044	45.5%	55,000	
956.001 Computer Support	56,421	57,000	26,491	46.5%	57,000	
TOTAL OTHER SERVICES AND CH	554,395	570,000	292,818	51.4%	590,100	
Class: 970 CAPITAL OUTLAY						
977.000 Building Improvement	121,479	50,000	45,271	90.5%	65,000	
977.000 Machinery and Equipment	103,817	82,000	61,519	75.0%	85,000	
980.100 Computer Replacement	14,916	12,000	5,830	48.6%	15,000	
TOTAL CAPITAL OUTLAY	240,212	144,000	112,620	78.2%	165,000	
Acct Class: 985 OTHER						
985.100 Transfer to Public Imp. Fund	576,000	298,421	298,421	0.0%	550,000	
392.000 Contingency	0	10,000	0	0.0%	10,000	
392.001 Emergency Cont. Fund	0	200	0	0.0%	200	
TOTAL OTHER	576,000	308,621	298,421	96.7%	560,200	
TOTAL EXPENDITURES	4,919,151	5,021,183	2,495,315	49.7%	5,724,889	2.51 mils (net of other revenues)
NET REVENUE/EXPENDITURES	22,574	(149,806)	2,276,139		\$ (384,317)	
Fund Balance	2,037,806	2,060,380			1,910,574	
Net Fund Balance	\$ 2,060,380	\$ 1,910,574			\$ 1,526,257	
Maintain Fund Balance = to 4 months	\$ 1,639,717	\$ 1,673,728			\$ 1,908,296	

GRAND TRAVERSE METRO FIRE DEPARTMENT

2022 Budgeted Revenue/Expenditure Report



	Actual	Budget	YTD actual	% Bud	2022	
GRAND TRAVERSE METRO FIRE	2020	2021	June, 2021	2021	BUDGET	Notes
PUBLIC IMPROVEMENT FUND						
664.000 Earned Interest	2,056	2,000	228	11.4%	2,000	
675.000 Debt Proceeds	925,000	350,000	350,000	100.0%	-	
699.100 Transfer In - Fund Balance	576,000	298,421	298,421	100.0%	550,000	
TOTAL REVENUES	1,503,056	650,421	648,649	99.7%	552,000	
EXPENDITURES						
Acct. Class: 970 Capital Outlay						
976.001 Building Improvement	241,356	526,900	442,027	83.9%	0	
977.000 Machinery and Equipment	0	0	0	0.0%	0	
978.000 Vehicles Acquisition	683,675	395,000	348,141	88.1%	250,000	New Chief and Squad Trucks
TOTAL CAPITAL OUTLAY	925,031	921,900	790,168	85.7%	250,000	Rescue Truck
Acct Class: OTHER						
990.000 Debt Payment	126,114	296,783	123,609	41.6%	281,873	
990.005 Interest Expense	14,976	42,673	15,248	35.7%	26,897	
992.000 Contingency	0	5,000	0	0.0%	5,000	
TOTAL DEBT SERVICE & OTHER	141,090	344,456	138,857	40.3%	313,770	
TOTAL EXPENDITURES	1,066,121	1,266,356	929,025	73.4%	563,770	0.29 mils
EXPENDITURES OVER REVENUE	436,935	-615,935	-280,376	45.5%	-11,770	
Fund Balance	244,830	681,765	-		65,830	
Net Fund Balance	681,765	65,830			\$ 54,060	

**GT METRO FIRE DEPARTMENT
PROJECTED DEBT OBLIGATION THRU 2031
2022 BUDGET**



YEAR	DESCRIPTION ITEM	AMOUNT	Budget	Projected									
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Vehicle Replacement Plan - Cash payments													
	Admin Vehicles		45,000	50,000	-	-	-	40,000					
	Station Squad Vehicles			50,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
	New Used Rescue - Glen Arbor			150,000									
Capital Purchases - Financing													
2018	Engine 11 - P/F 1st pymt 11/2018 6 yrs @ 0.0%	\$ 200,000 Principal Interest Total	33,333	33,333	33,333	33,333	25,002						
2018	Engine 11 - P/F 1st pymt 11/2018 6 yrs @ 3.5%	\$ 300,000 Principal Interest Total	49,471 6,265 55,736	51,252 4,483 55,735	53,094 2,641 55,735	41,071 732 41,803							
2020	Engine 1 6 yrs @ 2.24%	\$ 575,000 Principal Interest Total	91,580 11,106 102,686	93,649 9,037 102,686	95,764 6,922 102,686	97,927 4,759 102,686	100,140 2,546 102,686	50,915 428 51,343					
2020	Station 11 Remodel 7 yrs at 2.05%	\$ 350,000 Principal Interest Total	46,986 7,055 54,041	47,957 5,847 53,804	48,947 4,857 53,804	49,958 3,846 53,804	50,990 2,814 53,804	52,044 1,760 53,804	53,119 685 53,804				
2021	New Tanker 6 yrs at 2.61%	\$ 350,000 Principal Interest Total	40,822 6,587 47,409	55,682 7,530 63,212	57,151 6,061 63,212	58,658 4,554 63,212	60,203 3,009 63,212	61,791 1,421 63,212	15,700 103 15,803				
2023	New Station 8 20 yrs at 3%	\$ 3,500,000 Total	-	-	117,000	234,000	234,000	234,000	234,000	234,000	234,000	234,000	234,000
2024	New Engine 6 yrs @ 3.5%	\$ 400,000 Total			75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
2025	Land for new Metro Station in Garfield Twp 10 yrs at 3.5%	\$ 300,000 Total					35,700	35,700	35,700	35,700	35,700	35,700	35,700
2025	New Ladder Truck 6 yrs @ 3.5%	\$ 1,200,000 Total					111,303	222,605	222,605	222,605	222,605	222,605	111,303

