



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

WINTER 2024

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:

Thanksgiving - Nov. 28th
Christmas - Dec. 24th & 25th
New Year's - Dec. 31st & Jan. 1st

2025

HAPPY NEW YEAR

ELECTED OFFICIALS

JOE MCMANUSSUPERVISOR
CHLOE MACOMBERTREASURER
LANIE MCMANUSCLERK
MOLLY AGOSTINELLI TRUSTEE
LAURIE LAPP..... TRUSTEE
DENISE SCHMUCKAL TRUSTEE

STAFF

ABBY ABBOTT.....APPRaiser
CHRIS BARSHEFF TOWNSHIP MANAGER
JUSTIN BIGBEE.....APPRaiser
AMY DEHAAN..... ASSESSOR
JAMIE 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
AMY SIMONDEPUTY TREASURER
MIKE STEFFES.....GIS
CARL STUJZINSKIBUILDING OFFICIAL
JOHN SYCH.....PLANNING DIRECTOR
BETTY TEZAK..... DEPUTY CLERK

STAFF NEWS:

TOWNSHIP MANAGER, CHRIS BARSHEFF



In March of 2024 the Board of Trustees voted to create Garfield Township's first ever Manager position. This position was created to take on the day-to-day operations of the Township as the chief administrative officer, who manages employees and carries out the policies of the Township Board. The new manager will be a great resource for staff, trustees, and residents for all things Township related.

Please join us in welcoming Chris Barsheff to serve in this capacity. Chris was hired in September unanimously by the Board of Trustees and started officially in October. Chris has an extensive background in law enforcement and has worked as a public servant his entire career. He had worked for the Grand Traverse County Sheriff's Office since 1996 and had served in many leadership and management roles along the way. He additionally served the residents of Garfield Township as a Trustee over the past four years.

He has also been a long-time resident of Garfield Township and has lived in this community since he was 11 years old. He is invested in Garfield Township and is passionate about being part of seeing the Township thrive. In his spare time Chris likes spending time with family, taking advantage of the recreational opportunities our community has to offer and enjoys hands on activities such as wood working. Chris also enjoys sharing his knowledge and experience of law enforcement with other communities around the county in his instructor role with Louisiana State Universities National Center for Biomedical Research and training.

Chris is very excited to begin his new career with the township. He will serve with integrity and dedication, ensuring that Garfield Township thrives for our business community, provides diverse recreational opportunities for health and always remains a safe place to live and raise a family.

TOWNSHIP SUPERVISOR CHUCK KORN RETIRES

Chuck Korn has been a fixture at Garfield Township, serving as our Township Supervisor since 2008 and has also served on various boards and committees. We will all miss having Chuck whistling his way around the building every day. The office won't be the same without him - now he can kick back and enjoy his traveling adventures!

NEW PART-TIME TOWNSHIP SUPERVISOR, JOE MCMANUS

I would like to thank everyone for the opportunity to serve the citizens of Garfield Township as your Supervisor. It has been sixteen years since I have been on the township board as a trustee and am looking forward to helping keep the township moving in the same successful direction that we have been for many years.

A little about myself. I have lived in the township my entire life, I have been married for 41 years to my wife Lanie, I have two children and two grandchildren. I have served the township in many different capacities off and on for over 25 years. Terms on the Zoning Board of Appeals, Planning Commission and Township Board, and am currently the chair person of the Planning Commission.

The success of our township can be attributed to the high quality staff in all departments, engaged and responsible elected officials and a fiscally responsible approach to conducting business and spending your money.

The growth of our township has dictated the need to change up our leadership structure to include a full time Township Manager and a part-time Supervisor. This new structure will help us compartmentalize duties and operate more efficiently. Please be patient with us as we redefine our roles with the end goal of serving our citizens better and more efficiently.

FROM THE ASSESSOR'S OFFICE

Please join us in congratulating Abby Abbott for obtaining her Michigan Certified Assessing Officer (MCAO) certification from the State Tax Commission! She has worked hard and has proven to be an asset to our department and our taxpayers. Job well done!

