



3848 VETERANS DRIVE / TRAVERSE CITY, MI 49684  
 (231) 941-1620 / FAX: (231) 941-1588  
 www.garfield-twp.com ~ updated frequently!

SPRING 2018

# Garfield

## Charter Township

SERVING THE CITIZENS OF NORTHERN MICHIGAN

### TOWNSHIP HOURS

Monday —Thursday  
 7:30 a.m. to 6:00 p.m.  
 CLOSED FRIDAYS

### HOLIDAY HOURS

Township offices will be closed for the observance of the following holidays:  
 Presidents' Day — Feb. 19th  
 Memorial Day — May 28th  
 Independence Day — July 4th  
 Labor Day — September 3rd

### ELECTED OFFICIALS

- CHUCK KORN.....SUPERVISOR
- JEANE BLOOD LAW.....TREASURER
- LANIE McMANUS.....CLERK
- MOLLY AGOSTINELLI.....TRUSTEE
- STEVE DUELL.....TRUSTEE
- DENISE SCHMUCKAL.....TRUSTEE
- DAN WALTERS.....TRUSTEE
- STAFF**
- HILARY ALPERS.....APPRAISER
- JUDY BATTLE.....ADMIN. ASSISTANT
- AMY DEHAAN.....ASSESSOR
- RICH DERKS.....BUILDING INSPECTOR
- MICHAEL GREEN.....ZONING ADMINISTRATOR
- BRAD HEIKKILA.....APPRAISER
- ROB LARREA.....PLANNING DIRECTOR
- CHLOE MACOMBER.....DEPUTY TREASURER
- BILL MOUSER.....FACILITIES MANAGER
- ERIK PERDONIK.....DEPUTY PLANNER
- DOROTHY PETROSKEY...PLANNING/BUILDING ASST.
- THOM SCHMUCKAL.....CODE ENFORCEMENT
- AMY SIMON.....OFFICE COORDINATOR
- CARL STUDZINSKI.....BUILDING OFFICIAL
- BETTY TEZAK.....DEPUTY CLERK

### 2017 BUILDING IN GARFIELD TOWNSHIP

Garfield Township had one of the busiest years with construction activity since the building department was established, with 250 permits issued. Construction remained steady and showed a slight increase for single family homes. Total construction value topped at \$42 million for the year. We are anticipating that 2018 will be another robust year.

Item	# Of Permits	Construction Value
Single Family Homes	70	\$14,992,630
New Commercial Buildings	16	\$12,577,353
Commercial Alterations	47	\$8,964,011
Residential Alterations	37	\$1,436,581
Misc. Permits	80	\$4,238,740



### 2017 ZONING DEPARTMENT


Overall, permit activity in 2017 was slightly lower than 2016, but higher than all other years dating back to 2011. Accessory structures, commercial permits, single-family dwellings, multi-family housing, decks, and other residential additions were up from last year. Significant projects this year included the Ridges at 45 Apartments (Phase II), Life Story Funeral Home, Autozone, Bill Marsh Auto, Serra Automotive Group, Opperman Electric, Soils and Structures, and various commercial/industrial redevelopment projects throughout the township.

CATEGORIES	2017	2016	2015	2014	2013	2012	2011
Land Use (see table below)	183	195	139	153	163	106	91
Outdoor Sale	20	27	22	27	13	15	18
Sign	139	133	163	153	117	133	170
<b>Total</b>	<b>342</b>	<b>355</b>	<b>324</b>	<b>333</b>	<b>293</b>	<b>254</b>	<b>279</b>

LAND USE TYPE	2017	2016	2015	2014	2013	2012	2011
Accessory Structures	23	40	23	25	28	14	7
Change of Use	3	8	13	13	13	5	13
Commercial New	11	11	8	6	3	1	9
Com Repair/Add/Alter	19	18	10	4	10	15	7
Deck	11	16	7	7	7	8	4
Earth Change/Mass Grading	5	2	3	17	8	5	4
Misc.	23	14	17	8	4	6	3
Multi (inc. Duplex)	4	20	4	35	0	4	2
Res Add/Alter/Repair	14	12	8	9	19	13	17
Single Family Dwelling	70	54	46	29	71	35	25

## SPRING CLEANING

Spring is just around the corner and you know what that means, spring cleaning. When the sun begins to shine a little more and the temps begin to rise you may find yourself cleaning out that closet, basement, or garage. Instead of pitching these items please consider donating. Here are just a handful of places to donate your unwanted items.

Father Fred Foundation 826 Hastings St Traverse City MI 49686 231-947-2055	Goodwill Donation Center 2279 S. Airport Rd. W. Traverse City MI 49684 231-922-4826	Women’s Resource Center 3030 N. US 31 South Traverse City MI 49684 231-946-4180
St. Vincent de Paul 1207 Woodmere Ave Traverse City MI 49686 231-947-8466	Habitat for Humanity Re-store 1129 Woodmere Ave K Traverse City MI 49686 231-944-1182	

## FROM THE ASSESSOR

The property tax system was constitutionally instituted early in Michigan’s Statehood history and provides funding for education and local government. This system relies on the determination of Fair Market Value. In order to maintain the integrity of the system, routine property visits are necessary. These visits may be made by any of three different agencies that provide a constitutional check-and-balance in the maintenance of our property tax system.

**The local Assessor** is responsible for making a value determination for each parcel every year. A mass appraisal system in which building values are based on a construction cost manual, and modified by similar sold properties, is used to accomplish this task. The costs that are used for the building values require an *outside* perimeter measurement of the buildings. This mass appraisal system relies on property visits that accurately catalog the property’s land and building attributes (record card review).

**The County Equalization Department (CED)** is responsible for determining proper overall assessment levels for each unit in each class of property within the county. Equalization studies are used each year to make these determinations. These studies also require property visits, using sold properties, and/or Equalization appraisals on random samples selected each year. Value conclusions are made using the same cost manual and procedures that Assessors are required to use.

**The State Tax Commission (STC)** through the Property Services Division (PSD) monitors both the Assessor and the CED throughout the yearly assessment cycle. Random property visits may be conducted by PSD staff in the monitoring process that leads to the STC determination of State Equalized Value (SEV). Value conclusions are made using the same cost manual and procedures used by the Assessors and CED.

These routine property visits by any of these agencies depend on the participation of the property owner. The property tax system relies on a three tiered check-and-balance process requiring routine property visits to maintain its integrity. As a property owner, you may choose whether to participate. Simply write or email us stating your request. We hope you will participate, because accurate cataloging of a property’s land and building attributes for the record is beneficial to the property owner, and essential to the property tax system.

## FROM THE TREASURER

It is the time of year to file income tax returns. Are you missing your property tax information? Look up your info on our website: [www.garfield-twp.com](http://www.garfield-twp.com) Click on the green box that says “Click Here for Property Info”. If you still need to pay your 2017 property taxes, you can do that on the website too. Tax payments will be accepted at the Township until Wednesday, February 28, 2018. After that date, all real property taxes still owed will be sent to the Grand Traverse County Treasurer and will need to be paid at their office on Boardman Ave. Our website is available to provide you with tax info 24 hours a day conveniently from the comfort of your home. Your first time accessing your information, you will need to create a user name and password. Please let us know if we can assist you in any way.

### PUBLIC SERVICE

The Township Board is always looking for residents to serve on various boards and commissions. Please send a letter of interest to the Township Supervisor at the township hall if this is some thing you might be interested in. Get involved in your community!

### PARK RESERVATIONS

Call now to schedule that special event. Applications can be downloaded from our website or picked up from the reception desk at the Township Hall.

### A MESSAGE FROM YOUR PIPES

No wipes in the Pipes. Bottom line, nothing should be flushed except toilet paper and human waste. Biodegradable or disposable does not mean it is flushable. All wipes should be put in the trash.

### MEETINGS

The Township Board meets the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of each month at 6:00 p.m.

The Planning Commission meets on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month at 7:00 p.m.

The Zoning Board of Appeals meets on an as needed basis on the 3<sup>rd</sup> Wednesday of each month at 6:00 p.m.

The Parks and Recreation Commission meet the first Monday of each Month at 6:00 p.m.

All meetings take place at the Garfield Township Hall unless stated otherwise on the agenda.