**GRANDRAVERSE METRO FIRE DEPARTMENT
CAPITAL PROJECTIONS - 10 Year Plan
2022 Budget - VEHICLES**



ACQUIRE DATE	DESCRIPTION	LOCATION	Actual Cost	Rec'd 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
VEHICLES:														
2010	Ford Expedition - Chief (701)	Admin	51,855		50,000									
2008	GMC Yukon (702)	Admin	48,372	45,000										
2020	Chevy Tahoe (703)	Admin	41,754											
2020	GMC Pick up FPB	Admin	37,205											
2020	GMC Pick up FPB	Admin	37,205										40,000	
2009	Chevy Sub Lt1 - PubEd	Admin	34,958					40,000						
2016	Ford Escape - 738	Admin	24,764											
2006	2006 Chevy Colorado - pool	Admin	19,429					40,000					40,000	
Admin Vehicle Replacement Fund														
2020	Pierce Enforcer Truck - Engine 1	Station 1	575,000											
2007	Pierce Ladder (Truck 1)	Station 1	648,172					1,200,000						
2015	Ford Pick-up - Squad 1 (to Capt)	Station 1	55,522		50,000									
2006	Sterling Tanker - T1	Station 1	187,942											400,000
1999	Rescue - Freightliner (R1)	Station 1	170,628		150,000									
2011	Metro Rescue Boat - 15' Seawolf	Station 1	11,951											
2011	ORV Trailer Kelley	Station 1	2,195											
2012	RTV - Kubota RTV900	Station 1	11,295											
2015	MTI - Special Ops Trailer	Station 1	12,128											
2010	Middlebury Enclosed Trailer - PubEd	Station 1	5,162											
Station 8														
2013	Rosenbauer - Engine 8	Station 8	600,022											
2001	Tanker - Freightliner (T8)	Station 8	162,350								350,000			
1996	Wildfire - Chevrolet (Brush 8)	Station 8	17,600											
2019	Kubota -	Station 8	15,968					55,000						
2018	Squad 8	Station 8	48,770											
Station 9														
2007	American LaFrance E9	Station 9	462,796				400,000							
2001	Tanker - Freightliner (T9)	Station 9	124,406						350,000					
2004	Chevrolet Suburban (Squad 9)	Station 9	35,600							55,000				
1993	Watersupply-Ford 1 ton (9WS)	Station 9	17,704											
2001	Wildfire - Ford (Brush 9)	Station 9	26,833											
2017	Arctic Cat Bearcat 3000 LT	Station 9	9,750											
2019	Kubota	Station 9	15,968											
1993	Pierce - Engine 13 - Reserve	Station 9	45,000											
Station 11														
2018	Pierce Impel - Engine 11	Station 11	517,252											
2016	Ford - Squad 11	Station 11	48,300											
1983	Ford - Tanker 1	Station 11	22,709	350,000		55,000								
1991	SIM 1 tractor - Freightliner	Station 11	15,000											
2008	SIM 2 Plymor Simulator	Station 11	130,000											
2019	Kubota	Station 11	15,968											
1991	Metro Utility	Station 11	119,377											

**GRAND DIVERSE METRO FIRE DEPARTMENT
CAPITAL PROJECTIONS - 10 Year Plan
2022 Budget - VEHICLES**



ACQUIRE DATE	DESCRIPTION	LOCATION	Actual Cost	Rec'd 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
2009	Spencer - Engine 12	Station 12	480,916											
2011	Freightliner - Tanker 12	Station 12	300,000							700,000				
1996	Chevy - Brush 12	Station 12	16,531											
2016	Rescue Boat Sta12	Station 12	21,332				55,000							
2017	Squad 12	Station 12	47,732											
				\$ 395,000	\$ 250,000	\$ 55,000	\$ 455,000	\$ 1,295,000	\$ 350,000	\$ 755,000	\$ 350,000	\$ 40,000	\$ 40,000	\$ 400,000
OTHER CAPITAL ITEMS: EQUIPMENT out of General Fund														
	3 new thermal imaging cameras every 2-3 years				\$ 24,000			\$ 24,000			\$ 24,000			
	New hose				\$ 15,000			\$ 15,000			\$ 15,000			