The lack of housing inventory has kept home prices moving upward. Demand continues to outpace supply – much like areas all over Michigan and the country. Garfield Township has not had the home value decreases in 2024 as many expected; however, there are some areas in our state which have started to see the number of foreclosures rise. US News Real Estate predicts the housing market will likely thaw in 2025, but the number of sales will remain low.

2025 may be a better year to buy a home though. Mortgage rates are expected to go down more, which should help affordability and bring more sellers back to the market which should help increase supply. For sellers, the decision may be tougher – especially if there is any downturn. Spring 2025 could bring changes in the real estate market, but no one knows for sure.

Whatever happens, rest assured that the Garfield Township assessors are keeping an eye on sales. It is our job to study property sales and examine things further when we start seeing changes. The studies we perform analyze the market and all of its changes and help us determine the values that are assigned to properties throughout the Township.

If you've recently purchased, or are contemplating purchasing or even selling, you may want to take a look at some of the informational brochures on our website: https://www.garfield-twp.com/brochuresforms.asp You will learn more about how property value is determined, what will happen if a new deck or pool is added, what to do if the Assessed and/or Taxable value of your property is more than you believe it is worth, and more!

Sales data from our neighborhood studies can also be found on our website: https://www.garfield-twp.com/sales_studies.asp. There are sales maps along with sales studies for both homes (improved sales) and vacant land. If you don't find what you are looking for, you are always welcome to stop in, email or call us.

SMALL BUSINESS TAXPAYER EXEMPTION – 2025 update!

Before 2023, the asset limit was \$80,000 to be exempt from Personal Property taxes – it is now \$180,000 - an increase of \$100,000! This is great news for small business owners! If your business has assets worth no more than \$180,000 (total true cash value, calculated using the normal Personal Property depreciation multipliers) in Garfield Township as of 12/31/2024, be sure to watch your mail for details! This higher threshold may mean NO PERSONAL PROPERTY TAXES for your business! Forms for 2025 will be mailed at the end of the year – make sure to get the appropriate form(s) back to us no later than February 20th. If you filed Form 5076 in February 2024 or before, chances are you don't have to file again but don't assume that– contact us to be sure to verify everything is in order. As always, if you need help or have questions, please stop in, call or email us.

STAFF NEWS CONTINUED:

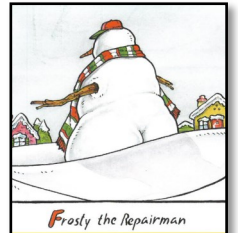
RICH DERKS RETIREMENT

Our building department would like to congratulate Rich Derks on his retirement after 12 dedicated years of service. Rich is a highly respected figure in the community, serving as the building inspector. During his free time, he enjoys gardening, crafting furniture, and contributing to the church. His wealth of knowledge and expertise will be greatly missed. Congratulations on reaching this exciting milestone of retirement! Wishing you all the best as you embark on this new chapter in your life.



Ila s'ti	gsge gsgg egsg egsg gges gges esgg esgg	STUPID STUPID ↓ STUPID STUPID	HOROBOD
A POINT A POINT	ACCAUGHTT	UCTION	XLNC
PHROMATE	E ANYTHING ANYTHING ANYTHING ANYTHING	TTTT YEARS YEARS	noon good
_____ET	Extra Hard Ones:	ACHANCEN	J K
dayas wlolrk	CHAWHOWHORGE		A 2 3 4 5 6 7 8 9 10 Q

BRAIN TEASERS



FROM THE PLANNING DEPARTMENT

BATA Headquarters Opens; Meadow Valley Nears Completion

Over the past few months, two of the largest projects reviewed by the Planning Department and Planning Commission in recent years made significant progress completing their construction. The headquarters of the Bay Area Transportation Authority (BATA) opened in September 2024 at the corner of LaFranier Road and Hammond Road. On the west side of the Township, the Meadow Valley senior living complex is nearly complete with construction.

