



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

SUMMER 2022

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:

Independence Day — July 4th

Labor Day — Sep. 5th

Veterans Day — Nov. 10th

Thanksgiving Day — Nov. 24th

ELECTED OFFICIALS

CHUCK KORN.....SUPERVISOR

CHLOE MACOMBER.....TREASURER

LANIE McMANUS.....CLERK

MOLLY AGOSTINELLI..... TRUSTEE

CHRIS BARSHEFF..... TRUSTEE

STEVE DUELL..... TRUSTEE

DENISE SCHMUCKAL..... TRUSTEE

STAFF

JUSTIN BIGBEE.....APPRAISER

AMY L DEHAAN..... ASSESSOR

RICH DERKS..... BUILDING INSPECTOR

JAIME DOUGLASS.. BUILDING & LAND USE ASST.

MICHAEL GREEN...ZONING ADMINISTRATOR

STEVE HANNON.. DEPUTY PLANNING DIRECTOR

SEAN KEHOE..... PARK STEWARD AND

CODE ENFORCEMENT OFFICER

KAREN LEAVER..... ADMIN ASSISTANT

DEREK MORTON..... PARK STEWARD AND

CODE ENFORCEMENT OFFICER

KATHLEEN ROON OFFICE COORDINATOR

ABBY SIMON.....APPRAISER

AMY SIMON.....DEPUTY TREASURER

CARL STUDZINSKI.....BUILDING OFFICIAL

JOHN SYCH.....PLANNING DIRECTOR

BETTY TEZAK..... DEPUTY CLERK

OUR MISSION

As neighbors, we work together to create a community where our residents and businesses thrive, our natural resources are protected and enjoyed, our visitors are welcomed and appreciated, and our high quality of life is promoted.



FROM THE CLERK'S OFFICE

The Clerk's office has been busy preparing for the 2022 election cycle and Election Inspector trainings.

By now you should have received your new Voter ID card. Please review your Voter ID card as you may be in a new precinct or County Commissioner District. We have all been moved to the 103rd House District. These Voter ID cards are for the Voters information only it is not required to be shown at the Precinct when voting.

Absentee applications have been mailed. Dual applications were required by the Secretary of State this year. Dual applications allow you to meet the signature requirement to receive a ballot for both the August Primary and the November General election on one application. You will need to check both election boxes at the top of the application to receive ballots for both elections. If you change addresses between August and November, please inform our office because the USPS will not forward your ballot to your new address.

[The Primary Election will be August 2, 2022](#), this election will determine each Party's candidates for the General Election. [The General Election will be November 8, 2022](#). If you prefer to vote by absentee ballot, please contact our office for an application. The State of Michigan requires a signed application for every election before any ballot can be issued.

FROM THE TREASURER

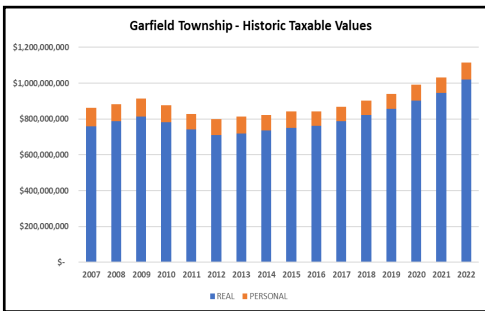
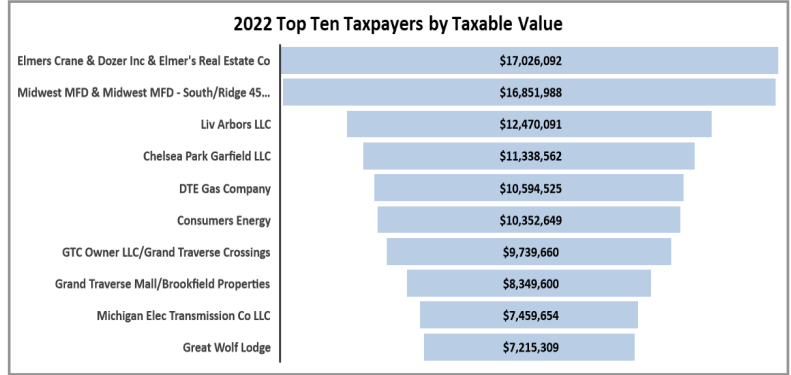
Summer Tax Deferments Available:

If you are 62 years of age or older, and/or totally disabled, and your gross household income was not over \$40,000 during the preceding calendar year, you may qualify for a deferment of your summer taxes. This makes the summer taxes for your primary residence due on February 14, 2023, instead of September 14, 2022, which will give you more time to make payments with no late interest. If you have qualified in the past you will be receiving an application in the mail around July 1st, 2022. If you think you may qualify and did not receive an application in the mail, applications are available at the Treasurer's office. If you have any questions, contact the Treasurer's Office as soon as possible at 231-225-3168 or 231-225-3043. Winter deferments may be obtained at the Grand Traverse County Treasurer's office.



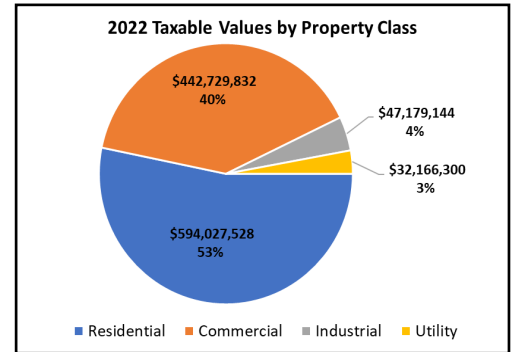
FROM THE ASSESSING DEPARTMENT

Team Elmer’s has moved up and become Garfield Township’s Top Taxpayer! We thank them for their continued investment, and involvement, in our community! Another group making large investments in our Township has moved up to the second highest Taxpayer – Ridge 45 Apartments, followed by Liv Arbors and Chelsea Park West Apartments – these three companies have helped increase housing options in the Township. DTE and Consumers Energy follow in fifth and sixth – with DTE making a big jump from 10th last year to 5th this year due to their recent investments. Seventh and eighth on list is the Grand Traverse Crossings and the Grand Traverse Mall, which have both dropped two places since last year. Michigan Electric Transmission Co (down from #8) and the Great Wolf Lodge (down from #7) round out the bottom two of this list.



Taxable Values (TVs) in Garfield Township continue to rise along with property values. The past several years have seen prices increasing faster than ever. If you have been in the market for a new home, you have certainly seen how much competition there is for the homes that are available. We have seen more homes sell at or above asking prices than ever before! Assessed Values increased by 11%, while TVs went up more than 8% - much higher than the 3.3% CPI change, indicating there were a LOT of properties changing hands. In fact, from 4/1/2021 through 3/31/2022, more than 312 residential sales have taken place within the Township – equal to 5.5% of the residential properties.

Residential properties continue to make up the majority of the taxable value within Garfield Township. Overall, commercial properties have decreased by 1% of the total values, but that has been made up by a 1% increase in utility properties – likely due to new investments being made. And, while commercial property has decreased as a percentage of the total taxable values, alone it has actually increased nearly 7% over 2021. ALL property values (AV and TV) have increased over the past 10 years. AVs have gone up more nearly 62% while TVs have only changed by 39% thanks to Michigan’s property tax cap. It will be interesting to see what happens to our property values as the Feds attempt to curb the inflation being seen in all market sectors over the next year or so.



REMINDER FOR PROPERTY OWNERS:

Assessing Staff has begun their annual fieldwork for this year. Be aware that you may see them in your neighborhood. They wear bright yellow vests and carry Township IDs for your safety and theirs. This work involves verification of property (building) dimensions, characteristics and amenities – including updating photos.

You can expect a visit if:

- A building permit has been issued for changes, improvements or demolition,
- Recent purchase – typically within the past year,
- Property has NOT been reviewed in the past five (5) years.



If you’ve been in the Assessing Dept or were visited by our appraisers recently, you know that appraiser, Abby Simon, was going to have a baby. She gave birth to a healthy little girl – both mom and baby are doing great! It is such a blessing to have Abby as part of our team, and we are thrilled to welcome her little miracle into the world! Please join us in congratulating Abby and Russell on this wonderful addition to their family!

The State Tax Commission requires Assessing staff to review 20% of ALL property in the Township every year. In Garfield Township that means nearly 1,200 residential properties, 250 commercial properties and 20 industrial properties must be reviewed every year. If you own a home and someone is there when we are, you can expect to be asked a few questions. Otherwise, you may find a “yellow tag” on your door with questions we have. We appreciate you completing the postage paid postcard and dropping it in the mail.

Our review is NOT an effort to increase taxes, it is to ensure that ALL property is described accurately in our records and the value is properly calculated. This is our job and it is done best when we have accurate details for each property. The goal is fair and accurate assessments. If you have questions about your property record details, you are welcome to stop in or call.

FROM THE PLANNING DEPARTMENT

First open house held for the Grand Traverse Commons Natural Area Design Plan

On May 11, the Township hosted the first public engagement event seeking public feedback on the future of the Grand Traverse Commons Natural Area at the Cathedral Barn at Historic Barns Park. The Township is working with Environmental Consulting & Technology, Inc. (ECT) on a design plan for the Commons Natural Area. The design plan will ultimately result in a park design to accommodate many different users and activities, create access to surrounding areas, incorporate native landscaping materials, and protect and enhance the park’s delicate natural resources and wildlife habitat.



Open House at Cathedral Barn

This first public engagement event was an open house format and saw around 75 people attend from the community. The ideas generated by community members and through discussion at the open house will guide the next phase of the design plan process, which will create several design scenarios each incorporating different uses, access, and habitat in different ways. The next public engagement event will ask for input on these design scenarios. Please visit the following Township webpage for project updates and details on the next public engagement opportunities: <http://www.garfield-twp.com/designplan.asp>.

MSU urban planning students complete project analyzing Township trails and sidewalks

A team of Michigan State University urban planning students recently completed a project to analyze trails and sidewalks in the Township and to develop a framework for evaluating priority areas for future trail and sidewalk improvements. The team presented to the Planning Commission on April 27 and Staff attended their final presentation in East Lansing on April 29.



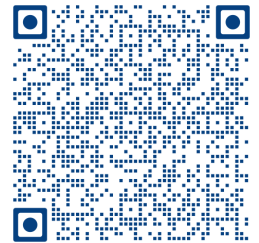
MSU Urban Planning Student Presentation in East Lansing: April 29, 2022

The project included analyzing neighborhoods of the Township to target sidewalk and trail investments and developing a methodology to determine future priorities. Key corridors highlighted in the report included LaFranier Road, South Airport Road from Barlow/LaFranier to Boardman Lake, and from the Mall Trail to the Miller Creek Nature Reserve. The information learned from this project will help guide the Township during the Master Plan update process. The full report from the MSU student team can be viewed at the following Township webpage:

<http://www.garfield-twp.com/plansreports.asp>.

Reserve your pavilion today!

Scan the QR Code for our Park Application, Rules and Pavilion Pricing information.



FROM THE PARKS DEPARTMENT

SILVER LAKE AND RIVER EAST RESERVATIONS:

Silver Lake Recreation Park has three pavilions of various sizes for birthday parties, graduation parties and other small gatherings. Call today as slots are filling up for the summer! Reservations for pavilion use can be made by contacting the township office at (231) 941-1620.

The River East Recreation Area pavilion is complete and should be available for reservations later this summer or early fall once other construction work in the area is complete. The new dog park should be completed by this fall for your four-legged friends who are looking for new places to sniff! Stay tuned for updates.



When using the dog parks and trails please make sure to pick up after your dogs. Doggy Doo bags are available in all of our parks. Used bags can be disposed of in one of our supplied trash receptacles.

When using the pavilions, please do not use staples, nails, tacks, etc. in either the wood structure or picnic tables. Broken/protruding staples, etc. present a sharp hazard to other users.



One of our Parks Stewards, Sean, stocking Oleson’s Pond at Kid’s Creek Park with Rainbow Trout for our 12 & under kiddo’s to catch!



Suggestions, compliments, concerns, general communication or if your Volunteer group would like to assist with upcoming plantings, clean-ups, or other small projects, please contact our park staff at 231-225-3158 or email at PARKS@garfield-twp.com.

We receive many compliments on our parks and how clean they are. We would like to thank you, our patrons, for doing your part in maintaining a clean park!

FROM THE ZONING DEPARTMENT

Clearing the air on short term rental regulations:

We are often asked whether short term rentals are permitted in the Township. While not banned altogether, short term rentals for periods of less than thirty days are not permitted as an incidental or accessory use of a dwelling. However, there are certain defined land uses in our Zoning Ordinance, including Bed and Breakfast Establishments, Motels, and Campgrounds, that allow short term rentals provided they are permitted in the district in which they are located and have been approved by the Township.

Feel free to contact me at 231-941-1620 x 230 or mgreen@garfield-twp.com if you have any questions or visit our website at: www.garfield-twp.com for more information.



SPRING CROSSWORD ANSWERS

- 4A-KORN;
- 5A-EIGHTEENTH;
- 6A-FIVE;
- 9A-FREDCANFIELD;
- 1D-KRATOCHVILSPAT;
- 2D-RENNIE;
- 3D-TRAVERSETOWNSHIP;
- 7D-PIGALLEY;
- 8D-LYMANSMITH

RECYCLE SMART HHW Event Dates for FALL 2022

- Thursday, August 11th
- Saturday, September 17th
- Visit recyclesmart.info/1162/Household-Hazardous-Waste or call 231-941-5555

Sign-up will be available online one month before each event.

Appointments are required.

Fall Brush Drop Off

Fall brush drop off passes will be available October 3, 2022. We are hoping the weather will cooperate and yard cleanup will be finished before the first snow fall. The closing date for the drop off site will be November 23, 2022

The Township Board meets the 2nd and 4th Tuesday of each month at 6:00 pm.

The Planning Commission meets on the 2nd and 4th Wednesday of each month at 7:00 pm.

The Zoning Board of Appeals meets on an as needed basis on the 3rd Thursday of each month at 6:00 pm.

The Parks and Recreation Commission meets the 1st Monday of every other month at 6:00 p.m.

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

Garfield Township Word Search

O	E	R	E	R	U	S	A	E	R	T	R	R	T
S	E	N	O	I	T	A	E	R	C	E	R	E	R
E	G	A	R	F	I	E	L	D	Y	A	P	R	A
I	S	B	P	R	O	P	E	R	T	Y	L	B	I
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WORD SEARCH LIST:

- PERMITS
- RESERVATIONS
- GARFIELD
- RECREATION
- SUPERVISOR
- TRAILS
- ASSESSING
- WILDLIFE
- BALLOT
- PLANNING
- TREASURER
- PROPERTY
- PICKLEBALL
- ELECTIONS
- LEASHES
- RECYCLE
- BUILDING

FROM THE SHERIFF'S OFFICE

Deputies handle a large number of fraud calls where individuals call and use different stories and tactics to get citizens to send money or give personal information over the phone. Never give personal information over the phone such as credit card numbers, social security numbers, check numbers, date of birth, bank information, or any other information that can be used to steal identification from you that can be used to open accounts or use your accounts unless you personally know the business and or employees that work at the business, (such as paying for your take out from your favorite restaurant by credit card over the phone.)

We handle several scam type calls where the individual asks you to pay for something with gift cards of some kind. We have also had several calls where someone calls stating you have a warrant and need to pay with gift cards in order to make the warrant go away or that you are behind on your taxes and they claim to be someone with the IRS. We have had individuals claim to be with the sheriff's office requesting you pay or provide information to accounts to get out of trouble in some way. If someone calls claiming to be a police officer and they ask for payment of any kind ask them for their name, badge number, department, and the non-emergency number to their dispatch. If you are not certain they are a legitimate officer double check the department and dispatch phone numbers on the internet and then call and confirm that department or dispatch center that the officer calling from is real.

Any time someone calls you and asks for you to pay for something that you did not initiate (such as your normal bills or something you ordered or purchased) assume it's a scam and do some research before sending anything.

Summer is also coming and more people will be out and about so please keep your cars and houses locked, often times the theft from vehicle complaints we handle most often are unlocked vehicles in the driveway during the night time hours.

If you have anything to report that is not an emergency please call the non emergency number to central dispatch at 231-922-4550.