**GRAND RAVERSE METRO FIRE DEPARTMENT
CAPITAL PROJECTIONS - 10 Year Plan
2022 Budget - BUILDINGS & Other**



ACQUIRE DATE	DESCRIPTION	LOCATION	Current Year																	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031							
	12 New SCBA's per year	Various								\$450,000										
	Asphalt/Parking Lot repairs	Various	\$10,000	\$5,000	\$10,000	\$5,000	\$10,000	\$5,000	\$10,000	\$5,000	\$10,000	\$5,000	\$10,000	\$5,000	\$10,000	\$5,000	\$10,000	\$5,000	\$10,000	\$5,000
	Garage Door Replacements	Various	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
1988	Administration Building																			
	Training Tower																			
	Generator	Admin			25,000															
	Roof Top Unit/HVAC	Admin						10,000												
2008	Station 1																			
	Breathing Air Compressor - Cascade	Sta1	40,000																	
	Roof Top Unit/HVAC	Sta1		10,000																
	Station 8																			
	New Station	Sta8			\$3,500,000															
	Station 9																			
	New Roof	Sta9																		
	Floor Repairs	Sta9	61,000																	
	Roof Top Unit/HVAC	Sta9			10,000															
	Station 11																			
	Floor Improvement/Remodel	Sta11	683,775																	
	Roof Top Unit/HVAC	Sta11																		
	Station 12																			
2011	Asphalt turn around	Sta12		40,000																
	Roof Top Unit/HVAC	Sta12																		
	Roof Repairs	Sta12	20,000																	
	Land for new Metro Station in Garfield Twp (LaFrasier/Hammond/Garfield)																			
	New Station - (LaFrasier/Hammond/Garfield)																			
	Total Building Improvements:		\$ 824,775	\$ 65,000	\$ 3,555,000	\$ 25,000	\$ 330,000	\$ 515,000	\$ 630,000	\$ 25,000	\$ 30,000	\$ 4,025,000	\$ 15,000							



GRAND TRAVERSE METRO EMERGENCY SERVICES AUTHORITY

FIRE OFFICE 897 Parsons Road - Traverse City, MI 49686
Phone: (231) 947-3000 Fax: (231) 947-8728 - Website: www.gtmetrofire.org Email: info@gtmetrofire.org

RESOLUTION 2021-08

A RESOLUTION TO APPROVE THE 2022 BUDGET FOR GRAND TRAVERSE METRO EMERGENCY SERVICES AUTHORITY

Minutes of a regular meeting of the Board of Grand Traverse Metro Emergency Services Authority ("Metro"), held on the 27th day of July, 2021, at 9:00 o'clock am.

PRESENT: GLEN LLEE, BETH FRIEND, PAUL SCOTT, DOUG WHITE, STEVE DUELL, CHUCK KOEN

The following preamble and resolution were offered by FRIEND and supported by DUELL.

WHEREAS, Metro is an Authority, created, established and incorporated pursuant to the provisions of Act 57, Public Acts of Michigan, 1988, as amended, and

WHEREAS, the incorporating municipalities in Metro are the Township of Acme, the East Bay Charter Township and the Charter Township of Garfield, in the County of Grand Traverse, Michigan, which are hereby designated as the "Incorporating Townships", and

WHEREAS, Article XII of the Articles of Incorporation for Metro indicates that the Metro Board "shall adopt the proposed budget by a majority vote of the members of the Board in such a manner as to assure submission of the proposed budget to the incorporating municipalities no later than July 31, of each year", and

WHEREAS, the 2022 Budget for Metro is detailed by cost center for the General Fund and the Public Improvement Fund on the attached schedules, and

WHEREAS, Article XV of the Articles of Incorporation for Metro provides that Metro's annual budget will be funded by contributions from each Incorporating Township. In accordance with the calculation provided for in the Articles of Incorporation, the Township contributions calculate to be the following for the 2022 Budget:


Acme Township	\$ 931,328
East Bay Township	\$1,627,245
Garfield Township	\$2,456,999

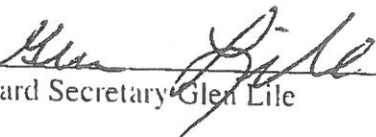
NOW, THEREFORE,

BE IT RESOLVED, that the members of the Metro Board adopt the 2022 Metro Budget by cost center as detailed on the attached, with budgeted expenditures totaling \$6,288,659.

Ayes: 6
Nays: 0
Absent and Excused: 0

RESOLUTION DECLARED ADOPTED.