Both projects were reviewed using the Planned Unit Development (PUD) process. The PUD process allows the Township to consider some flexibility in regulations where mixed or varied uses are proposed that could not be achieved under a single zoning district, innovation and variety of design, additional amenities, or a substantial public benefit. BATA is partnering with Traverse City Housing Commission (TCHC), which is constructing workforce housing on the site along with BATA’s transfer station, which offered the unique benefit of pairing workforce housing with transit. Meadow Valley’s development includes different types of housing such as independent living, assisted living, and memory care; a future phase of the development envisions 33 single-family homes adjacent to an existing single-family neighborhood.

Both projects include sidewalks and trails which support a more connected non-motorized transportation system as described in the Township Master Plan. Several new developments along LaFranier Road such as BATA, Prince of Peace church, Ridge45, and Village at LaFranier Woods have created a more complete sidewalk network on LaFranier Road. Meadow Valley’s site includes a shared-use trail which is envisioned as part of a larger connection between Traverse City West Senior High School and other regional trails.

Stop by the Planning Department during our regular office hours or attend a Planning Commission meeting (typically scheduled for the second and fourth Wednesdays of the month at 7:00 PM at Garfield Township Hall) to learn more about what’s happening with new development around the Township.



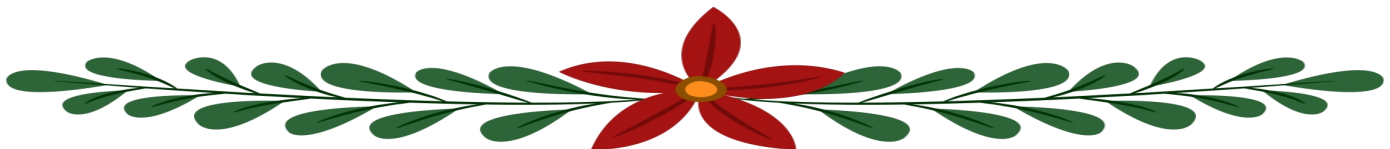
New BATA headquarters building



New Meadow Valley senior living building

FROM THE CLERK’S OFFICE

The 2024 Election Cycle was a huge success in Garfield Township. Early Voting started slow with the first two elections but exploded with the General Election in November. We had 3192 voters in the nine days before the November 5th Election. We also had 5732 Absentee Ballots returned. This helped alleviate long lines on Election Day. There was a steady line all day but no long waits. We would like to acknowledge all the Election Inspectors that stepped up to work extra days for Early Voting and all of their hard work throughout the Election Cycle. We wouldn’t be successful without them.



FROM THE TREASURER’S OFFICE

Amy Simon is currently the Deputy Treasurer at Garfield Township and has served the residents of Garfield for seven years. In April of this year, Amy completed her third year of classroom education that certifies her as a Michigan Certified Professional Treasurer (MiCPT).

This is a certification accredited through Michigan State University and is facilitated by the Michigan Municipal Treasurers Association (MMTA) and requires over 100 hours of education focusing specifically on treasury in local government. We want to congratulate Amy for all of her hard work and dedication that helps to better serve our community and residents.



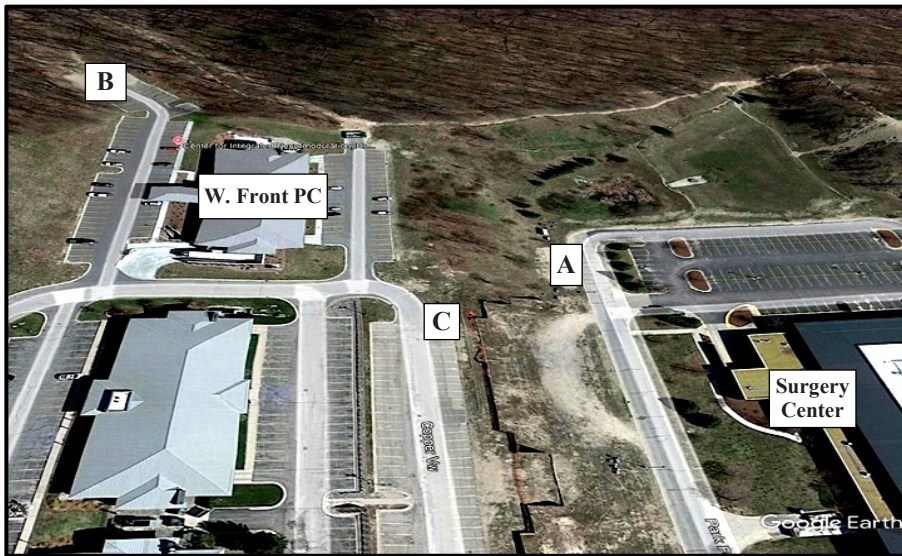
FROM THE PARKS DEPARTMENT

Buffalo Ridge Trail

The tree planting of 2023 along portions of Buffalo Ridge Trail (behind the new YMCA) suffered some loss from early drought (despite watering efforts). The good news is, the Conservation Resource Alliance was able to establish some additional grant funding that will allow for replacement trees this fall. On the flip side, several of the trees are doing well and are growing right through the top of the planting tubes!

The Commons

Plans are in the works and funding is in place to establish a new trail head to enter The Commons from behind the Copper Ridge Surgery Center (A). A trail will be created from this area to link trail users to the existing trails. We are asking trail users not to park behind West Front Primary Care (B) as this is the parking lot for patients and employees of West Front Primary Care Only. A temporary parking location is located southeast of the West Front Care building (C). See map below.



River East Recreation Area

Keep your fingers crossed...new bathrooms are supposed to be installed in the spring of 2025! Once the bathrooms are up and running, we will start taking reservations for our pavilion. We are also working towards installing a large playground for the kiddos! Stay tuned!

Once again, thank you to our trail users who help us keep the trails so clean. If you see anything that needs to be addressed in the Garfield Township Parks, please reach out to us at (231) 941-1620 or email us at: Parks@garfield-twp.com.

ATTENTION SILVER LAKE RESIDENTS – Milfoil Special Assessment

Due to the sufficient balance in the milfoil special assessment account, Garfield Township will not be billing for milfoil this year on your 2024 winter tax bill. The last milfoil assessment was approved and billed for 2019-2023, so a renewal will need to happen this year to bill starting again on your 2025 winter tax bill. Look for information about public hearings for establishing a new special assessment district this year.

Eurasian Water Milfoil (EWM) an invasive aquatic plant that out-competes native plants and will overwhelm a lake if not controlled. It has been spreading across the U.S. for decades and appeared in Silver Lake in 2005 and has been treated on Silver Lake ever since.

NEW! WATCH TOWNSHIP BOARD MEETINGS LIVE

The Garfield Township board and commission meetings can now be viewed via **LIVE STREAM**. This includes Town Board Meetings, Planning Commission Meetings and Zoning Board of Appeals Meetings.



TACM



YouTube

Visit Charter Township of Garfield’s YouTube page or Traverse Area Community Media (TACM) to watch live. You can also view past recorded meetings on these sites. See QR Codes at left for easy access.

SPRING BRUSH DROP OFF PASSES

Will be available at the front desk by April 14th, 2025.

Scan the QR Code below for days, times, location, etc.

You can also find recycling and hazardous waste information at:

www.gtcountymi.gov/1162/Household-Hazardous-Waste

RECYCLE SMART HHW Event Dates for 2025

- April 10 - 1pm-6pm
- May 15 - 1pm-6pm
- June 26 - 12pm-6pm
- August 14 - 12pm-6pm
- September 13 - 9am-2pm

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

Appointments are required.



Township Board

Time: 6: 00 P.M.
Date: 2nd and 4th Tuesday

Planning Commission

Time: 7: 00 P.M.
Date: 2nd and 4th Wednesday

Zoning Board of Appeals

Time: 6: 00 P.M.
Date: 3rd Thursday

Parks and Recreation Commission

Time: 6: 00 P.M.
Date: 1st Monday

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