

CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
September 14, 2021

Supervisor Chuck Korn called the Town Board Meeting to order at the Garfield Township Hall on September 14, 2021 at 6:01p.m.

Pledge of Allegiance

Roll Call of Board Members

Present: Molly Agostinelli, Chris Barsheff, Steve Duell, Chuck Korn, Chloe Macomber, Lanie McManus and Denise Schmuckal

Staff Present: Deputy Planner Steve Hannon

1. Public Comment (6:01)

None

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

Schmuckal moved and Barsheff seconded to approve the agenda as presented.

Yeas: Schmuckal, Barsheff, Agostinelli, Macomber, Duell, McManus, Korn

Nays: None

3. Consent Calendar (6:02)

a. Minutes

August 24, 2021 Regular Board Meeting
(Recommend Approval)

b. Bills

(i) General Fund \$342,219.61
(Recommend Approval)

c. Request for approval of Jamie Douglass as a designee to assist the Treasurer's Office in taking tax or other forms of payments (Recommend Approval)

d. Schedule Public Hearing for September 28, 2021 to consider a Request for Payment in Lieu of Taxes (PILOT) for the Flats at Carriage Commons (Recommend Approval)

Board members removed consent items 3c. and 3d. to agenda item 4.

Duell moved and Barsheff seconded to adopt the Consent Calendar as amended.

*Yeas: Duell, Barsheff, McManus, Schmuckal, Macomber, Agostinelli, Korn
Nays: None*

4. Items Removed from the Consent Calendar

a. Schedule Public Hearing for September 28, 2021 to consider a Request for Payment in Lieu of Taxes (PILOT) for the Flats at Carriage Commons (Recommend Approval)

Tony Lentych, Director of the Traverse City Housing Commission submitted an application for a PILOT for the housing connected with the BATA project. The project has been named Flats at Carriage Commons and the application is due on October 1st. A PILOT would be in place for two out of four buildings. He explained that there would be approximately 100 units of work force housing.

Agostinelli moved and McManus seconded to schedule a Public Hearing for September 28, 2021 to consider a Request for Payment in Lieu of Taxes (PILOT) for the Flats at Carriage Commons.

Yeas: Agostinelli, McManus, Duell, Barsheff, Macomber, Schmuckal, Korn

Nays: None

b. Request for approval of Jamie Douglass as a designee to assist the Treasurer's Office in taking tax or other forms of payments (Recommend Approval)

Board members asked questions about the request.

Schmuckal moved and Agostinelli seconded to approve Jamie Douglass as a designee to assist the Treasurer's Office in taking tax or other forms of payments.

Yeas: Schmuckal, Agostinelli, Duell, Barsheff, Macomber, McManus, Korn

Nays: None

5. Correspondence (6:13)

Correspondence from Metro Fire

6. Reports

a. County Commissioner's Report (6:14)

Commissioner Brad Jewett said a new computer system was approved and the commission is still awaiting the wage studies.

b. Sheriff's Report (6:16)

Lt. Chris Oosse reviewed statistics from August 2021 with board members. The department attended a few public events and car seat classes will return.

c. Planning Department Report for September – PD 2021-120 (6:17)

Deputy Planner Steve Hannon said that they are working on several development reviews, notably the BATA/TCHC, South 22 and Marengo 31. The Commission is also working on housing and a development guide.

d. Parks and Rec Report (6:21)

Parks Steward Derek Morton submitted his report in writing.

e. Clerk's Report (6:22)

McManus reported that two precincts in the township need to be split up to conform with state law.

f. Supervisor's Report (6:26)

Supervisor Korn stated that the township roof project and the Long Lake water project has been approved. He talked to Blair Township's Supervisor to discuss the water at the south end of the township.

7. Unfinished Business (6:27)

a. Public Hearing – Marijuana Safety Compliance Facilities

Consideration of Amendment 1 to Ordinance No. 74, an Ordinance to Prohibit Marijuana Establishments Within the Township, Resolution 2021-26-T

Korn opened the Public Hearing at 6:28pm and seeing no one wishing to speak, closed the public hearing.

Schmuckal moved and Agostinelli seconded THAT Resolution #2021-26-T, to adopt Amendment No. 1 to Ordinance No. 74, An Ordinance to Prohibit Marihuana Establishments Within the Township, BE ADOPTED.

Yeas: Schmuckal, Agostinelli, Barsheff, Duell, McManus, Macomber, Korn

Nays: None

Consideration of Ordinance 76, An Ordinance to License Marijuana Safety Compliance Facilities, Resolution 2021-27-T

Schmuckal moved and Agostinelli seconded THAT Resolution #2021-27-T, to establish Ordinance No. 76, An Ordinance to License Marijuana Safety Compliance Facilities, BE ADOPTED.

*Yeas: Schmuckal, Agostinelli, Barsheff, Duell, McManus,
Macomber, Korn*

Nays: None

b. Consideration of recommendations from the Building Subcommittee for repair of the Township Roof

Schmuckal explained the roof project and the meetings that were held.

Schmuckal moved and Duell seconded to proceed with the roofing project as proposed to include removal and replacement of the lower roof with asphalt shingles and installation of additional insulation sheathing and metal roofing to reinforce existing barrels on the upper roof; Work shall be performed in conformance with the memo dated 9/9/21 from GFA, The environmental architectural drawings dated 9/9/21 and the Grand Traverse Construction budget dated 9/9/2021 along with subcommittee language changes from the 9/13/21 meeting.

*Yeas: Schmuckal, Duell, Agostinelli, Macomber, Barsheff, McManus,
Korn*

Nays: None

Board members discussed the scope of the project. Representatives from Grand Traverse Construction were present to discuss the roof and what the project would entail.

Schmuckal moved and Duell seconded to recommend that the roofing project shall be completed for an amount not to exceed \$445,900 and the building committee along with the assistance of Gourdie Frasier Engineering and Environmental Architects are authorized by the Township Board to manage the project and remain within budget.

*Yeas: Schmuckal, Duell, Agostinelli, Macomber, Barsheff, McManus,
Korn*

Nays: None

8. New Business

a. Public Hearing – Consideration of Zoning Ordinance 68 Text Amendment – Articles 2, 3 and 7 – Resolution 2021-25-T (6:50)

Deputy Planner Hannon explained that 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. Supervisor Korn opened the Public Hearing at 6:53pm and seeing no one wishing to speak, closed the public hearing.

Agostinelli moved and McManus seconded THAT Resolution #2021-25-T adopting Amendment No. 30 to Ordinance No. 68, Garfield Township Zoning Ordinance, including several proposed amendments to Articles 2, 3, and 7, BE ADOPTED.

Yeas: Agostinelli, McManus, Macomber, Barsheff, Duell, Schmuckal, Korn

Nays: None

b. Public Hearing – Consideration of the amount of property tax millage to levy for the 2022 General and Fire Fund Accounts (6:56)

2 mills are proposed for an operating millage and 2.6 mills are proposed for the Grand Traverse Emergency Services millage. Funding sources were discussed.

Korn opened the Public Hearing at 7:04pm and seeing no one wishing to comment, closed the Public Hearing.

Schmuckal moved and Barsheff seconded that 2.0 mills be requested for operating costs and 2.45 mills be requested for the emergency services with the remaining funds to come from the Township's General Fund.

Yeas: Schmuckal, Barsheff, Duell, Macomber, McManus, Agostinelli, Korn

Nays: None

c. Consideration of Resolution 2021-28-T, a Resolution to Amend the Charter Township of Garfield Fee Schedule (7:07)

Compliance facilities for marijuana were added and an annual license renewal was changed.

Duell moved and Agostinelli seconded THAT Resolution 2021-28-T, to amend the Charter Township of Garfield Fee Schedule, BE ADOPTED.

Yeas: Duell, Agostinelli, Schmuckal, McManus, Macomber, Barsheff, Korn

Nays: None

9. Public Comment: (7:08)

None

10. Other Business (7:09)

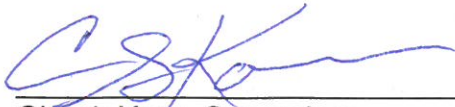
Schmuckal commented on a recent park reservation.

Duell commented on the ambulance response times in a recent situation.

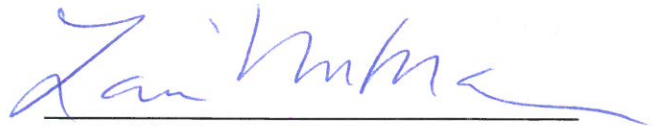
McManus asked to schedule a budget meeting for September 29th at 4pm.

11. **Adjournment**

Korn adjourned the meeting at 7:19pm.



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



Lanie McManus, Clerk
Charter Township of Garfield
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