By: 
Board Chairman Chuck Korn

By: 
Board Secretary Glen Lile

Dated: July 27, 2021

GT MESA

**2022 BUDGET - 2.60 Mils
BY COST CENTERS**



****Budget to be approved by the Metro Board****

GRAND TRAVERSE METRO FIRE	Actual 2020	Budget 2021	Budget 2022	Incr/ (Decr)	% Incr/ (Decr)
GENERAL FUND					
TOTAL REVENUES	4,941,725	4,871,377	5,340,572	469,195	9.6%
EXPENDITURES					
Dept: 336 OPERATIONS					
Acct Class: 701 PERSONNEL SERVICES	3,232,791	3,679,507	4,084,089	404,582	11.0%
Acct Class: 726 SUPPLIES	149,373	160,500	161,500	1,000	0.6%
Acct Class: 800 CONTRACTUAL SERVICES	166,380	158,555	164,000	5,445	3.4%
Acct Class: 900 OTHER SERVICES/CHARGES	554,395	570,000	590,100	20,100	3.5%
Acct Class: 970 CAPITAL OUTLAY	240,212	144,000	165,000	21,000	14.6%
Acct Class: OTHER	576,000	308,621	560,200	251,579	81.5%
TOTAL EXPENDITURES	4,919,151	5,021,183	5,724,889	703,706	14.0%
NET REVENUE/EXPENDITURES	22,574	(149,806)	(384,317)	(234,511)	156.5%
Fund Balance	2,037,806	2,060,380	1,910,574		
Net Fund Balance	2,060,380	1,910,574	1,526,257		

GTMESSA
2022 BUDGET - 2.60 Mils
BY COST CENTERS



****Budget to be approved by the Metro Board****

GRAND TRAVERSE METRO FIRE	Actual 2020	Budget 2021	Budget 2022	Incr/ (Decr)	% Incr/ (Decr)
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PUBLIC IMPROVEMENT FUND

TOTAL REVENUES	\$ 1,503,056	\$ 650,421	\$ 552,000	(98,421)	-15.1%
EXPENDITURES					
Acct. Class: 970 CAPITAL OUTLAY	\$ 925,031	\$ 921,900	\$ 250,000	(671,900)	-72.9%
Acct. Class: 990 DEBT SERVICE	\$ 141,090	\$ 339,456	\$ 308,770	(30,686)	-9.0%
Acct Class: 992 CONTINGENCY	\$ -	\$ 5,000	\$ 5,000	-	0.0%
TOTAL EXPENDITURES	\$ 1,066,121	\$ 1,266,356	\$ 563,770	(702,586)	-55.5%
EXPENDITURES OVER REVENUES	\$ 436,935	\$ (615,935)	\$ (11,770)	604,165	-98.1%
Fund Balance	\$ 244,830	\$ 681,765	\$ 65,830		
Net Fund Balance	\$ 681,765	\$ 65,830	\$ 54,060		

**Charter Township of Garfield
Janitorial Services Bids Summary**

08/24/21

<u>Janitorial Services</u>	<u>Township Clean 2x/wk Per/wk cost</u>	<u>Township Per/yr cost</u>	<u>SLRA Restrooms Per/wk cost</u>	<u>Restroom Schedule</u>	<u>SLRA Restrooms Per/yr cost</u>	<u>Stripping/ Waxing vct Carpet Cleaning Once a year cost</u>	<u>All Services Yearly Total</u>
Contemporary Cleaning Invoiced \$1,800 monthly Owner on site at all times	\$415.38	\$21,600.00	(incl w/ Hall) \$200.00 (2x wkly-May-Sep) \$100.00 (1x wkly-Oct-Apr)	(incl w/ Hall) (2x wkly-May-Sep) (1x wkly-Oct-Apr)	(incl w/Hall) \$4,000.00 \$3,200.00 \$7,200.00	\$400.00	\$22,000.00
TC Green Clean	\$430.00	\$22,360.00	\$200.00 (2x wkly-May-Sep) \$100.00 (1x wkly-Oct-Apr) Subtotal		\$4,000.00 \$3,200.00 \$7,200.00	\$1,900.00	\$31,460.00
Universal Cleaners Automatic 5% yearly increase	\$398.87	\$20,741.24	\$124.58 (2x wkly-May-Sep) \$64.51 (1x wkly-Oct-Apr) Subtotal		\$2,491.60 \$2,064.32 \$4,555.92	\$780.00	\$26,077.16

CONTEMPORARY CLEANING

Insured • Professional

Les & Lori Antoine
Owners

(231) 499-8597

Since 1991

Dear Bill Mouser,

Please consider the following bid for the cleaning/janitorial maintenance of your facility. My husband and I work as a team, and, combined, we have over 50 years experience. Our work compliments each other. He does more of the "heavy lifting" and I pay attention to details.

Some of our current cleaning references date back for decades. We strongly encourage you to contact them.

After all of these years we've never had a claim on our insurance, an incident report, and very, very few complaints.

A copy of our liability insurance will be faxed to you upon acceptance of our bid.

It's always been our policy not to give out keys/codes to anyone. We plan on performing all of the work ourselves, but on the very rare occasion that we hire a helper, one of us will still be on duty.

Our goal is to maintain your building to be clean and presentable at all times.

It was our pleasure meeting you and thank you for the tour.

Respectfully,



Lori Antoine
Contemporary Cleaning

PROPOSAL SUBMITTED TO:

NAME The Charter Township of Starfield
ADDRESS 3848 Veterans Dr.
CITY/ST/ZIP Traverse City, MI 49684
PHONE 231-941-1620 FAX -(231)941-1588

Contemporary Cleaning

Residential • Commercial

1650 Barlow, Suite #1
Traverse City, Michigan 49686

~~947-1007~~ or 499-8597

We hereby propose to furnish the materials* and provide the labor necessary for the cleaning/maintenance of:

Tuesdays

Remove trash/recycling
Clean kitchen/break room
Clean/restock 1st floor bathrooms
Clean entry doors/sidelights
Vacuum carpets - winter months
Mop tile floors - winter months

Fridays

Remove trash/recycling
Clean kitchen/break room
Clean/restock all 6 bathrooms
Vacuum carpets
Mop tile floors
Dust/wipe desks, counters, sills
Sweep both stairwells
Clean entry glass doors/sidelights

as needed

wipe/disinfect ceiling vents
cob webbing/high dusting
Cleaning after special events

Annually

resurface tile floors in
copy room and contractors'
area
Clean carpets

Silver Lake Recreational Area - Remove trash, clean/re-
stock bathrooms

2x per week May through Sept. 1x per week Oct.
April thru

* SPECIAL INSTRUCTIONS RE: MATERIALS

We use all of our own cleaning supplies/materials/equipment
except trash bags, toilet tissue, hand soap, etc...

Today's Date: 7-29-2021 Proposal good for 30 days from date shown.

Work To Be Completed On: Tuesdays and Fridays

With Payments According to the Following Terms: \$1,800.00/month Annual services and
special events to be
invoiced separately

Signature Hori Antoine
Contemporary Cleaning

Customer Signature

Contemporary Cleaning
Les and Lori Antoine
805 Manor Ln.
Traverse City, MI 49686
(231)499-8597
contemporarycleaners@yahoo.com

Liability Insurance # Z09856-4
Acuity
2800 South Taylor Dr.
P.O. Box 718
Sheboygan, WI 53082-0718
1-800-242-7666

Currnet Cleaning References:

Great Lakes Eye Consultants/
Green Square
872 Munson Ave.
Traverse City, MI 49686
Ivana Fedor - office manager
(231) 947-1690

State Street Marketplace
329 E. State St.
Traverse City, MI 49684
Devin - manager
(231) 883-8786

ReMax Bayshore Properties
500 S. Union St.
Traverse City, MI 49684
Carrie Zinke - office manager
(231) 941-4500

Tc green clean

RECIPIENT:

Bill Mouser

3848 Veterans Drive
Traverse City, Michigan 49684

Quote #23

Sent on

Aug 03, 2021

Total

\$530.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Weekly Cleaning Service	Janitorial services for Garfield Township Hall	2	\$215.00	\$430.00
Weekly Cleaning Service	Janitorial Services for Silver Lake Recreational Area	1	\$100.00	\$100.00

Total **\$530.00**

Quote for VCT and Carpet Cleanings would be an additional \$1,900 annually.

TC Green Clean Client Reference List:

Roy Morscher
Air BnB Units
+1 (440) 454-2169

Grace Hannon
West Side Community Church
(231) 941-9300
Grace@tcwsc.com

Tc green clean

Notes Continued...

Suzanne Wise
Federal Screw Works
(231) 922-9500
swise@federalscrew.com

Riley Bullough
The Mitten Group
+1 (231) 218-4417

Rachel Gysen
Air BnB Units
+1 (616) 254-7826

Erika Nita
Real Estate One
+1 (231) 631-2946

This quote is valid for the next 30 days, after which values may be subject to change.



The CHARTER TOWNSHIP *of* GARFIELD
Grand Traverse County, Michigan

Janitorial Proposal

7.28.21



UNIVERSAL CLEANERS, LLC

The Commercial Janitorial Experts & Your Nightly Cleaning Service

Bill,

Thank you for the opportunity to potentially assist you with your janitorial needs. Universal Cleaners, LLC is the premier facilities contractor in Northern Michigan. Our performance and customer service are second to none.

Universal Cleaners, LLC offers a wide array of cleaning services to assure your facilities are sparkling and dazzle your clientele. A list of our most popular services is as follows:

- Customized Daily/Nightly Cleaning
- *Green Cleaning*
- Special Cleaning Projects
- Rug Care
- Carpet Cleaning
- Floor Care
- Gym Floor Refinishing
- Tile & Grout Cleaning
- Floor Stripping and Waxing
- Window Cleaning
- General Maintenance

Universal strives for 100% customer satisfaction. We do what it takes to go the extra mile. Our quality cleaning services, and exceptional customer care ensures your satisfaction!

We are confident that the information provided will give you knowledge and confidence in our ability. Please contact us with any questions you may have. We look forward to servicing your janitorial needs and are excited at the opportunity of work with you.

Eugene F. LaFave Jr.
Universal Cleaners, LLC

P.O. BOX 1451, TRAVERSE CITY, MI 49685
231.633.8276 glafave@universalcleanersllc.com



Universal Cleaners, LLC
P.O. Box 1451
Traverse City, MI 49685
Phone: (231) 715-3236
glafave@universalcleanersllc.com
universalcleanersllc.com

Proposal Number: CTG21-100 Date: 7/28/21

Charter Township of Garfield
c/o Bill Mouser
3848 Veterans Drive
Traverse City, MI 49684
wmouser@garfield-twp.com
231-225-3170

Description:

- ✓ Cleaning select areas in Township Hall (Approximately 16,670 sq. ft.) Basement 2 Bathrooms, Main Floor Lobby, Offices, Conference Room, Copy Room, Lunch Room and 2 Bathrooms, Second Floor Mezzanine, Meeting Room, Conference Room, Bathrooms and stairwells
 - Janitorial services will be provided 2 nights per week (excluding Holidays)
 - Janitorial services will be provided according to specifications on page 2
- ✓ Cleaning equipment provided by Universal Cleaners, LLC
- ✓ Cleaning supplies provided by Universal Cleaners
 - SDS worksheets will accompany all products on site
- ✓ Paper products and hand soap maintained in all restrooms
 - Supplied by Garfield Township

Janitorial	Weekly Cost: \$398.87
Annual (1x) strip and wax	Weekly Cost: \$15.00
	Total Weekly Cost: \$413.87

Note: Services are billed at the beginning of the month and will be considered delinquent after 30 days. This estimate is valid for thirty days.

Accepted by: _____ Date: _____

P.O. BOX 1451, TRAVERSE CITY, MI 49685
(231) 715-3236 glafave@universalcleanersllc.com
universalcleanersllc.com



Universal Cleaners, LLC
P.O. Box 1451
Traverse City, MI 49685
Phone: (231) 715-3236
glafave@universalcleanersllc.com
universalcleanersllc.com

Proposal
Number: CTG21-101
Date: 7/28/21

Charter Township of Garfield
c/o Bill Mouser
3848 Veterans Drive
Traverse City, MI 49684
wmouser@garfield-twp.com
231-225-3170

Description:

- ✓ Cleaning Silver Lake Recreational Area Public Bathrooms
 - Janitorial services will be provided (excluding Holidays)
 - Janitorial services will be provided according to specifications on page 2
- ✓ Cleaning equipment provided by Universal Cleaners, LLC
- ✓ Cleaning supplies provided by Universal Cleaners
 - SDS worksheets will accompany all products on site
- ✓ Paper products and hand soap maintained in all restrooms
 - Supplied by Garfield Township

_____	2 nights per week	Weekly Cost: \$124.58
_____	1 night per week	Weekly Cost: \$64.51

Note: Services are billed at the beginning of the month and will be considered delinquent after 30 days. This estimate is valid for thirty days.

Accepted by: _____ Date: _____

P.O. BOX 1451, TRAVERSE CITY, MI 49685
(231) 715-3236 glafave@universalcleanersllc.com
universalcleanersllc.com



Specifications

- **2 nights per week**
 - Empty trash containers and change soiled liners
 - Complete bathroom cleaning
 - Toilet bowls and seats cleaned and disinfected inside and out
 - Paper products and soaps restocked
 - Floors swept and mopped
 - Sinks and countertops wiped and disinfected
 - Dispensers wiped and disinfected
 - Stalls and dividers wiped and disinfected
 - Vacuum entire space
 - Entryway
 - Common hallways within the space
 - Conference room
 - Sweep and mop hard surfaces
 - Spot glass cleaning (entry doors, etc.)
 - Complete main corridor and hallway cleaning
 - High dusting of horizontal and vertical surfaces
 - Dust flat surfaces
 - Spot clean switches and walls (handprints, etc.)
 - Spot clean other strike points (foot and hand touch-points)
 - Wipe all furniture (chair and table legs)

- **1 time per year**
 - Strip and wax VCT
 - Permanent items and hard to move items will be waxed around.
 - We do not guarantee that all stains will be removed.
 - Floors will be stripped but certain stains may not be removed.
 - 3 coats of ultra-high-density wax will be applied.



• **Notes and Exclusions:**

- Items requested by the client that are outside of the scope of work will be billed at \$40.00 per hour. The request for additional services will constitute approval of additional charges.
- Delivery of services by Universal Cleaners constitutes acceptance of this proposal and its notes and exclusions.
- We are only responsible for our cleaning quality from the previous night. Any concerns or issues must be brought up the following day to ensure our crew has ample time to correct any deficiencies and to keep communication timely.
- All work that is listed on this specification sheet that is necessary to keep the facility clean will be completed in a timely manner. Priority will be placed on the floors and baseboards.
- Acceptance of this proposal constitutes acceptance of all terms in this proposal.
- Both parties agree that approximate square footage is defined for the purpose of this proposal as being up to 50% discrepancy than stated square footage. This is due to time constraints during the bid and measuring process, inaccuracy of equipment, untrained people doing measurement and user error. If the client provides square footage estimates, it is expected that these measurements will fall in a plus or minus range of no greater than 3%. This is expected due to the fact that the client has ample time and resources to obtain a professional blueprint or otherwise qualified measurement.
- Spot glass cleaning means cleaning what we can see
 - Universal Cleaners, LLC does not clean all glass
 - Universal Cleaners, LLC expects there will be a glass cleaning service provided
 - We will clean spots that we are informed about by daytime staff
- Universal Cleaners, LLC reserves the right to do walk-throughs of facility on a regular basis with a client representative to ensure quality.
- Universal Cleaners, LLC is restricted to cleaning anything below 7ft high. Anything over this restriction will be an additional charge.
- Kitchen appliances will be cleaned on the outside only.
- Universal Cleaners cleans surfaces included in specification. We do not move items that are obstructive. We do not move furniture, parts of furniture, paper or any other items on desks. We do not move items on kitchen counters, rugs or mats. The only exceptions are plastic trash cans and office rolling chairs.
- Universal Cleaners, LLC does not empty or dispose of recycling or shedding containers unless specified in notes.
- Facility will be cleaned by 7am on the day after we specify cleaning.
- Any changes to these specifications may result in a price increase.
- Universal Cleaners, LLC requires a minimum lead time of 2 weeks to start. Shorter lead time will result in alternative pricing.
- Mopping may not remove all dirt. Build-up of dirt may occur over time. Additional treatments (shock treatment, etc.) may be required at an additional cost to this
- Restorative cleaning is dirt that has been in place for longer than 30 days and deemed to be outside of industry standards for daily cleaning by the contractor.
- Client agrees to name a single representative to administer the contract on a day-to-day basis and communicate to contractor. Client agrees to notify contractor if or when this point of contact changes.
- Universal Cleaners, LLC is only responsible for locking doors we use unless otherwise agreed upon in writing. Furthermore, Universal Cleaners, LLC is not responsible for ensuring that all doors not used by contractor are locked. The client acknowledges that Universal Cleaners, LLC may not be the last party in the facility, therefore not responsible for security.

P.O. BOX 1451, TRAVERSE CITY, MI 49685
(231) 715-3236 glafave@universalcleanersllc.com
universalcleanersllc.com



- It should not be assumed the contractor is the last ones in the facility.
- Universal Cleaners, LLC must be notified and agree to any site-specific protocols. There will be a charge for additional protocols, audits, compliance related items, etc. if Universal Cleaners, LLC agrees to comply with these items.
- If the client is closed, Universal Cleaners, LLC will not provide services on those nights and the charges will remain the same as a normal week.
- If keys, codes, etc. are changed and Universal Cleaners, LLC is not notified, Universal Cleaners, LLC will not make up service for night missed.
- Client agrees not to hire any of Contractor's employees or service providers in any capacity. Furthermore, Client agrees to not indirectly hire any of contactors employees in any capacity (through a third party). This portion of the agreement will remain in force regardless of the contract being terminated by either party for a period of 6 months after termination. Any breach of this portion of the agreement will result in Client compensating Contractor \$10,000 per occurrence.
- Client agrees to an annual increase in costs of 5% on all services rendered by Contractor. This increase will take effect on January 1st of each year.
- Client may terminate this contract with 90 days written notice. Contractor may terminate this contract with 30 days written notice. Any payment for above mentioned services owed by the Client shall be due and payable at the time the agreement is terminated. Client agrees to pay Contractor in full for cancelled services.
- Client agrees to provide Contractor with 4 sets of keys to all areas. Contractor agrees to notify Client within 24 hours of any missing keys.



• **Notes and Exclusions:**

- Items requested by the client that are outside of the scope of work will be billed at \$40.00 per hour. The request for additional services will constitute approval of additional charges.
- Delivery of services by Universal Cleaners constitutes acceptance of this proposal and its notes and exclusions.
- We are only responsible for our cleaning quality from the previous night. Any concerns or issues must be brought up the following day to ensure our crew has ample time to correct any deficiencies and to keep communication timely.
- All work that is listed on this specification sheet that is necessary to keep the facility clean will be completed in a timely manner. Priority will be placed on the floors and baseboards.
- Acceptance of this proposal constitutes acceptance of all terms in this proposal.
- Both parties agree that approximate square footage is defined for the purpose of this proposal as being up to 50% discrepancy than stated square footage. This is due to time constraints during the bid and measuring process, inaccuracy of equipment, untrained people doing measurement and user error. If the client provides square footage estimates, it is expected that these measurements will fall in a plus or minus range of no greater than 3%. This is expected due to the fact that the client has ample time and resources to obtain a professional blueprint or otherwise qualified measurement.
- Spot glass cleaning means cleaning what we can see
 - Universal Cleaners, LLC does not clean all glass
 - Universal Cleaners, LLC expects there will be a glass cleaning service provided
 - We will clean spots that we are informed about by daytime staff
- Universal Cleaners, LLC reserves the right to do walk-throughs of facility on a regular basis with a client representative to ensure quality.
- Universal Cleaners, LLC is restricted to cleaning anything below 7ft high. Anything over this restriction will be an additional charge.
- Kitchen appliances will be cleaned on the outside only.
- Universal Cleaners cleans surfaces included in specification. We do not move items that are obstructive. We do not move furniture, parts of furniture, paper or any other items on desks. We do not move items on kitchen counters, rugs or mats. The only exceptions are plastic trash cans and office rolling chairs.
- Universal Cleaners, LLC does not empty or dispose of recycling or shedding containers unless specified in notes.
- Facility will be cleaned by 7am on the day after we specify cleaning.
- Any changes to these specifications may result in a price increase.
- Universal Cleaners, LLC requires a minimum lead time of 2 weeks to start. Shorter lead time will result in alternative pricing.
- Mopping may not remove all dirt. Build-up of dirt may occur over time. Additional treatments (shock treatment, etc.) may be required at an additional cost to this
- Restorative cleaning is dirt that has been in place for longer than 30 days and deemed to be outside of industry standards for daily cleaning by the contractor.
- Client agrees to name a single representative to administer the contract on a day-to-day basis and communicate to contractor. Client agrees to notify contractor if or when this point of contact changes.
- Universal Cleaners, LLC is only responsible for locking doors we use unless otherwise agreed upon in writing. Furthermore, Universal Cleaners, LLC is not responsible for ensuring that all doors not used by contractor are locked. The client acknowledges that Universal Cleaners, LLC may not be the last party in the facility, therefore not responsible for security.

P.O. BOX 1451, TRAVERSE CITY, MI 49685
(231) 715-3236 glafave@universalcleanersllc.com
universalcleanersllc.com




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- Client agrees to provide Contractor with 4 sets of keys to all areas. Contractor agrees to notify Client within 24 hours of any missing keys.



Specifications

- **1 or 2 nights per week**
 - Empty trash containers and change soiled liners
 - Complete bathroom cleaning
 - Toilet bowls and seats cleaned and disinfected inside and out
 - Paper products and soaps restocked
 - Floors swept and mopped
 - Sinks and countertops wiped and disinfected
 - Dispensers wiped and disinfected
 - Stalls and dividers wiped and disinfected

		Charter Township of Garfield	
		Planning Department Report No. 2021-113	
Prepared:	August 17, 2021	Pages:	1
Meeting:	August 24, 2021 Township Board	Attachments:	<input checked="" type="checkbox"/>
Subject:	Oakleaf Village of Traverse City LLC (Oakleaf LLC) Application for Revenue Bonds		
Applicant:	Wallick Communities		
Parcel No.	05-018-013-00		

Oakleaf LLC is planning to construct a senior living complex in Garfield Township on North Long Lake Road near Zimmerman Roads, which will be called Meadow Valley. The Township Board approved the Oakleaf Village Planned Unit Development for this site on December 8, 2020.

Wallick Communities owns Oakleaf LLC and will operate Meadow Valley. Wallick Communities has applied for Grand Traverse County Economic Development Corporation (EDC) revenue bonds to help finance the project up to \$60 million.

At its June 10, 2021 meeting, the EDC Board adopted a resolution of inducement, which is the first step the EDC Board must take in issuing bonds. The County Board of Commissioners is expected to adopt a resolution approving the project area at its meeting on August 18, 2021. The Board of Commissioners must find that the project plan meets a “public purpose” as defined under the EDC Act and must also authorize the issuance of the revenue bonds. Approval from the Township Board is also required.

ACTION REQUESTED:

If the Board is supportive of the request, a resolution is attached to this report for approving the project. A suggested motion for adopting the resolution is as follows:

MOTION TO adopt Resolution 2021-24-T approving the Project Plan for the Oakleaf Village of Traverse City, LLC project, as attached to Planning Department Report 2021-113.

Attachments:

1. Resolution 2021-24-T

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

RESOLUTION # 2021-24-T

**RESOLUTION APPROVING PROJECT PLAN FOR
OAKLEAF VILLAGE OF TRAVERSE CITY, LLC PROJECT**

WHEREAS, pursuant to The Economic Development Corporations Act, Public Act No. 338 of the Michigan Public Acts of 1974, as amended (the "Act"), this Township Board has reviewed the Project Plan presented to this meeting, relative to Oakleaf Village of Traverse City, LLC Project (the "Project") of The Economic Development Corporation of the County of Grand Traverse (the "Issuer"); and

WHEREAS, this Township Board desires to express its approval of said Project Plan and the Project described therein and requests the Issuer to proceed with the Project and the financing thereof.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF GARFIELD AS FOLLOWS:

1. It is hereby determined that the Project Plan for the Project as presented constitutes a public purpose within the meaning of the Act and said Project Plan is hereby approved in its entirety based on the following considerations:

(a) The Project Plan meets the requirements set forth in Section 8 of the Act.

(b) The persons who will be active in the management of the Project for not less than one year after the approval of the Project Plan have sufficient ability and experience to manage the Project Plan properly.

(c) The proposed method of financing the Project is feasible and the Issuer has the ability to arrange the financing.

(d) The Project is reasonable and necessary to carry out the purposes of the Act.

2. The Issuer is hereby requested to proceed with the Project and the financing thereof.

3. It is hereby recommended that the Board of Commissioners of the County of Grand Traverse, following a public hearing in accordance with the Act, approve the Project Plan.

4. All resolutions or parts thereof in conflict with this resolution are hereby repealed, but only to the extent of such conflict.

5. The Township Clerk is hereby directed to provide three (3) certified copies to the Secretary of the Issuer.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

RESOLUTION 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 Resolution #2021- -T which was adopted by the Township Board of the Charter Township of Garfield on the 24th day of August, 2021.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield