

CHARTER TOWNSHIP OF GARFIELD TOWNSHIP BOARD MEETING

Tuesday, April 23, 2024 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 – April 9, 2024 Regular meeting
(Recommend Approval)

b. Bills -

(i) General Fund \$56,000.87
(Recommend Approval)

(ii) Gourdie-Fraser

Developer's Escrow Fund – Storm Water Reviews, Utility Plan Review,
Oversight & Closeout \$9,631.25

General Utilities 6,712.50

Park Funds / DNR Trust Fund 8,625.00

Special Assessment District (SAD) 1,665.00

Total \$26,633.75

(Recommend Approval)

(iii) Gourdie-Fraser Grand Traverse Commons Natural Area (Recommend Approval)	\$11,800.00
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- c. Tax Collection Settlement History (Receive and File)
- d. Consideration of donating \$5,000 to Boom-Boom Club for Independence Day Fireworks (Recommend Approval)

4. Items removed from the Consent Calendar

5. Correspondence

- a. Letter from Haggard's Plumbing & Heating dated April 8, 2024

6. Reports

- a. MMR Report
- b. County Commissioner's Report
- c. GT County Road Commission Report
- d. Treasurer's Report

7. Unfinished Business

- a. Consideration of Resolution 2024-10-T concurring with the Gauthier Redevelopment Brownfield Plan
- b. Consideration of Resolution 2024-09-T adopting Township Trustee's salary

8. New Business

- a. Public Hearing – Consideration of Culver Meadows Senior Living Conditional Rezoning, Resolution 2024-08-T

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.

**CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
April 9, 2024**

Supervisor Chuck Korn called the Town Board Meeting to order at the Garfield Township Hall on April 9, 2024 at 6:00p.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: Planning Director John Sych

1. Public Comment (6:01)

None

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

Korn added item 6i – Report from Chet Janik on Building Official search.

Schmuckal moved and Agostinelli seconded to approve the agenda as amended.

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

Nays: None

3. Consent Calendar (6:02)

a. Minutes

March 26, 2024 Regular Meeting

March 27, 2024 Joint Board and Planning Commission Meeting
(Recommend Approval)

b. Bills

General Fund

\$35,933.11

(Recommend Approval)

c. Consideration of Nominating Joe McManus and Amy DeHaan to serve another 3-year-term on the Grand Traverse Commons Joint Planning Commission (Recommend Approval)

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

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

Nays: None

4. **Items Removed from the Consent Calendar**

None

5. **Correspondence (6:03)**

None

6. **Reports**

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

County Commissioners Brad Jewett and Lauren Flynn reported that an equalization meeting was held and the taxable value percent rose by 9.41% for properties in Garfield Township. Jewett added that additional security was approved for the Governmental Center and the Northern Lakes Mental Health key performance indicators are climbing. Commissioners toured county facilities as they begin to review the Facilities Master Plan.

b. **Sheriff's Report (6:09)**

Lt. Roy Raska from the Sheriff's office shared statistics for Garfield Township for March 2024. He added that all CPO positions are filled and Debra St. Croix began recently as a CPO in Garfield Twp.

c. **GT Metro Fire Report (6:13)**

Metro Fire Chief Paul Mackin updated board members on events in the fire stations. Metro is beginning their annual audit and is also taking steps to prepare for the 2025 budget. Mackin is reviewing capital assets and day to day operations and he presented statistics for Garfield Township for March 2024.

d. **Planning Department Report for April 2024 (6:18)**

Planner John Sych stated that his report was submitted in writing and added that a development for the Gauthier Site will be heard tomorrow by the Planning Commission. The draft master plan has been sent out to various entities for the 63 day review.

e. **Parks and Rec Report (6:19)**

Sean Kehoe, Parks Steward, submitted his report in writing and added that parks stewards are working on the Copper Ridge Trail Head for the Commons Natural Area. The Brook Trout Coalition will help out at Oleson's pond and staff has removed encampments near the Boardman Lake Loop and Goodwill Inn.

f. **Treasurer's Report (6:24)**

Treasurer Chloe Macomber compiled a report which gives details pertaining to all ARPA projects. ARPA funds need to be obligated by the end of 2024.

g. Clerk's Report (6:27)

McManus stated that she submitted in her report in writing and added that the audit begins this week.

h. Supervisor's Report (6:27)

Korn reported that a recent TTCL policy meeting developed criteria for major projects, which were mostly road projects. A pre-construction meeting was held for the Silver Lake water and sewer project and he has been working on an RFP for solid waste and recycling.

i. Building Official Search Report (6:30)

Consultant Chet Janek reported that the Building Official job description was posted and as of this afternoon, 27 applicants were received. The deadline for applications is April 23rd.

7. Unfinished Business

a. Consideration of contract for Engineering Services for the Barlow – South Airport Boardman Loop (6:36)

Township Engineer Jennifer Graham presented the contract for engineering and construction services for the Barlow- South Airport Boardman Loop project.

Schmuckal moved and Barsheff seconded to approve the contract for engineering and construction services for the Barlow – South Airport Boardman Loop at a cost not to exceed \$95,250.00.

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

Nays: None

b. Consideration of contract with Civic Clarity (AccuNet) for website services and New Moon Visions for branding services (6:40)

Planner John Sych said that 35 proposals were received and the committee recommended these vendors. The township attorney has reviewed the contracts and has suggested a few minor changes. Both contracts total \$40,135.00.

Schmuckal moved and Barsheff seconded to approve the contract with Civic Clarity (AccuNet) with modifications as suggested by the township attorney in the amount of \$9,850.00 and \$485.00 for the first year for a total of \$10,335.00.

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

Schmuckal moved and Agostinelli seconded to approve the contract with New Moon Visions with modifications as suggested by the township attorney in the amount of \$29,800.00.

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

c. Consideration of Invitation to Bid Solid Waste and Recycling Services (6:45)

Item was tabled for future consideration.

8. New Business

a. Discussion of Trustee's Salary (6:45)

McManus asked board members to help clarify what a study session is and how much should be paid to a trustee for attending a study session. The inclusion of the Building Committee and all subcommittee meetings was discussed. McManus will bring a resolution for the next meeting based on the discussion.

b. Consideration of applying for a federal grant for energy-related projects through the Community Energy Management Program (CEM) (7:05)

Korn stated that this grant could help to upgrade the township HVAC equipment.

Schmuckal moved and Barsheff seconded to direct Staff to pursue the Community Energy Management Program (CEM).

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

Nays: None

c. Consideration of Proposals for the Township's Information Technology (IT) support services (7:07)

McManus stated that IT Right was bought out and the new owners are not as responsive to tech issues when they arise.

Schmuckal moved and Agostinelli seconded to pursue an agreement with HiTech pending a formal contract.

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

Nays: None

9. Public Comment: (7:14)

None

10. **Other Business (7:15)**

None

11. **Adjournment**

Korn adjourned the meeting 7:16 pm.

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

04/18/2024 08:41 AM
User: BETTY
DB: Garfield

CHECK DISBURSEMENT REPORT FOR CHARTER TOWNSHIP OF GARFIELD
CHECK DATE FROM 04/04/2024 - 04/17/2024
Banks: GEN

Page: 1/3

Check Date	Bank	Check #	Payee	Description	GL #	Amount
04/04/2024	GEN	42233	GLOBAL INDUSTRIAL	7076357 - PARK DRINKING FOUNTAIN	208-000-970.000	6,798.61
04/10/2024	GEN	42234	CONSUMERS ENERGY	103033456148	101-448-920.005	2,854.83
04/10/2024	GEN	42235	CONSUMERS ENERGY	100000311801	101-000-084.861	1,686.08
		42235		100000311801	101-448-920.005	2,766.81
						<hr/> 4,452.89
04/10/2024	GEN	42236	DENNIS, GARTLAND & NIERGARTH	PRELIMINARY AUDIT PLANNING	101-101-802.000	900.00
04/10/2024	GEN	42237	DTE ENERGY	910020833257	101-265-920.601	1,535.91
04/10/2024	GEN	42238	ENGINEERED PROTECTION SYS.	EPS	101-265-957.000	387.66
04/10/2024	GEN	42239	GFL ENVIRONMENTAL	002114258	208-000-805.000	509.14
04/10/2024	GEN	42240	GFL ENVIRONMENTAL	002114259	101-265-935.604	135.92
04/10/2024	GEN	42241	GRAND TRAVERSE COUNTY DPW	5590511	208-000-805.000	17.00
04/10/2024	GEN	42242	GRAND TRAVERSE COUNTY DPW	5105021	101-265-920.602	202.99
04/10/2024	GEN	42243	GRANITE TELECOMMUNICATIONS	PHONES	101-265-850.000	148.66
04/10/2024	GEN	42244	GRID4 COMMUNICATIONS, INC.	PHONES	101-265-850.000	616.09
04/10/2024	GEN	42245	GT SUPPLY, LLC	TOILET TISSUE / CAN LINERS	101-265-726.003	212.00
04/10/2024	GEN	42246	LAND INFORMATION ACCESS ASSOC	SMPT RENEWAL	101-228-955.000	622.00
04/10/2024	GEN	42247	NW MI COG	DUES	101-720-880.004	3,378.13
04/10/2024	GEN	42248	OLSON, BZDOK, & HOWARD	PLANNING/ZONING	101-704-801.000	627.00
04/10/2024	GEN	42249	RICHARDS & MCDUGALL, P.C.	ACCOUNTING SVCS	101-215-701.303	695.00
04/10/2024	GEN	42250	SPECTRUM ENTERPRISE	INTERNET	101-228-955.001	159.98
04/10/2024	GEN	42251	TEMPERATURE CONTROL	N CONDENSING UNIT - POWER SURGE	101-265-935.608	1,027.80
04/10/2024	GEN	42252	TRAVERSE CITY RECORD EAGLE	CONSTRUCTION PERSONNEL ADVERTISING	101-101-901.000	732.00
		42252		ADVERTISING	101-704-901.000	165.45
						<hr/> 897.45
04/17/2024	GEN	42253	BLUE CROSS BLUE SHIELD OF MICHIGAN	EMPLOYEE HEALTH	101-101-711.030	3,002.86
		42253		EMPLOYEE HEALTH	101-171-711.030	2,167.01
		42253		EMPLOYEE HEALTH	101-215-711.030	3,901.96
		42253		EMPLOYEE HEALTH	101-253-711.030	3,542.04
		42253		EMPLOYEE HEALTH	101-257-711.030	3,037.62
		42253		EMPLOYEE HEALTH	101-371-711.030	3,124.04
		42253		EMPLOYEE HEALTH	101-701-711.030	2,386.53

3.b.(i)

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Check Date	Bank	Check #	Payee	Description	GL #	Amount
		42253		EMPLOYEE HEALTH	101-702-711.030	3,498.82
						<hr/> 24,660.88
04/17/2024	GEN	42254	GARFIELD CHARTER TOWNSHIP	HSA	101-000-237.000	712.27
04/17/2024	GEN	42255	GRAND TRAVERSE COUNTY	MARCH BOR ADVERTISEMENTS	101-257-901.000	33.13
04/17/2024	GEN	42256	GT SUPPLY, LLC	BLACK CAN LINERS	101-265-726.003	36.00
04/17/2024	GEN	42257	INTEGRITY BUSINESS SOLUTIONS	PAPER	101-101-726.000	289.54
04/17/2024	GEN	42258	KRAFT BUSINESS SYSTEMS		101-101-726.002	515.70
04/17/2024	GEN	42259	O'HEARN PEST CONTROL LLC	RODENT STATION SVC	101-101-805.000	60.00
04/17/2024	GEN	42260	PRINTING SYSTEM	SECRECY SLEEVES	101-262-726.000	1,144.68
04/17/2024	GEN	42261	SUMMIT FIRE PROTECTION	FIRE ALARM INSPECTION	101-265-935.608	359.00
04/17/2024	GEN	42262	TRAVERSE CITY LIGHT & POWER	00104659-5	101-448-920.005	10.61
04/17/2024	GEN	42263	UNITED WAY	UNITED WAY	101-000-238.000	90.00
04/17/2024	GEN	42264	VOYA INSTITUTIONAL TRUST COMPANY	DEFERRED COMP VF3202	101-000-231.000	1,910.00
TOTAL - ALL FUNDS				TOTAL OF 32 CHECKS		56,000.87

--- GL TOTALS ---

101-000-084.861	DUE FROM #861 STREET LIGHTS	1,686.08
101-000-231.000	DEFERRED COMP	1,910.00
101-000-237.000	HSA (FORMERLY FLEX)	712.27
101-000-238.000	UNITED WAY	90.00
101-101-711.030	BENEFITS	3,002.86
101-101-726.000	SUPPLIES	289.54
101-101-726.002	SUPPLIES - COPIER MAINTENANCE	515.70
101-101-802.000	AUDIT AND ACCOUNTING	900.00
101-101-805.000	CONTRACTED AND OTHER SERVICES	60.00
101-101-901.000	ADVERTISING	732.00
101-171-711.030	BENEFITS	2,167.01
101-215-701.303	WAGES - ACCOUNTANT	695.00
101-215-711.030	BENEFITS	3,901.96
101-228-955.000	COMPUTER SUPPORT SYSTEMS	622.00
101-228-955.001	COMPUTER NETWORK	159.98
101-253-711.030	BENEFITS	3,542.04
101-257-711.030	BENEFITS	3,037.62
101-257-901.000	ADVERTISING	33.13
101-262-726.000	SUPPLIES	1,144.68
101-265-726.003	SUPPLIES-MAINTANCE	248.00
101-265-850.000	TELEPHONE	764.75
101-265-920.601	HEATING / GAS	1,535.91
101-265-920.602	WATER / SEWER	202.99
101-265-935.604	RUBBISH REMOVAL	135.92
101-265-935.608	MAINTENANCE-OTHER	1,386.80
101-265-957.000	ELECTRONIC PROTECTION SYSTEM	387.66
101-371-711.030	BENEFITS	3,124.04
101-448-920.005	STREET LIGHTS TOWNSHIP	5,632.25

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Check Date	Bank	Check #	Payee	Description	GL #	Amount
101-701-711.030			BENEFITS			2,386.53
101-702-711.030			BENEFITS			3,498.82
101-704-801.000			LEGAL SERVICES			627.00
101-704-901.000			ADVERTISING			165.45
101-720-880.004			COM. PROM. - TC-TALUS			3,378.13
208-000-805.000			CONTRACTED AND OTHER SERVICES			526.14
208-000-970.000			CAPITAL OUTLAY			6,798.61
			TOTAL			56,000.87



123 West Front Street
Traverse City, Michigan 49684
231.946.5874
231.946.3703

April 16, 2024

SUMMARY OF BILLINGS FOR APPROVAL FROM GARFIELD TOWNSHIP

I. Developer's Escrow Fund

A. Storm Water Reviews

1. Engineering consulting services for storm water plan review. Airstream of NW Michigan, Escrow No. 215.808	
Project# 23375 Invoice No. 2337502	270.00
2. Engineering consulting services for storm water plan review. Crisp and Clean Linen Rental, Escrow No. 214.867	
Project# 24027 Invoice No. 2402701	686.25
3. Engineering consulting services for storm water plan review. The Garfield Apartments, Escrow No. 214.805	
Project# 24049 Invoice No. 2404901	1,220.00
4. Engineering consulting services for storm water plan review. Cherryland Humane Society, Escrow No. 214.807	
Project# 24073 Invoice No. 2407301	755.00
Total A	<u>2,931.25</u>

B. Utility Plan Review, Oversight & Closeout

1. Engineering consulting services for plan review, construction services and Project Turnover Kchii-Noodin Kaamdaaking - II (Windy Hills Phase II)	
Project# 20037 Invoice No. 2003704	2,000.00
2. Engineering plan review, construction services, project turnover TC West Senior High School, Escrow No. 215.809	
Project# 23359 Invoice No. 2335903	4,700.00
Total B	<u>6,700.00</u>

Total Developer's Escrow Fund 9,631.25

II. General Utilities

1. Engineering and survey services for design, permitting and construction engineering for sewer extension NW Silver Lake Road Sewer Extension	
Project# 22230 Invoice No. 2223007	6,712.50
Total Utility Receiving Fund	<u>6,712.50</u>

III. Park Funds / DNR Trust Fund

1. Engineering design, survey, permitting, bidding, and construction services. Grand Traverse Commons, North Loop Trail	
Project# 24069 Invoice No. 2406901	1,125.00
2. Engineering design, survey, permitting, bidding, and construction services. South Airport and Barlow Road, Trail Extensions	
Project# 24070 Invoice No. 2407001	7,500.00
Total Park Funds / DNR Trust Fund	<u>8,625.00</u>

IV. Special Assessment District (SAD)

1. Engineering and survey services for design, permitting and construction engineering for sewer extension Ridgeview Court, Special Assessment District (SAD)	
Project# 24087 Invoice No. 2408701	1,665.00
Total Park Funds / DNR Trust Fund	<u>1,665.00</u>

GRAND TOTAL \$26,633.75

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874 Ext. 310
A/R email: melanie@gfa.tc

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

April 16, 2024
Project No: 23375
Invoice No: 2337502

Re: Airstream of Northern Michigan, Storm Water Review, Escrow No. 215.808

Services Performed: Engineering Services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Services includes review, communication with applicant / engineer and correspondence letter of final review.

Project Location: Blue Star Drive,, Traverse City

Professional Services from March 17, 2024 to April 13, 2024

Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	2.00	135.00	270.00	
Totals	2.00		270.00	
Total Labor				270.00
		Total this Invoice		\$270.00

Billings to Date

	Current	Prior	Total
Labor	270.00	1,383.75	1,653.75
Totals	270.00	1,383.75	1,653.75

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874 Ext. 310
A/R email: melanie@gfa.tc

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

April 16, 2024
Project No: 24027
Invoice No: 2402701

Re: Crisp and Clean Linen Rental, Storm Water Review, Escrow No. 214.867
Services Performed: Engineering Services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Services includes review, communication with applicant / engineer and correspondence letter of initial review.

Project Location: 3167 Cass Road, Traverse City

Professional Services from February 13, 2024 to April 13, 2024

Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	3.25	135.00	438.75	
Design Engineer	2.25	110.00	247.50	
Totals	5.50		686.25	
Total Labor				686.25
		Total this Invoice		\$686.25

Billings to Date

	Current	Prior	Total
Labor	686.25	0.00	686.25
Totals	686.25	0.00	686.25

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874 Ext. 310
A/R email: melanie@gfa.tc

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

April 16, 2024

Project No: 24049

Invoice No: 2404901

Re: The Garfield Apartments, Storm Water Review, Escrow No. 214.805

Services Performed: Engineering Services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Services includes review, communication with applicant / engineer and correspondence letter of initial review.

Project Location: 3066 N. Garfield Road,, Traverse City, MI 49686

Professional Services from March 17, 2024 to April 13, 2024

Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	3.50	135.00	472.50	
Project Specialist	5.75	130.00	747.50	
Totals	9.25		1,220.00	
Total Labor				1,220.00
		Total this Invoice		\$1,220.00

Billings to Date

	Current	Prior	Total
Labor	1,220.00	0.00	1,220.00
Totals	1,220.00	0.00	1,220.00

Invoice

Gourdie-Fraser, Inc.
123 West Front Street, Suite A
Traverse City, MI 49684
Phone: 231-946-5874 Ext. 310
A/R email: melanie@gfa.tc

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

April 16, 2024

Project No: 24073

Invoice No: 2407301

Re: Cherryland Humane Society, Storm Water Review, Escrow No. 214.807

Services Performed: Engineering Services for storm water review including review of plans, computations and specifications for compliance with Ordinance 49. Services includes review, communication with applicant / engineer and correspondence letter of initial review.

Project Location: 1750 Ahlberg Dr., Traverse City

Professional Services from April 01, 2024 to April 13, 2024

Professional Personnel

	Hours	Rate	Amount	
Project Engineer II	1.50	135.00	202.50	
Project Specialist	4.25	130.00	552.50	
Totals	5.75		755.00	
Total Labor				755.00
		Total this Invoice		\$755.00

Billings to Date

	Current	Prior	Total
Labor	755.00	0.00	755.00
Totals	755.00	0.00	755.00

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

April 16, 2024

Project No: 20037

Invoice No: 2003704

Re: Kchii-Noodiin Kaamdaakiing - II (Windy Hills Phase II)

Services Performed: Provide plan and permit application review, over-sight inspection and project close out for the water main and sanitary sewer infrastructure to services the development located on Herkner Road.

1. Engineering Review - Meeting with the Windy Hills engineer, plan review and ACT 399 / Part 41 EGLE permit application assistance for pump station, water and sewer extension.
2. Construction observation & oversight - Estimated services for approximately (50 days) of construction oversight (100 hours) and over site of pump station start up. Owner is responsible for providing full time insepction, reports and testing compliant with township specifications.
3. Project Turnover - Review drawing, reports and close out documents and turnover documentation to township.

Professional Services from January 14, 2024 to April 13, 2024

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Engineer Review	8,000.00	75.00	6,000.00	4,000.00	2,000.00
Construction Observation	12,500.00	0.00	0.00	0.00	0.00
Proj. Turnover, Close Out	1,500.00	0.00	0.00	0.00	0.00
Total Fee	22,000.00		6,000.00	4,000.00	2,000.00
Total Fee					2,000.00
Total this Invoice					\$2,000.00

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

April 16, 2024

Project No: 23359

Invoice No: 2335903

Re: Traverse City West Senior High School, Water Main Relocation Extension, Escrow No.# 215.809

Services Performed:

1. Engineer Review; Conceptual and Final Plan Review and overall capacity evaluation to determine impact to existing water system and ability to service. Scope also includes Act 399 Permit Assistance for the water.
2. Fulltime Construction Observation, Testing and Walk Through with DPW; Estimating service for approximately (9) days of construction, 32 hours GFA staff time to conduct site visits, witness testing, and DPW walkthrough. Developer is responsible to provide record drawings and provide documentation to GFA for review.
3. Project Turnover; Review drawing and easements, Review of close out and turnover documentation to township and updates to GIS and overall utility maps.

Additional Services:

AS#1. Additional escrow for fulltime construction observation, watermain and sanitary sewer service lead including testing and walk through with the DPW. \$4,700.

Project Location: 5376 N. Long Lake Road

Professional Services from January 14, 2024 to April 13, 2024
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Engineer Review	2,000.00	82.00	1,640.00	1,640.00	0.00
Const. Observation, Testing, Walk Thru	3,500.00	100.00	3,500.00	3,500.00	0.00
Project Close Out, Turnover	1,000.00	0.00	0.00	0.00	0.00
AS#1 Const. Obs., Testing, Walk Thru.	4,700.00	100.00	4,700.00	0.00	4,700.00
Total Fee	11,200.00		9,840.00	5,140.00	4,700.00
Total Fee					4,700.00
Total this Invoice					\$4,700.00

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

April 16, 2024

Project No: 22230

Invoice No: 2223007

Re: NW Silver Lake Road Sewer Extension

Project Description: Project consists of professional engineering services for the design, permitting and construction engineering for the extension of the 8" gravity sewer along Silver Lake Road to provide sanitary to the adjacent property owners. The extension would include approximately 1,800 feet of 8" gravity sewer to be extended to the limits of the parcel providing sanitary sewer service to five (5) parcels. The engineering fees would include design, permitting, bidding, construction observation and closeout. The project would be financed by the Township with costs reimbursed by the property owners (upon connection) as a Lateral Charge with financing options offered by the Township. This project supports the Township's goals and objectives to provide municipal infrastructure, hence preserving the health and safety of the public and environment.

Professional Services from March 17, 2024 to April 13, 2024

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Engineering Design	21,850.00	100.00	21,850.00	21,850.00	0.00
Construction Staking	5,000.00	60.00	3,000.00	0.00	3,000.00
Construction Administration	5,750.00	60.00	3,450.00	2,587.50	862.50
Construction Observation	28,500.00	20.00	5,700.00	2,850.00	2,850.00
Project Closeout and Turnover	1,500.00	0.00	0.00	0.00	0.00
Total Fee	62,600.00		34,000.00	27,287.50	6,712.50
Total Fee					6,712.50
Total this Invoice					\$6,712.50

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

April 16, 2024

Project No: 24069

Invoice No: 2406901

Re: Grand Traverse Commons, North Trail Loop

Services Performed: Civil engineering, survey and construction services to complete a topographic survey, utility research, preliminary and final engineering design, permitting, final plan set, bidding, construction administration, staking, inspection and oversight and close out as detailed in proposal letter dated March 20, 2024.

Professional Services from March 24, 2024 to April 13, 2024

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Topographic Survey	7,500.00	15.00	1,125.00	0.00	1,125.00
Base Map Creation	2,500.00	0.00	0.00	0.00	0.00
Prel. & Final Engineering Design	34,500.00	0.00	0.00	0.00	0.00
Permitting	5,000.00	0.00	0.00	0.00	0.00
Bidding	1,500.00	0.00	0.00	0.00	0.00
Construction Staking, Layout	3,500.00	0.00	0.00	0.00	0.00
Const. Observation, Materials Testing	15,500.00	0.00	0.00	0.00	0.00
Construction Admin., Engineering	7,500.00	0.00	0.00	0.00	0.00
Total Fee	77,500.00		1,125.00	0.00	1,125.00
			Total Fee		1,125.00
				Total this Invoice	\$1,125.00

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

April 16, 2024
Project No: 24070
Invoice No: 2407001

Re: South Airport and Barlow Road, Trail Extensions

Services Performed: Civil engineering, survey and construction services to complete a boundary and topographic survey, utility research, engineering plan development, permitting support, meetings, final plan set, bidding, construction administration, staking and layout, inspection and oversight and close out as detailed in in proposal letter dated April 9, 2024.

Professional Services from April 01, 2024 to April 13, 2024

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Survey Services	12,500.00	60.00	7,500.00	0.00	7,500.00
Final Design & Permitting	36,500.00	0.00	0.00	0.00	0.00
Bidding	2,500.00	0.00	0.00	0.00	0.00
Construction Administration	6,250.00	0.00	0.00	0.00	0.00
Construction Staking/Layout	5,000.00	0.00	0.00	0.00	0.00
Construction Inspection & Oversight	27,500.00	0.00	0.00	0.00	0.00
Close Out	5,000.00	0.00	0.00	0.00	0.00
Total Fee	95,250.00		7,500.00	0.00	7,500.00
Total Fee					7,500.00
Total this Invoice					\$7,500.00

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

April 16, 2024

Project No: 24087

Invoice No: 2408701

Re: Ridgeview Court, SAD

Services Performed: Survey services to provide a topographic survey and base mapping for road reconstruction and water main project.

Professional Services from April 07, 2024 to April 13, 2024
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Topographic Survey, Base Map	4,500.00	37.00	1,665.00	0.00	1,665.00
Total Fee	4,500.00		1,665.00	0.00	1,665.00
		Total Fee			1,665.00
				Total this Invoice	\$1,665.00

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

January 31, 2024
 Project No: 23333
 Invoice No: 2333301

Re: Grand Traverse Commons Natural Area

Services Performed: Survey services as follows:

Area 1 - (as defined in Exhibit 2), the boundary between GT Commons Natural Area and Copper Ridge will be staked. The property corners will be verified for correct location if found or set with a ½" diameter steel rod topped with a Professional Surveyor's cap if missing. In addition, wood stakes will be set at approximate 100' intervals between property corners to assist with ease of visibility.

Area 2 - (as defined in Exhibit 2), the boundary between GT Commons Natural Area and Traverse Bay ISD, Greenspire School (including the full extent of the south, west and north common property lines), and South Commons Condominium will be staked. The property corners will be verified for correct location if found or set with a ½" diameter steel rod topped with a Professional Surveyor's cap if missing. In addition, wood stakes will be set at approximate 100' intervals between property corners to assist with ease of visibility. A drawing will be prepared for this area which will include the property lines, the location of Red Drive, and the location of the parking area along Red Drive near the existing trailhead.

Area 3 - (as defined in Exhibit 2), the boundary between GT Commons Natural Area and West Commons Common Area/Sub Area 3 LLC will be staked. The property corners will be verified for correct location if found or set with a ½" diameter steel rod topped with a Professional Surveyor's cap if missing. In addition, wood stakes will be set at approximate 100' intervals between property corners to assist with ease of visibility. Also, the limits of the historic preservation easement will be staked along the westerly line of the area designated as "2013: Minervini/Greenspire Land Swap" and along the westerly line of the area designated as "2004: Commons Addition". Wood stakes will be set at approximate 100' intervals along these lines (which should define the westerly limits of the historic preservation easement as recorded in Liber 36, Page 555 of Grand Traverse County Records).

Professional Services from December 26, 2023 to January 31, 2024

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Survey Services	11,800.00	100.00	11,800.00	0.00	11,800.00
Total Fee	11,800.00		11,800.00	0.00	11,800.00
		Total Fee			11,800.00
				Total this Invoice	\$11,800.00



SARAH GUM
400 BOARDMAN AVE. SUITE #104
TRAVERSE CITY, MI 49684
(231) 922-4735 * FAX (231) 922-4658
EMAIL: TREASURER@GTCOUNTYMI.GOV

March 25, 2024

Township Treasurer:

Please find enclosed your final tax payment for 2023 delinquent taxes paid by Grand Traverse County. Also included is a detailed breakdown of your payment for each millage/assessment being paid for your records. I am providing a Settlement History for your township board to receive and file at their next meeting along with your Warrant for the Collection of Unpaid Taxes on Personal Property. These are the parcels that you will still be responsible for collecting and transmitting payments for.

If you have any questions or concerns feel free to contact me at the address listed above.

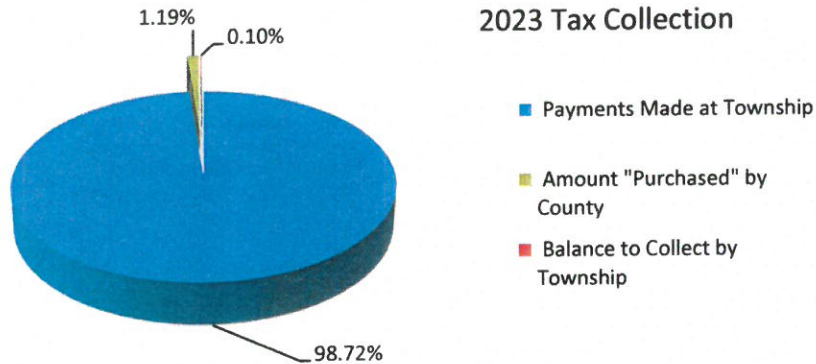
Thank you,

A handwritten signature in black ink that reads "Sarah Gum". The signature is fluid and cursive, with the first name "Sarah" being more prominent than the last name "Gum".

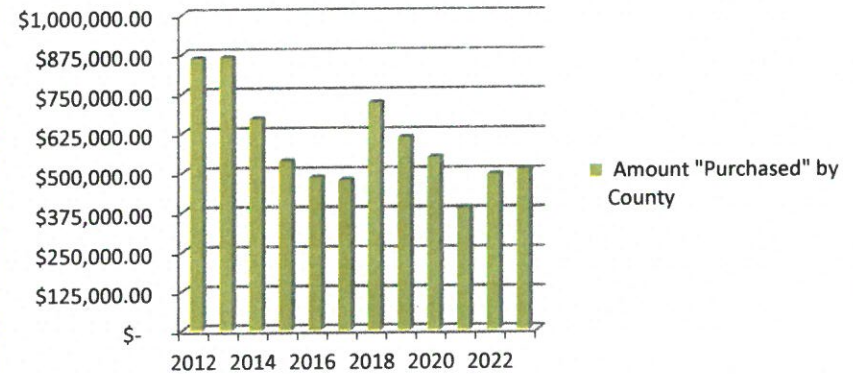
Sarah Gum

Settlement History for Garfield Township

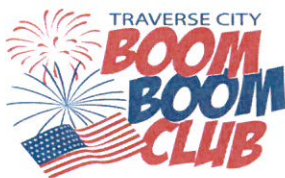
2023 Tax Collection



Amount "Purchased" by County



Year	Total Adjusted Levy	Payments Made at Township	Amount "Purchased" by County	Balance to Collect by Township	Purchase % of Total
2012	\$29,244,502.02	\$28,354,884.39	\$861,767.19	\$ 27,850.43	2.95%
2013	\$30,446,191.26	\$29,549,490.62	\$864,717.82	\$ 31,982.81	2.84%
2014	\$30,999,899.86	\$30,313,733.19	\$670,902.92	\$ 15,253.75	2.16%
2015	\$30,322,367.17	\$29,757,850.40	\$536,712.40	\$ 27,804.37	1.77%
2016	\$30,845,999.64	\$30,343,721.87	\$484,774.82	\$ 17,502.95	1.57%
2017	\$31,449,754.89	\$30,956,647.09	\$476,201.17	\$ 16,906.63	1.51%
2018	\$32,549,911.29	\$31,804,062.72	\$721,190.51	\$ 24,658.06	2.22%
2019	\$34,309,976.63	\$33,671,002.63	\$610,195.49	\$ 28,778.51	1.78%
2020	\$35,595,981.78	\$35,033,046.59	\$547,433.55	\$ 15,501.64	1.54%
2021	\$36,761,041.72	\$36,350,666.64	\$387,781.91	\$ 22,593.17	1.05%
2022	\$39,838,397.18	\$39,322,586.46	\$493,493.98	\$ 22,316.74	1.24%
2023	\$42,901,422.25	\$42,351,747.53	\$508,580.23	\$ 41,094.49	1.19%



April 1, 2024

Attn: Chuck Korn
3848 Veterans Drive
Traverse City, MI 49684

Re: 2024 Fourth of July fireworks

Dear Chuck,

The Traverse City Boom Boom Club works annually to light up the skies over West Grand Traverse Bay on the Fourth of July.

To continue this celebration of freedom in the Grand Traverse Region, we look to our community for assistance. We are so grateful for the generous support of many surrounding municipalities, and we are hopeful Garfield Township can help celebrate our independence once again this year.

Since its inception, the TC Boom Boom Club has been the source of collecting funds for the fireworks show in the Grand Traverse area. Driven by a passion for bringing together our community to honor the 4th, we will continue to preserve this tradition for generations to come.

Your support allows thousands of residents and visitors to enjoy a wonderful celebration, as well as reflect on the sacrifices that have been made over the years to protect the freedoms we enjoy today!

The TC Boom Boom Club is grateful for your consideration.

Sincerely,

A handwritten signature in blue ink that appears to read "Trevor Tkach".

Trevor Tkach

President | Traverse City Boom Boom Club President

A handwritten note in blue ink that says "Thanks in advance!" followed by the initials "TNS" and a checkmark.

April 8, 2024

GARFIELD TOWNSHIP HALL

3848 VETERANS DRIVE

TRAVERSE CITY, MICH., 49684



Ref: Culver Meadows Senior Living, Inc.

The Charter Township of Garfield Board will consider an application submitted by Culver Meadows Senior Living, Inc. to conditionally rezone two parcels, from R-1 – One family Residential to A-Agricultural zoning district for use as an adult foster care, large group home on both parcels and childcare center at 1661 N. West Silver Lake Road.

To Whom it May Concern,

Upon reviewing the above notice, I would like to express my view on the above request. Haggards Plumbing and Heating is not opposed to the changes of the property and or the request. If a property owner is fortunate enough to have the ability and the resources in this time to either build and or improve their existing property, it would only help the economy continue to grow. It would prove positive for the local, county and state to do all we can to improve and promote in any way possible.

Sincerely,

Frank Cesaro

Haggard's Plumbing & Heating

Garfield Township Responses

March 2024

6.a.

Nature of Call	GT-Garfield	Total
10-Chest Pain (Non-Traumatic)	24	24
12-Convulsions/Seizures	12	12
17-Falls	54	54
18-Headache	1	1
19-Heart Problems / A.I.C.D.	9	9
1-Abdominal Pain/Problems	11	11
21-Hemorrhage/Lacerations	9	9
23-Overdose / Poisoning (Ingestion)	4	4
24-Pregnancy/Childbirth/Miscarriage	2	2
25-Psychiatric/ Abnormal Behavior/Suicide At	18	18
26-Sick Person (Specific Diagnosis)	66	66
28-Stroke (CVA)	9	9
29-Traffic/Transportation/Accidents	18	18
2-Allergies (Reactions)/Envenomations (Sting	3	3
30-Traumatic Injuries (Specific)	1	1
31-Unconscious/Fainting (Near)	11	11
32-Unknown Problem (Man Down)	16	16
4-Assault/Sexual Assault	1	1
5-Back Pain (Non-traumatic or Non Recent Tra	5	5
6-Breathing Problems	40	40
7-Burns (Scalds) /Explosion	4	4
9-Cardiac or Respiratory Arrest/Death	2	2
Total	320	320

Call Disposition	GT-Garfield	Total
Transport	213	213
Refusal	53	53
Cancelled	54	54
Total	320	320

Response Priority	GT-Garfield	Total
P-1 Emergency ALS	109	109
P-2 Emergency BLS	137	137
P-3 Non-Emergent	71	71
P-18 Stage	3	3
Total	320	320

Garfield Response Times

March 2024



P-1 Life Threatening Emergency

Response Time Minutes	Call Count	Cumulative Call Count	Percentage	Cumulative Percentage
00:00 - 00:59	12	12	5.17%	5.17 %
01:00 - 01:59	10	22	4.31%	9.48 %
02:00 - 02:59	16	38	6.90%	16.38 %
03:00 - 03:59	23	61	9.91%	26.29 %
04:00 - 04:59	40	101	17.24%	43.53 %
05:00 - 05:59	33	134	14.22%	57.76 %
06:00 - 06:59	27	161	11.64%	69.40 %
07:00 - 07:59	22	183	9.48%	78.88 %
08:00 - 08:59	27	210	11.64%	90.52 %
09:00 - 09:59	6	216	2.59%	93.10 %
10:00 - 10:59	2	218	0.86%	93.97 %
11:00 - 11:59	2	220	0.86%	94.83 %
12:00 - 12:59	6	226	2.59%	97.41 %
15:00 and up	6	232	2.59%	100.00 %

P-2 Emergency No Lights

Response Time Minutes	Call Count	Cumulative Call Count	Percentage	Cumulative Percentage
00:00 - 00:59	9	9	3.36%	3.36 %
01:00 - 01:59	4	13	1.49%	4.85 %
02:00 - 02:59	19	32	7.09%	11.94 %
03:00 - 03:59	15	47	5.60%	17.54 %
04:00 - 04:59	26	73	9.70%	27.24 %
05:00 - 05:59	30	103	11.19%	38.43 %
06:00 - 06:59	52	155	19.40%	57.84 %
07:00 - 07:59	21	176	7.84%	65.67 %
08:00 - 08:59	26	202	9.70%	75.37 %
09:00 - 09:59	30	232	11.19%	86.57 %
10:00 - 10:59	14	246	5.22%	91.79 %
11:00 - 11:59	8	254	2.99%	94.78 %
12:00 - 12:59	6	260	2.24%	97.01 %
13:00 - 13:59	1	261	0.37%	97.39 %
15:00 and up	7	268	2.61%	100.00 %

P-3 Downgrade (No Lts/Sirens)

Response Time Minutes	Call Count	Cumulative Call Count	Percentage	Cumulative Percentage
00:00 - 00:59	4	4	2.88%	2.88 %
02:00 - 02:59	13	17	9.35%	12.23 %
03:00 - 03:59	12	29	8.63%	20.86 %
04:00 - 04:59	15	44	10.79%	31.65 %
05:00 - 05:59	10	54	7.19%	38.85 %
06:00 - 06:59	17	71	12.23%	51.08 %
07:00 - 07:59	10	81	7.19%	58.27 %
08:00 - 08:59	26	107	18.71%	76.98 %
09:00 - 09:59	12	119	8.63%	85.61 %
10:00 - 10:59	6	125	4.32%	89.93 %
11:00 - 11:59	4	129	2.88%	92.81 %
12:00 - 12:59	2	131	1.44%	94.24 %
14:00 - 14:59	3	134	2.16%	96.40 %
15:00 and up	5	139	3.60%	100.00 %



**Charter Township of Garfield
Treasurer's Report
Ending March 31st, 2024**

ACCT.	UNRESTRICTED FUNDS	TYPE	12/31/23	03/31/24	DIFFERENCE	MATURITY	RATE
7118	General Fund	Checking	\$ 1,683,224	\$ 2,980,490	\$ 1,297,266	N/A	
0001	General Fund - MI CLASS	Invest.Pool	\$ 2,106,638	\$ 2,135,468	\$ 28,830	N/A	5.46%
401	ARPA Fund - State Savings Bank	MM/ICS	\$ 1,917,926	\$ 1,928,567	\$ 10,642	N/A	3.00%
* 4670	Managed Account - General Fund	Invest	\$ 4,084,088	\$ 4,097,664	\$ 13,576	N/A	
1330	Huntington - TCF Bank	CD	\$ 142,788	\$ 142,788	\$ (0)	6/3/24	4.15%
330	TBA Credit Union - Budget Stab.	CD	\$ 83,986	\$ 83,986	\$ 0	11/18/25	3.25%
57	Nicolet National Bank (Mbank)	CD	\$ 243,573	\$ 243,573	\$ (0)	10/2/26	2.50%
12316	4-Front Credit Union	CD	\$ 227,190	\$ 230,116	\$ 2,926	7/8/23	5.15%
301	NW Consumers CU	CD	\$ 175,082	\$ 175,845	\$ 763	11/29/24	1.75%
302	NW Consumers CU	CD	\$ 66,113	\$ 66,384	\$ 272	9/28/24	1.65%
662	Independent	CD	\$ 283,027	\$ 283,438	\$ 411	3/21/26	4.33%
55	1st Community Bank	CD	\$ 227,401	\$ 227,401	\$ (0)	8/2/24	2.00%
1864	West Shore Bank	CD	\$ 246,480	\$ 246,480	\$ 0	5/23/25	0.40%
6015	First National Bank of America	CD	\$ 244,359	\$ 244,851	\$ 493	7/14/24	0.80%
1002	Team One Credit Union	CD	\$ 268,764	\$ 269,787	\$ 1,023	3/2/27	3.20%
212	Credit Union One	CD	\$ 263,647	\$ 263,647	\$ (0)	2/26/27	2.50%
206	Honor Bank	CD	\$ 263,506	\$ 263,506	\$ 0	12/2/25	0.20%
41	Lake Michigan Credit Union	CD	\$ 249,433	\$ 252,342	\$ 2,909	1/23/24	4.22%
115	State Savings Bank	CD	\$ 246,045	\$ 246,045	\$ (0)	7/3/25	0.20%
147	MSU Credit Union	CD	\$ 248,125	\$ 248,773	\$ 648	10/29/25	1.05%
Total Unrestricted Funds - Available for Spending			\$ 13,271,394	\$ 14,631,152	\$ 1,359,758		

ACCT.	RESTRICTED FUNDS	TYPE	12/31/23	03/31/24	DIFFERENCE	MATURITY	RATE
7118	Park Fund	Checking	\$ 505,314	\$ 472,781	\$ (32,533)		
7118	Roads	Checking	\$ 503,360	\$ 503,000	\$ (360)		
8728	Fire Fund	Checking	\$ 413,606	\$ 414,115	\$ 508		
* 4654	Managed Account - Fire Fund	Invest	\$ 805,691	\$ 805,926	\$ 235		
7134	Receiving Fund - Water/Sewer	Checking	\$ 2,675,127	\$ 2,651,330	\$ (23,797)		
0002	Receiving Fund - Water - MI CLASS	Invest.Pool	\$ 3,118,237	\$ 3,160,911	\$ 42,674		5.46%
0003	Receiving Fund - Sewer - MI CLASS	Invest.Pool	\$ 4,129,836	\$ 4,186,354	\$ 56,518		5.46%
* 4662	Managed Account - Receiving Fund	Invest	\$ 15,281,327	\$ 15,252,421	\$ (28,906)		
* 7940	Managed Account - DPW Fund	Invest	\$ 122,499	\$ 124,063	\$ 1,564		
7126	Tax Fund	Checking	\$ 1,356,970	\$ 23,455	\$ (1,333,515)		
4750	General Employee Flex (H.S.A)	Checking	\$ 118,996	\$ 25,459	\$ (93,537)		
3734	Retirement Rec Fund	Checking	\$ 41,181	\$ 34,777	\$ (6,404)		
8681	Trust & Agency	Checking	\$ 257,855	\$ 249,517	\$ (8,339)		
1726	Specials Lights	Checking	\$ 9,947	\$ 37,043	\$ 27,096		
1073	Specials (Milfoil, Roads, Water, Sewer)	Checking	\$ 36,412	\$ 46,457	\$ 10,045		
Total Restricted Funds - Restricted Use			\$ 29,376,360	\$ 27,987,608	\$ (1,388,752)		

TOTAL			\$ 42,647,754	\$ 42,618,761	\$ (28,994)		
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* 5/3 Managed Accounts - See full breakdown of investments on the page (2) of report

Notes:

General Fund Checking - Large increase due to tax revenue from winter taxes

Tax Fund Checking - Large decrease due to regular tax distributions for winter taxes

Respectfully Submitted By:

Chloe Macomber

Chloe Macomber, Treasurer

Email: cmacomber@garfield-twp.com

Phone: (231) 225-3043



Charter Township of Garfield
Treasurer's Report
Ending March 31st, 2024

FIRE FUND MANAGAED ACCOUNT

CUSIP	PAR AMT	ISSUER	SECURITY TYPE	COUPON	MATURITY	PURCHASE PRICE	TYPE	CALL DATE	CALL STRUCTURE	BOOK VALUE	MARKET VALUE	NET UNREALIZED GAIN/LOSS
N/A	N/A	FEDERATED HERMS GOVT	MONEY MARKET	5.12%	N/A	N/A	MM	N/A	N/A	\$ 268,398	\$ 268,398	\$ -
3130AJN54	\$ 600,000	FEDERAL HOME LOAN BANK	AGENCY BOND	1.07%	6/8/2027	100.000	FIXED	3/16/2022	Anytime	\$ 600,000	\$ 537,528	\$ (62,472)
TOTAL										\$ 868,398	\$ 805,926	\$ (62,472)

RECEIVING FUND (WATER/SEWER) MANAGED ACCOUNT

CUSIP	PAR AMT	ISSUER	SECURITY TYPE	COUPON	MATURITY	PURCHASE PRICE	TYPE	CALL DATE	CALL STRUCTURE	BOOK VALUE	MARKET VALUE	NET UNREALIZED GAIN/LOSS
N/A	N/A	FEDERATED HERMS GOVT	MONEY MARKET	5.12%	N/A	N/A	MM	N/A	N/A	\$ 948,824	\$ 948,824	\$ -
3130AJR68	\$ 2,684,211	FEDERAL HOME LOAN BANK	AGENCY BOND	0.92%	6/30/2026	100.000	FIXED	3/16/2022	Anytime - Partially Called	\$ 2,684,211	\$ 2,437,532	\$ (246,679)
3133ELZ23	\$ 1,000,000	FEDERAL FARM CREDIT BANK	AGENCY BOND	0.98%	4/27/2027	99.850	FIXED	3/16/2022	Anytime	\$ 998,500	\$ 893,710	\$ (104,790)
3130AJN54	\$ 5,000,000	FEDERAL HOME LOAN BANK	AGENCY BOND	1.07%	6/8/2027	100.000	FIXED	3/16/2022	Anytime	\$ 5,000,000	\$ 4,479,400	\$ (520,600)
3130AJR68	\$ 649,351	FEDERAL HOME LOAN BANK	AGENCY BOND	1.05%	6/24/2027	100.000	FIXED	3/16/2022	Anytime - Partially Called	\$ 649,351	\$ 580,487	\$ (68,864)
3130AMB44	\$ 2,000,000	FEDERAL HOME LOAN BANK	AGENCY BOND	1.00%	5/12/2028	100.000	STEP CPN	5/12/2022	Quarterly	\$ 2,000,000	\$ 1,790,900	\$ (209,100)
3130AKNU6	\$ 1,600,000	FEDERAL HOME LOAN BANK	AGENCY BOND	1.00%	7/28/2028	100.000	FIXED	4/28/2022	Quarterly	\$ 1,600,000	\$ 1,380,720	\$ (219,280)
3130APM69	\$ 1,200,000	FEDERAL HOME LOAN BANK	AGENCY BOND	1.00%	11/16/2029	100.000	STEP CPN	11/16/2022	Quarterly	\$ 1,200,000	\$ 1,054,248	\$ (145,752)
3130AMB68	\$ 2,000,000	FEDERAL HOME LOAN BANK	AGENCY BOND	1.00%	5/19/2036	100.000	STEP CPN	5/19/2022	Quarterly	\$ 2,000,000	\$ 1,686,600	\$ (313,400)
TOTAL										\$ 17,080,886	\$ 15,252,421	\$ (1,828,465)

GENERAL FUND MANAGED ACCOUNT

CUSIP	PAR AMT	ISSUER	SECURITY TYPE	COUPON	MATURITY	PURCHASE PRICE	TYPE	CALL DATE	CALL STRUCTURE	BOOK VALUE	MARKET VALUE	NET UNREALIZED GAIN/LOSS
N/A	N/A	FEDERATED HERMS GOVT	MONEY MARKET	5.12%	N/A	N/A	MM	N/A	N/A	\$ 230,247	\$ 230,247	\$ -
3130AUZC1	\$ 500,000	FEDERAL HOME LOAN BANK	AGENCY BOND	4.63%	3/14/2025	99.656	FIXED	N/A	N/A	\$ 498,278	\$ 497,765	\$ (513)
3133EPCFO	\$ 500,000	FEDERAL FARM CREDIT BANK	AGENCY BOND	4.50%	3/2/2026	100.000	FIXED	N/A	N/A	\$ 500,000	\$ 498,240	\$ (1,760)
3130AJN54	\$ 1,400,000	FEDERAL HOME LOAN BANK	AGENCY BOND	1.07%	6/8/2027	100.000	FIXED	3/16/2022	Anytime	\$ 1,400,000	\$ 1,254,232	\$ (145,768)
3134GWNX0	\$ 2,000,000	FREDDIE MAC	AGENCY BOND	1.10%	8/27/2030	100.000	FIXED	5/27/2022	Quarterly	\$ 2,000,000	\$ 1,617,180	\$ (382,820)
TOTAL										\$ 4,628,525	\$ 4,097,664	\$ (530,861)

DPW FUND MANAGED ACCOUNT

CUSIP	PAR AMT	ISSUER	SECURITY TYPE	COUPON	MATURITY	PURCHASE PRICE	TYPE	CALL DATE	CALL STRUCTURE	BOOK VALUE	MARKET VALUE	NET UNREALIZED GAIN/LOSS
N/A	N/A	FEDERATED HERMS GOVT	MONEY MARKET	5.12%	N/A	N/A	MM	N/A	N/A	\$ 124,063	\$ 124,063	\$ -
TOTAL										\$ 124,063	\$ 124,063	\$ -

Par Value: The face value of a bond. It determines the maturity value as well as the dollar value of coupon payments. How much the issuer pays the holder at maturity.

Book Value: Par Value of the bond less any discount or plus any premium.


Market Value: The actual price that the bond is worth at a current point in time for trade on the market. What a bond is actually worth if sold before maturity.

Net Unrealized Gain/Loss: The Book Value - Market Value. Changes with the bond's value as it goes up and down with the market. Unrealized gains/losses are only 'realized' or occur when a bond is sold before maturity.



Mac McClelland
Mac Consulting Service LLC
8334 Outer Drive South
Traverse City, Michigan 49685
mactc@charter.net
231.633.6303

7.a.

DATE: April 17, 2024
TO: Charter Township of Garfield Board of Trustees
FROM: Mac McClelland 
SUBJECT: Gauthier Redevelopment Brownfield Plan Concurrence

Keel Capital Group has a purchase agreement for the Gauthier property at 2105 N US 31 South to develop a 149-unit workforce housing complex targeting households with incomes at or below 100% of Area Median Income.

However, the development, construction and operating costs are greater than the rent revenues generated by these income restricted residences. Recent changes to the State's Brownfield law, Act 381, PA 1996 as amended, provides for the capture of increased incremental taxes generated by additional private investment for the reimbursement to close financing gap between costs and revenues. In addition, costs for abatement and demolition, as well as site preparation and infrastructure that were previously limited to Core Communities, are now available in every community.

The presentation provided at the March 26, 2024 Township Board meeting outlined the project and demonstrated the financing gap and need for Brownfield Tax Increment Financing (TIF) for a period of 20 years.

A Brownfield Plan must be approved by the County Brownfield Redevelopment Authority and County Board of Commissioners, with the concurrence of the Township and determination that the Township concurs that the Brownfield Plan constitutes a public purpose.

The Brownfield Plan has been prepared in compliance with the requirements of Act 381, as amended and is under review by the Grand Traverse County Brownfield Redevelopment Authority Director. The final Brownfield Plan will be provided to the Board under a separate cover.

Importantly, State taxes will contribute 61.95% of the captured taxes. The Traverse City Area Public Schools (TCAPs) and Rec Authority debt millages, along with the Township Fire Special Assessment, are not subject to capture.

A resolution is attached for the Township Board consideration to concur with the Gauthier Redevelopment Brownfield Plan.

REQUEST

Approve the resolution to concur with the Gauthier Redevelopment Brownfield Plan for the Eligible Property at 2105 N US 31 South.

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

**RESOLUTION 2024 10-T
RESOLUTION OF CONCURRENCE
GAUTHIER REDEVELOPMENT BROWNFIELD PLAN**

WHEREAS, The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated properties identified as a Part 201 Facility, blighted, functionally obsolete, historically designated, or housing property through tax increment financing of eligible environmental, non-environmental activities, and housing development eligible activities; and

WHEREAS, The Grand Traverse County Board of Commissioners established the Grand Traverse County Brownfield Redevelopment Authority in 1997; and

WHEREAS, The Grand Traverse County Brownfield Redevelopment Authority will review the Brownfield Plan for the redevelopment of the former Gauthier property for attainable / workforce housing at their April 25, 2024 meeting, with anticipated approval of the Brownfield Plan and recommendation of approval by the Grand Traverse County Board of Commissioners and concurrence by the Charter Township of Garfield Board of Trustees; and

WHEREAS, Act 381 requires the concurrence of the local unit of government in which the Brownfield project is located for Brownfield Plans under County Brownfield Redevelopment Authorities, and the former Gauthier property is located in the Charter Township of Garfield; and

WHEREAS, A public hearing will be held by the Grand Traverse County Board of Commissioners on May 15, 2024 and will consider the Gauthier Redevelopment Brownfield Plan at their regular meeting on May 15, 2024; and

NOW THEREFORE BE IT RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the Charter Township of Garfield Board of Trustees hereby concurs and determines that the Brownfield Plan constitutes a public purpose, with the Gauthier Redevelopment Brownfield Plan in the Charter Township of Garfield.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

RESOLUTION 2024-10-T 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 2024-10-T which was adopted by the Township Board of the Charter Township of Garfield on the 23rd day of April, 2024.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield

DRAFT: April 19, 2024

ACT 381 BROWNFIELD PLAN
GAUTHIER REDEVELOPMENT
CHARTER TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, MICHIGAN

April 2024

Prepared by:

Mac McClelland
Mac Consulting Service, LLC
mactc@charter.net
231.633.6303

**Approved by Grand Traverse County
Brownfield Redevelopment Authority:**

April 25, 2024

**Concurrence by Charter Township of
Garfield Board of Trustees:**

April 23, 2024

Public Hearing:

TBD

**Approved by Grand Traverse County
Board of Commissioners:**

TBD

**Brownfield Plan
Gauthier Redevelopment
Charter Township of Garfield, Michigan**

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Project Summary

Keel Capital has a purchase agreement in place with the James E. and Phyllis A. Gauthier Trust for the acquisition of the Gauthier property located at 2105 N. US 31 South for the development of 149 workforce housing units. Closing is anticipated on June 24, 2024.

This Brownfield Plan will provide incremental tax revenues to repay certain Eligible Activities, including Baseline Environmental Assessment (BEA) and due care (known as Department Specific Activities), lead and asbestos abatement, demolition, and housing development activities that are critical to the economic viability of the redevelopment.

Environmental investigations have identified the presence of contaminants in soil and groundwater exceeding EGLE Generic Cleanup Residential Criteria and a Baseline Environmental Assessment has been prepared and will be submitted to EGLE. As a result, the property is a Part 201 Facility and qualifies as Brownfield Eligible Property under Act 381. The property also qualifies as Brownfield Eligible Property under the definition of Housing Property, which is the main purpose of this Brownfield Plan.

Project Name:	Gauthier Redevelopment
Project Location:	The Eligible Property is comprised of one parcel in the Charter Township of Garfield, 2105 N US 31 South, Parcel Identification Number 28-05-021-054-00
Type of Eligible Property:	Housing Property, Part 201 Facility
Eligible Activities:	Baseline Environmental Assessment Activities, Due Care Activities, Housing Development Activities – (Asbestos Abatement, Demolition, Site Preparation, Infrastructure, Housing Financing Gap)

Eligible Activities	Environmental	Housing	TOTAL
ELIGIBLE ACTIVITY SUBTOTAL	\$253,000	\$9,676,575	\$9,929,575
Brownfield Plan Development and Approval	\$5,000	\$25,000	\$30,000
Brownfield Plan Implementation	\$5,000	\$45,000	\$50,000
TOTAL ELIGIBLE ACTIVITY	\$263,000	\$9,746,575	\$10,009,575

Period of Capture:	<i>20 years</i>	Estimated Investment:	\$35,000,000
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BROWNFIELD PLAN

GAUTHIER REDEVELOPMENT CHARTER TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, MICHIGAN

GRAND TRAVERSE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

1.0 INTRODUCTION

Act 381, P.A. 1996, as amended, was enacted to promote the revitalization, redevelopment and reuse of contaminated, blighted, functionally obsolete, or historically designated or housing property through incentives adopted as part of a Brownfield Plan. The Brownfield Plan outlines the qualifications, costs, impacts, and incentives for the project.

The Brownfield Plan must be approved by the Grand Traverse County Brownfield Redevelopment Authority (GTCBRA) established under Act 381, as amended and the Grand Traverse County Board of Commissioners (GTCBOC), with the concurrence of the Charter Township of Garfield Board of Trustees. The Michigan Department of Environment, Great Lakes and Energy (EGLE) must approve the Environmental (“Department Specific”) Eligible Activities, with the exception of Baseline Environmental Assessment activities and Due Care Investigation and Planning, and the Michigan State Housing Development Authority (MSHDA) for Housing Development Activities, if state taxes are to be captured.

The Grand Traverse County Commission established the Grand Traverse County Brownfield Redevelopment Authority under the procedures required under Act 381 in 1997.

This Brownfield Plan is for the redevelopment of the Gauthier property south of the intersection of S. Airport Road and US 31 in the Charter Township of Garfield, Grand Traverse County, Michigan, consistent with Act 381. The Brownfield Plan describes the public purpose and qualifying factors for determining the site as an Eligible Property, the Eligible Activities and estimated costs, the impacts of tax increment financing, and other project factors.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment will remove the existing buildings, conduct site preparation activities, and construct three buildings with a total of 149 rental units with rental rates targeted at 100% of the Area Median Income (AMI), published by MDHDA and adjusted on an annual basis https://www.michigan.gov/mshda/rental/Property-Managers/compliance/Income_Rent_and_Utility_Limits.

The property is zoned R-3 Multifamily Residential and is governed by the zoning ordinance of the Charter Township of Garfield. A Special Land Use Permit will be required for the proposed development.

The estimated private investment is anticipated at \$35,000,000. The project is located in the Charter Township of Garfield, which is not a Qualified Local Governmental Unit (QLGU).

1.2 Eligible Property Information

The Eligible Property includes one parcel, as described below:

Parcel Number	Address	Description	Acreage	Qualifying Status
28-05-021-054-00	2105 N. US 31 South	GA 281 A ALL THAT PART SE1/4 SW1/4 LYING WLY US 31 & NLY OLD US 31 EXC N 460' SEC 21 T27N R11W 19 A.	18.98	Housing Property Part 201 Facility

1.3 Public Purpose MCL 125.2664(5):

The development of the Gauthier property into a 149-unit apartment complex for moderate income individuals and families will meet a critical community need for affordable and workforce housing and increase property taxes. After the Brownfield obligation is met, the project is estimated to generate property taxes at over **\$769,500** per year.

1.4 Housing Needs and Job Growth Data MCL 125.2652(o)(ii)

Housing Need

Housing North, a regional not-for-profit organization focused on housing solutions, issued a 10-county regional [Housing Needs Assessment of Northern Michigan](#), which includes Grand Traverse County. The Grand Traverse County Housing Needs Assessment showed an overall housing gap of 11,361 units, with a gap of 3,569 rental units and a gap of 7,792 for sale units over the period 2022 - 2027. Low-income and workforce (less than or equal to 120% of Area Median Income) housing gap is particularly acute, with a gap of 3,379 rental units and 5,751 for sale units.

The following is a summary conclusion from the Grand Traverse County Housing Needs Assessment:

“The county’s housing market has availability and affordability issues, particularly among housing that serves lower income households. These housing challenges expose the county to losing residents to surrounding areas, making the community vulnerable to the existing housing stock becoming neglected, discouraging potential employers coming to the area, and creating challenges for local employers to retain and attract workers. There are housing gaps for both rental and for-sale housing alternatives at a variety of rents and price points. As such, county housing plans should encourage and support the development of a variety of product types at a variety of affordability levels.”

Source: [*Housing Needs Assessment Northern Michigan*](#), Appendix G Grand Traverse County, Bowen National Research/Housing North, 2023.

Job Growth Data

According to the University of Michigan Department of Economics, Grand Traverse County is projected to see employment gains of 6.7 percent by 2050, the eleventh highest county employment growth rate in Michigan.

Source: [*The Economic and Demographic Outlook for Michigan through 2050*](#), Jacob T. Burton, Gabriel M. Ehrlich, Donald R. Grimes, Kyle W. Henson, Daniil Manaenkov, and Michael R. McWilliams University of Michigan

2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE

2.1 Description of Project and Plan Costs MCL 125.2663(2)(a):

The project includes the development of 149 workforce housing units. The Brownfield Plan includes EGLE Environmental and MSHDA Housing Development Eligible Activities:

EGLE Environmental Eligible Activities include:

- Baseline Environmental Assessment Activities
 - Phase I Environmental Site Assessment
 - Phase II Environmental Site Assessment
 - Baseline Environmental Assessment
- Due Care Activities
 - Due Care Investigation, Planning and Documentation
 - Due Care Response Activities

MSHDA Housing Development Eligible Activities include:

- Lead and Asbestos Abatement
- Demolition
- Housing Financing Gap

- Site Preparation
- Infrastructure

Other Eligible Activities include:

- Brownfield Plan and/or Act 381 Work Plan Development and Implementation.
- GTCBRA Administrative and Operation Costs
- State Brownfield Redevelopment Fund (SBRF)
- Local Brownfield Revolving Fund (LBRF)

Eligible Activities	Environmental	Housing	TOTAL
ELIGIBLE ACTIVITY SUBTOTAL	\$253,000	\$9,676,575	\$9,929,575
Brownfield Plan Development and Approval	\$5,000	\$25,000	\$30,000
Brownfield Plan Implementation	\$5,000	\$45,000	\$50,000
TOTAL ELIGIBLE ACTIVITY	\$263,000	\$9,746,575	\$10,009,575
<i>Administrative and Operating Cost (Local Only)</i>			<i>\$196,277</i>
<i>State Brownfield Redevelopment Fund</i>			<i>\$798,818</i>
<i>Local Brownfield Revolving Fund</i>			<i>\$359,200</i>
<i>Total Obligation</i>			<i>\$11,363,870</i>

Additional detail is provided in Table 1.1: EGLE Environmental Eligible Activities and Table 1.2 MSHDA Housing Development Eligible Activities.

The cost of Eligible Activities included in and authorized by this Brownfield Plan will be reimbursed with incremental applicable local and state tax revenue generated by the increased private investment on the Eligible Property and captured by the GTCBRA, subject to any limitation and conditions described in this Brownfield Plan and the terms of a Reimbursement Agreement between the Developer and the GTCBRA. State tax capture requires approval of an Act 381 Work Plan by EGLE for Environmental Eligible Activities, and MSHDA for Housing Development Activities, with exemptions for certain Eligible Activities, including Baseline Environmental Assessment, Due Care Investigation and Planning, and Pre-Demolition Surveys, as well as Asbestos Abatement and Demolition not to exceed \$250,000.

The Eligible Activity costs included in this Brownfield Plan are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Eligible Property or other circumstances. Reimbursement will be based on the actual cost of Eligible Activities approved under this Brownfield Plan and

an Act 381 Work Plan if applicable, from available Brownfield Tax Increment Financing (TIF) revenues captured by the Authority and shall be governed by the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). This Brownfield Plan and the Reimbursement Agreement establish the maximum Eligible Activity cost. Line-item Eligible Activity may be adjusted after the adoption of this Brownfield Plan with the approval of the Authority, as long as the total maximum Eligible Activity cost is not exceeded.

2.2 Summary of Eligible Activities *MCL 125.2663(2)(b):*

Act 381 provides for the costs of certain Environmental and Housing Development Eligible Activities to be reimbursed through tax increment financing. The following is a summary of Eligible Activities:

EGLE Eligible Activities

1. **Baseline Environmental Assessment (BEA) Activities:** BEA Activities include a Phase I Environmental Site Assessment (ESAs), Phase II ESA, and a Baseline Environmental Assessment to provide an exemption for the developer from environmental liability for pre-existing contamination. Act 381 includes provisions for Baseline Environmental Activities to be conducted prior to the approval of a Brownfield Plan for local tax capture (Section 13b.(9)(b)) and for State tax capture without EGLE approval (Section 13b.(8)(a-b)), as long as included in a subsequent Brownfield Plan.
 - A. **Phase I ESA:** A Phase I ESA has been conducted for the Eligible Property with ASTM Standard E1527-21 in August 2023. The Phase I ESA includes a review of historical and current information, including regulatory agency files, historical maps, and past uses to evaluate the potential for contamination, a site inspection of both the grounds and the exterior and interior of buildings on the property, and interviews with individuals knowledgeable about the past use of the property to identify any Recognized Environmental Conditions (RECs). The Phase I report identified the following REC:
 1. The historical use of the property as an orchard, with the potential for residual pesticides, lead and/or arsenic remaining in on-site soils.
 - B. **Phase II ESA:** A Phase II Environmental Site Assessment was conducted for the Eligible Property in October 2023 to investigate the REC as part of the environmental due diligence process for property acquisition. Analysis of the soil samples identified the presence of arsenic exceeding EGLE Generic Cleanup Criteria for Direct Contact and Drinking Water Protection. As a result, the property does qualify as Brownfield Eligible Property as a Part 201 Facility, along with the qualification as Housing Property.

C. Baseline Environmental Assessment: A Baseline Environmental Assessment (BEA) has been prepared on behalf of Keel Capital, LLC to provide an exemption from environmental liability for pre-existing contamination.

2. Due Care Investigation and Activities: While the BEA provides an exemption from environmental liability for pre-existing contamination, new purchasers have due care obligations to prevent exposure to or exacerbation of pre-existing contamination. Act 381 includes provisions for Due Care Investigation Activities to be conducted prior to the approval of a Brownfield Plan for local tax capture (Section 13b.(9)(b)) and for state tax capture without EGLE approval (Section 13b.(8)(a,c)), as long as included in a subsequent Brownfield Plan. There are three primary due care activities proposed under this Brownfield Plan:

A. Due Care Investigation: Due to the presence of contaminated soils on the Eligible Property, additional investigation may be required to determine if exposure pathways are complete and if mitigation measures are required.

B. Due Care Planning and Documentation: Following the completion of the due care investigation and determination of the redevelopment details of each future land use, the data summary and recommendations for meeting due care obligations will be included in a Response Activity Plan/Due Care Plan. The Response Activity Plan/Due Care Plan will describe the known contamination, proposed redevelopment activities, plans for mitigating unacceptable exposures and preventing exacerbation, recommendations for filing abandon container notices, notices to third parties who may be exposed to contamination (e.g., utility workers), and filing of Notices of Migration of Contamination, if necessary. In addition, an Environmental Construction Management Plan will be prepared to detail measures to protect on-site workers and construction measures to meet due care obligations. Once the due care measures are completed, Documentation of Due Care Compliance will be compiled.

C. Due Care Exposure Pathway Mitigation: The Response Activity Plan/Due Care Plan and Environmental Construction Management Plan will identify specific measures to be taken to address due care requirements. These activities could include soil remediation; developing and implementing a soils management plan to safely relocate soils on the property or remove soils for transport and disposal to a licensed landfill; and/or institutional controls if necessary. These measures will be subject to approval of an Act 381 Work Plan by the EGLE for State tax capture.

Other Activities

Brownfield Plan and Work Plan Preparation and Implementation: The preparation and implementation of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between EGLE Environmental Eligible Activities and MSHDA Housing Development Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Grand Traverse County Brownfield Redevelopment Authority (GTCBRA) is included as Eligible Activities as a Local Only Cost.

State Brownfield Redevelopment Fund (SBRF): Act 381 requires 50% of the State Education Tax to be captured and transferred to the State for deposit in the State Brownfield Redevelopment Fund.

Local Brownfield Revolving Fund (LBRF): Act 381 provides for the capture of State taxes in an amount equal to or less than State taxes for EGLE Environmental Eligible Activities and local taxes included in the Brownfield Plan during capture, for not more than 5 years after capture, or both.

The following tables estimate the costs for Environmental Eligible Activities to be funded by tax increment revenues.

EGLE Environmental Eligible Activity Cost

<u>Eligible Activities</u>	<u>Estimated Cost</u>
Baseline Environmental Assessment	<i>\$36,000</i>
Due Care Activities	<i>\$184,000</i>
Contingency (15%)	<i>\$33,000</i>
EGLE Eligible Activities Subtotal	<i>\$253,000</i>
Brownfield Plan/Work Plan Development, Approval, Implementation	<i><u>\$10,000</u></i>
ENVIRONMENTAL ELIGIBLE ACTIVITIES TOTAL	<i>\$263,000</i>

MSDHA Housing Development Eligible Activities

MSHDA Housing Development Eligible Activities are included under this Brownfield Plan under the auspices of Act 381. The MSHDA Housing Development Eligible Activities include Lead and Asbestos Abatement, Demolition, Site Preparation, and Housing Financing Gap.

1. **Lead and Asbestos Abatement:** NESHA and MIOSHA regulations require a lead and asbestos survey prior to disturbance of certain buildings to demonstrate Potential Asbestos Containing Materials (PACMs) do not contain asbestos by properly testing materials in accordance with OSHA standards.

Demolition or remodeling buildings that contain lead, cadmium and/or asbestos is subject to regulations to protect the health of the persons that may be affected.

Lead and Asbestos Abatement	Total
Pre-Demolition Survey	\$4,000
Monitoring	\$4,000
Abatement	\$22,000
TOTAL	\$30,000

”

2. **Demolition:** In preparation for redevelopment, all existing buildings and existing site appurtenances will be removed. The scope of work includes engineering specifications, contractor procurement and site demolition and selective demolition of the on-site buildings.

Demolition	Total
Site Demolition	\$20,000
Building Demolition	\$200,000
Engineering/Inspections	\$8,000
TOTAL	\$238,000

3. **Housing Financing Gap:** Act 381 provides for reimbursement from Brownfield TIF revenues of the financing gap between development costs and revenues for housing for qualified households with incomes not more than 120% of the Area Median Income (AMI).

The Gauthier Redevelopment Brownfield Plan includes the following costs related to the financing gap between development costs and revenues for the 149 residential units for qualified households of not more than 100% AMI, less than the 120% AMI rent requirement under Act 381.

The proposed Housing Financing Gap is less than calculated under the Grand Traverse County Brownfield Redevelopment Authority Potential Rent Loss calculation, provided in the Appendix.

Housing Development Eligible Activities	Total
Financing Gap between Development and Qualified Income	\$6,500,000
TOTAL	\$6,500,000

4. **Site Preparation:** Site preparation will consist of clearing and grubbing, subbase preparation, excavation for unstable soils and fill, land balancing and grading, geotechnical engineering, special foundations, relocation of active utilities, and temporary site and erosion control.

Site Preparation	Total
Earthwork	\$530,000
Geotech, Special Foundations	\$8,000
Retaining Walls	\$60,000
Staking, Temp Facilities	\$58,000
Architectural/Engineering	\$57,600
TOTAL	\$713,600

5. Infrastructure: Infrastructure costs will include a stormwater management system for the collection and infiltration of stormwater from impervious surfaces, including buildings and parking.

Infrastructure	Total
Utilities	\$767,000
Roads, Parking, Curb Gutter, Sidewalks	\$675,000
Stormwater Management System	\$216,000
Architectural/Engineering	\$132,640
TOTAL	\$1,790,640

A contingency of 15% is budgeted for abatement, demolition, site preparation, and infrastructure.

Other Activities

Brownfield Plan and Work Plan Preparation and Implementation: The preparation and implementation of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between EGLE Environmental Eligible Activities and MSHDA Housing Development Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Grand Traverse County Brownfield Redevelopment Authority (GTCBRA) is included as Eligible Activities for Local Only capture.

State Brownfield Redevelopment Fund (SBRF): Act 381 requires 50% of the State Education Tax to be captured and transferred to the State for deposit in the State Brownfield Redevelopment Fund.

Local Brownfield Revolving Fund (LBRF): Act 381 provides for the capture of State taxes in an amount equal to or less than State taxes for EGLE Environmental Eligible Activities and local taxes included in the Brownfield Plan during capture, for not more than 5 years after capture, or both.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues *MCL 125.2663(2)(c):*

Act 381 defines Initial Taxable Value as taxable value of an Eligible Property identified in and subject to a Brownfield Plan at the time the resolution adding that Eligible Property in the Brownfield Plan is adopted, as shown either by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted or, if provided by the Brownfield Plan, by the next assessment roll for which equalization will be completed following the date the resolution adding that Eligible Property in the Brownfield Plan is adopted.

The taxable value as of December 31, 2023 is **\$324,252**. As provided in this Brownfield Plan, the Initial Taxable Value will be established by the taxable value as of December 31, 2023.

The EGLE Environmental and MSHDA Housing Development Eligible Activity costs total \$9,929,575 and \$80,000 in Brownfield Plan/Work Plan Development and Implementation, for a total of \$10,009,575. The Brownfield Plan also includes GTCBRA Administrative and Operating Costs, estimated at \$196,277 and capture of 50% of the State Education Tax for the State Brownfield Fund as required by Act 381, estimated at \$798,818 for this Brownfield Plan. The Brownfield Plan also provides for deposits into the Local Brownfield Revolving Fund ("LBRF") for during the period of capture, with State tax capture limited to an amount equal to State tax capture for EGLE Environmental Eligible Activities if available. LBRF deposits from local and state taxes are estimated at \$359,200. The overall investment for the Project is estimated at over \$35 million.

Table 2 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property. In addition, 3 mills are captured and distributed to the State for the State Brownfield Redevelopment Fund for the time period in which State taxes are captured for Environmental Eligible Activities. In accordance with Act 381, this share does not affect the State and local ratio. The Brownfield Plan proposes a capture period of *twenty (20) years* from the first year of capture, estimated to be 2027.

Redevelopment of the property will begin in Fall 2024, with initial asbestos abatement and demolition. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions. The estimated tax increment captured by the Authority is detailed in Table 2.

2.4 Method of Financing and Description of Advances Made by the Municipality

MCL 125.2663(2)(d):

The Eligible Activities are to be financed solely by the Developer. The GCBRA will reimburse the Developer for the cost of approved Eligible Activities, but only from tax increment revenues generated and captured from the Eligible Property. No advances have been or shall be made by the Township or the GTCBRA for the costs of Eligible Activities under this Brownfield Plan.

2.5 Maximum Amount of Note or Bond Indebtedness ***MCL 125.2663(2)(e):***

The maximum amount of Eligible Activities is anticipated to be \$10,009,575.

2.6 Beginning Date and Duration of Capture ***MCL 125.2663(2)(f):***

The beginning date of capture is 2027. The duration of Brownfield Plan capture will be 20 years.

2.7 Estimated Impact of Tax Increment Financing on Tax Revenues of Taxing Jurisdictions ***MCL 125.2663(2)(g):***

Table 2.1 and 2.2 identify annual and total tax revenues projected for capture from the increase in property tax valuations. Individual tax levies within each taxing jurisdiction are also presented on Table 2.1. The taxing jurisdictions will continue to receive their tax allocation for the project once the Brownfield obligation is met and beyond the duration of the Brownfield Plan.

The total tax capture is estimated at \$9,929,575 for Eligible Activities, \$80,000 in Brownfield Plan development, approval and implementation, an estimated \$196,277 for Administrative and Operating Costs, an estimated \$798,818 for the State Brownfield Fund and an estimated \$359,200 for the LBRF for a total capture of \$11,363,870. After the Brownfield obligation is met, tax revenues in an amount estimated at \$769,504 per year on into the future.

2.8 Legal Description, Location, and Determination of Eligibility ***MCL 125.2663(2)(h):***

Legal Description: The legal description of the Eligible Property follows:

Parcel Number	Address	Description	Acreage	Qualifying Status
28-05-021-054-00	2105 N. US 31 South	GA 281 A ALL THAT PART SE1/4 SW1/4 LYING WLY US 31 & NLY OLD US 31 EXC N 460' SEC 21 T27N R11W 19 A.	18.98	Housing Property Part 201 Facility

Location: The Eligible Property is located at 2015 N. US 31 South in the Charter Township of Garfield, Grand Traverse County, Michigan. Figure 1 depicts the location of the Eligible Property and Figure 2 depicts the Eligible Property boundaries.

Eligibility Determination: The property qualifies under the definition of “Housing Property” in Act 381 as property on which 1 or more residential housing units are proposed to be construction. In addition, A Phase II Environmental Site Assessment was conducted for the Eligible Property in October 2023 to investigate the REC as part of the environmental due diligence process for property acquisition. Analysis of the soil samples identified the presence of arsenic exceeding EGLE Generic Cleanup Criteria for Direct Contact and Drinking Water Protection. As a result, the property also qualifies as Brownfield Eligible Property as a Part 201 Facility.

2.9 Estimate of Number of Persons Residing on Eligible Property *MCL 125.2663(2)(i):*

There are currently four residential dwellings or residences that occupy the Eligible Property.

2.10 Plan for Residential Relocation *MCL 125.2663(2)(j):*

The leases for the rental houses are on a month-to-month lease and expire at various times, but on or before September 30, 2024. Residents have been informed of the property acquisition and that the leases will not be renewed. Assistance will be provided as necessary to relocation assistance.

2.11 Provision of Costs of Relocation *MCL 125.2663(2)(k):*

Costs for relocation will be borne by the current lessees.

2.12 Strategy to Comply with Relocation Assistance Act, 1972 PA 227 *MCL 125.2663(2)(l):*

Relocation arrangements have been made by the current lessees.

2.13 Other Material Required by the Authority or Governing Body *MCL 125.2663(2)(m):*

None

EXHIBITS

FIGURES

Figure 1 Eligible Property Location Map

Figure 2.1 Eligible Property Boundary

Figure 2.2 Survey

Figure 3 Site Photos

Figure 4 Eligible Property Preliminary Site Plan

Figure 5 Conceptual Elevations

TABLES

Table 1.1 Environmental Eligible Activities Costs and Schedule

Table 1.3 Housing Development Eligible Activities Costs and Schedule

Table 2.1 – Annual Revenue and Brownfield Capture Estimates

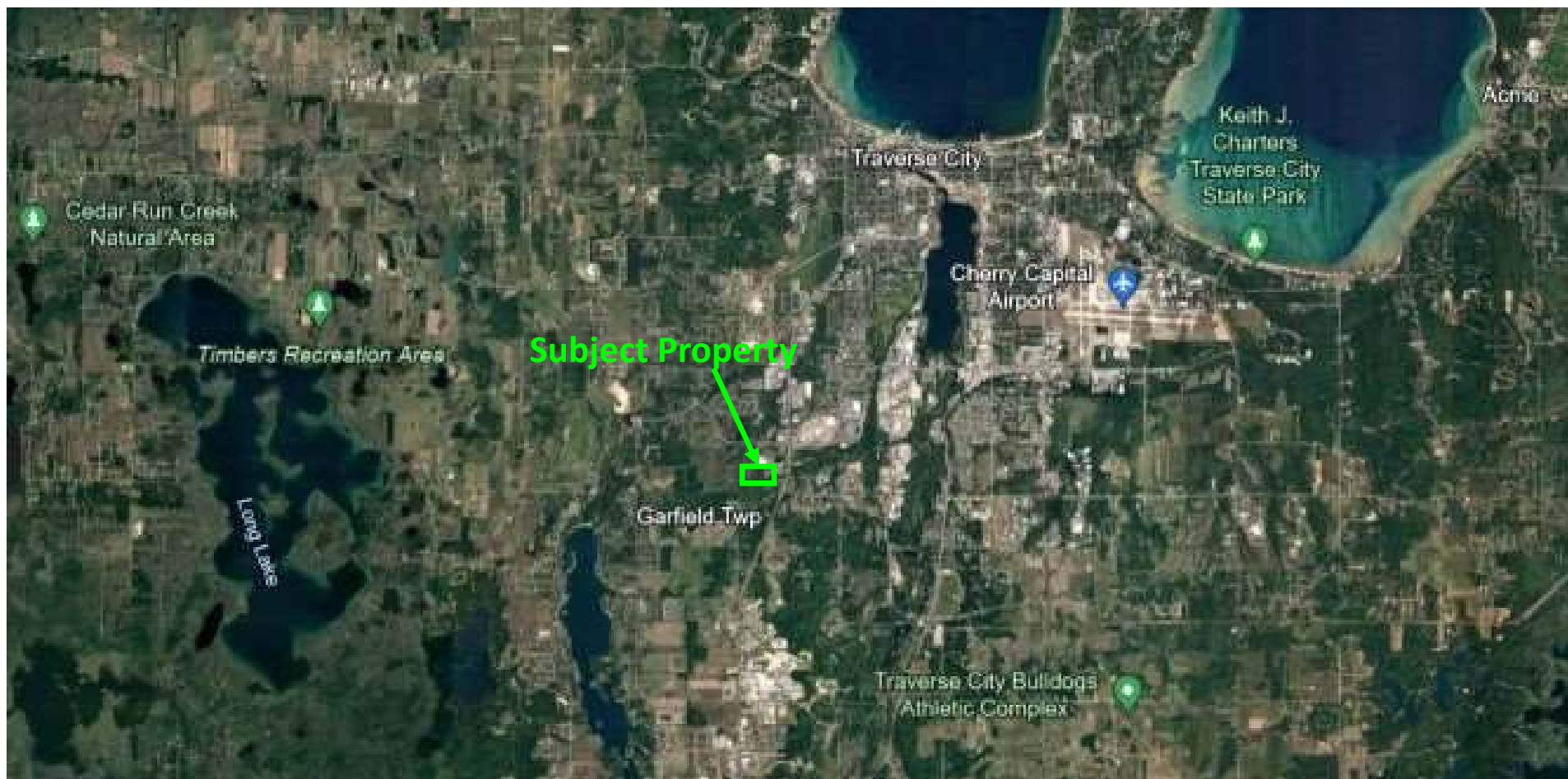
Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 3 – Potential Rent Loss Calculations

ATTACHMENTS

Attachment A – Brownfield Plan Resolutions

FIGURES



Brownfield Plan Gauthier Redevelopment	Figure 1: Eligible Property Site Location
	Source: Google Earth
	Date: April 2024
Grand Traverse County Brownfield Redevelopment Authority	



Brownfield Plan Gauthier Redevelopment	Figure 2.1: Eligible Property Boundary
	Source: Google Earth
	Date: April 2024
Grand Traverse County Brownfield Redevelopment Authority	



Brownfield Plan Gauthier Redevelopment

Grand Traverse County Brownfield Redevelopment Authority

Figure 2.2: Survey

Source: Gosling Czubak Engineering
Services, Inc., Traverse City, Michigan

Date: August 2023



US 31 N View - West



Shop Building



Undeveloped Property - West



Undeveloped Rolling Forestland

**Brownfield Plan
Gauthier Redevelopment**

Grand Traverse County Brownfield Redevelopment Authority

**Figure 3: Color Site
Photographs**

**Source: Gosling Czubak Engineering
Services, Inc., Traverse City, Michigan**

Date: July 2023



2101



2105



2107



2111

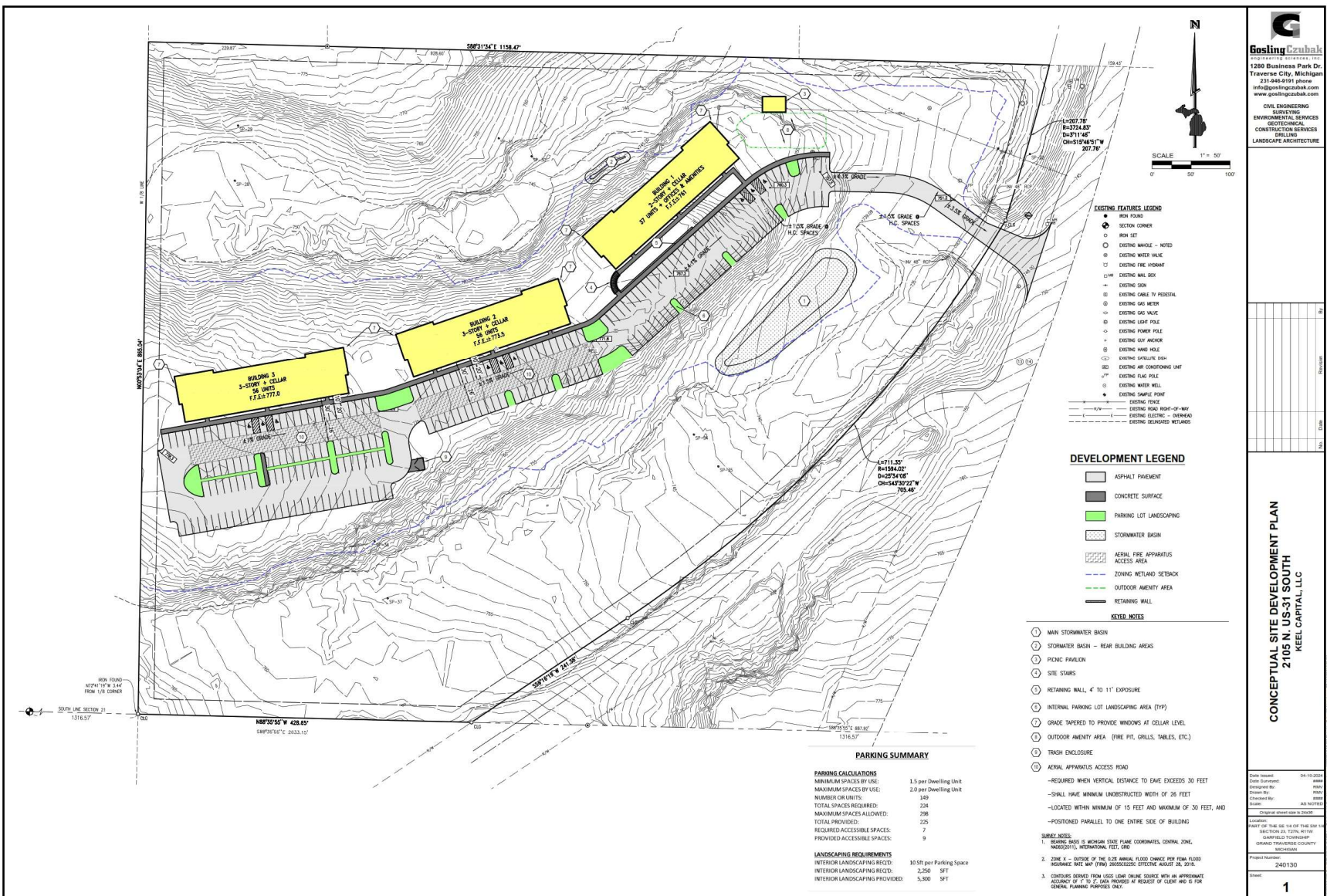


2113

Residences

<p align="center">Brownfield Plan Gauthier Redevelopment</p>	<p align="center">Figure 3: Color Site Photographs</p>
	<p>Source: Gosling Czubak Engineering Services, Inc., Traverse City, Michigan</p> <p>Date: July 2023</p>

Grand Traverse County Brownfield Redevelopment Authority



Brownfield Plan Gauthier Redevelopment

Grand Traverse County Brownfield Redevelopment Authority

Figure 4: Site Plan

Source: Gosling Czubak Engineering
Services, Inc., Traverse City, Michigan

Date: April 2024

CONCEPTUAL ELEVATIONS



Front Elevation



Rear Elevation

Note: Conceptual designs

Brownfield Plan Gauthier Redevelopment

Grand Traverse County Brownfield Redevelopment Authority

Figure 5: Conceptual Elevations

Source: Keel Capital

Date: April 2024

TABLES

Table 1.1 Environmental Eligible Activities Costs and Schedule

Table 1.3 Housing Development Eligible Activities Costs and Schedule

Table 2.1 – Annual Revenue and Brownfield Capture Estimates

Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 3 – Potential Rent Loss Calculations

Table 1.1 EGLE Environmental Eligible Activities Costs GAUTHIER PROJECT GRAND TRAVERSE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY	
EGLE Environmental Eligible Activities	Cost
Department Specific Activities	
BEA Activities	
Phase I ESA	\$3,000
Phase II ESA	\$30,000
Baseline Environmental Assessment	\$3,000
<i>BEA Subtotal</i>	\$36,000
Due Care Activities	
Due Care Investigation	\$30,000
Section 7A Compliance Analysis	\$4,000
Due Care Measures	
Soil Removal, Transport and Disposal	\$150,000
<i>Due Care Subtotal</i>	\$184,000
Environmental Subtotal	\$220,000
Contingency (15%)	\$33,000
EGLE Eligible Activities Subtotal	\$253,000
Brownfield Plan/Act 381 Work Plan Preparation	\$5,000
Brownfield Plan/Act 381 Work Plan Implementation	\$5,000
EGLE Environmental Eligible Activities Total Costs	\$263,000

Table 1.3 MSHDA Housing Development Eligible Activities Costs GAUTHIER PROJECT GRAND TRAVERSE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY	
MSHDA Housing Development Eligible Activities	Cost
Qualified Rehabilitation	
<i>Subtotal</i>	\$0
Public Infrastructure Improvements	
Utilities	
Roads, Curb and Gutter, Sidewalks	
Stormwater Management	
Architectural/Engineering Costs (8%)	
<i>Subtotal</i>	\$0
Demolition	
Asbestos Abatement	\$30,000
Site Demolition	\$20,000
Building Demolition	\$200,000
Engineering/Inspections/CM	\$8,000
<i>Subtotal</i>	\$258,000
Financing Gap	
Financing Gap between Development and Qualified Income	\$6,500,000
<i>Subtotal</i>	\$6,500,000
Infrastructure Improvements	
Utilities	\$767,000
Roads, Curb and Gutter, Sidewalks	\$675,000
Stormwater Management	\$216,000
Architectural/Engineering Costs (8%)	\$132,640
<i>Subtotal</i>	\$1,790,640
Site Preparation	
Clearing and Grubbing	\$30,000
Cut and Fill Operations	\$100,000
Geotechnical Engineering	\$8,000
Grading and Land Balancing	\$400,000
Retaining Walls	\$60,000
Staking	\$8,000
Temporary Facilities, Site Control, Protection	\$50,000
Soft Costs	\$57,600
<i>Subtotal</i>	\$713,600
Property Acquisition/Assistance	\$0
<i>Subtotal</i>	\$0
Private MSHDA Eligible Activities Subtotal	\$9,262,240
Contingency (15%)	\$414,335
Private MSHDA Eligible Activities Subtotal	\$9,676,575
Brownfield Plan/Act 381 Work Plan Preparation	\$25,000
Private MSHDA Eligible Activities SubTotal	\$9,701,575
Brownfield Plan/Act 381 Work Plan Implementation	\$45,000
Public Eligible Activities Total	\$45,000
MSHDA Eligible Activities Total Costs	\$9,746,575

Table 2.1 - Annual Revenue and Brownfield Capture Estimates
Gauthier Redevelopment
Grand Traverse County Brownfield Redevelopment Authority

Percentage Non-Homestead		100.00%																		
Estimated Taxable Value (TV) Increase Rate:		2.30%																		
Plan Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Capture Year					1	2	3	4	5	6	7	8	9	10	11	12	13	14		
Revenue Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040		
*Base Taxable Value		\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252		
*Base Taxable Value - Land		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
*Base Taxable Value - Building		\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252	\$ 324,252		
*Land Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
10555000																				
Annual Value Additions \$ 21,110,000				\$ -	21,110,000															
Cumulative Value Additions \$21,110,000.00			\$ -	\$ -	21,110,000	21,595,530	22,092,227	22,600,348	23,120,156	23,651,920	24,195,914	24,752,420	25,321,726	25,904,126	26,499,920	27,109,419	27,732,935	28,370,793		
Estimated New TV		\$ 324,252	\$ 331,710	\$ 339,339	\$ 10,894,339	\$ 11,144,909	\$ 11,401,242	\$ 11,663,470	\$ 11,931,730	\$ 12,206,160	\$ 12,486,902	\$ 12,774,100	\$ 13,067,905	\$ 13,368,467	\$ 13,675,941	\$ 13,990,488	\$ 14,312,269	\$ 14,641,451		
Incremental Difference (New TV - Base TV)					\$ 10,570,087	\$ 10,820,657	\$ 11,076,990	\$ 11,339,218	\$ 11,607,478	\$ 11,881,908	\$ 12,162,650	\$ 12,449,848	\$ 12,743,653	\$ 13,044,215	\$ 13,351,689	\$ 13,666,236	\$ 13,988,017	\$ 14,317,199		
Total School Revenue																				
53.54%		24.0000	\$ 7,782	\$ 7,961	\$ 8,144	\$ 261,464	\$ 267,478	\$ 273,630	\$ 279,923	\$ 286,362	\$ 292,948	\$ 299,686	\$ 306,578	\$ 313,630	\$ 320,843	\$ 328,223	\$ 335,772	\$ 343,494	\$ 351,395	
Total Local Revenue																				
46.46%		20.8226	\$ 6,752	\$ 6,907	\$ 7,066	\$ 226,848	\$ 232,066	\$ 237,403	\$ 242,864	\$ 248,450	\$ 254,164	\$ 260,010	\$ 265,990	\$ 272,108	\$ 278,366	\$ 284,769	\$ 291,318	\$ 298,019	\$ 304,873	
Total Revenue																				
		44.8226	\$ 14,534	\$ 14,868	\$ 15,210	\$ 488,313	\$ 499,544	\$ 511,033	\$ 522,787	\$ 534,811	\$ 547,112	\$ 559,695	\$ 572,568	\$ 585,737	\$ 599,209	\$ 612,991	\$ 627,090	\$ 641,513	\$ 656,268	
School Capture		Millage Rate 61.95%																		
State Education Tax (SET)		25.00%	6.0000	\$ -	\$ -	\$ -	\$ 63,421	\$ 64,924	\$ 66,462	\$ 68,035	\$ 69,645	\$ 71,291	\$ 72,976	\$ 74,699	\$ 76,462	\$ 78,265	\$ 80,110	\$ 81,997	\$ 83,928	\$ 85,903
School Operating Tax		75.00%	18.0000	\$ -	\$ -	\$ -	\$ 190,262	\$ 194,772	\$ 199,386	\$ 204,106	\$ 208,935	\$ 213,874	\$ 218,928	\$ 224,097	\$ 229,386	\$ 234,796	\$ 240,330	\$ 245,992	\$ 251,784	\$ 257,710
School Total		24.0000	\$ -	\$ -	\$ -	\$ 253,682	\$ 259,696	\$ 265,848	\$ 272,141	\$ 278,579	\$ 285,166	\$ 291,904	\$ 298,796	\$ 305,848	\$ 313,061	\$ 320,441	\$ 327,990	\$ 335,712	\$ 343,613	
Local Capture		Millage Rate 38.05%																		
TWP Allocated		11.87%	1.7500	\$ -	\$ -	\$ -	\$ 18,498	\$ 18,936	\$ 19,385	\$ 19,844	\$ 20,313	\$ 20,793	\$ 21,285	\$ 21,787	\$ 22,301	\$ 22,827	\$ 23,365	\$ 23,916	\$ 24,479	\$ 25,055
COUNTY Allocated		32.06%	4.7268	\$ -	\$ -	\$ -	\$ 49,963	\$ 51,147	\$ 52,359	\$ 53,598	\$ 54,866	\$ 56,163	\$ 57,490	\$ 58,848	\$ 60,237	\$ 61,657	\$ 63,111	\$ 64,598	\$ 66,119	\$ 67,675
Animal Control		0.25%	0.0370	\$ -	\$ -	\$ -	\$ 391	\$ 400	\$ 410	\$ 420	\$ 429	\$ 440	\$ 450	\$ 461	\$ 472	\$ 483	\$ 494	\$ 506	\$ 518	\$ 530
Veterans		0.77%	0.1135	\$ -	\$ -	\$ -	\$ 1,200	\$ 1,228	\$ 1,257	\$ 1,287	\$ 1,317	\$ 1,349	\$ 1,380	\$ 1,413	\$ 1,446	\$ 1,481	\$ 1,515	\$ 1,551	\$ 1,588	\$ 1,625
Roads		6.60%	0.9734	\$ -	\$ -	\$ -	\$ 10,289	\$ 10,533	\$ 10,782	\$ 11,038	\$ 11,299	\$ 11,566	\$ 11,839	\$ 12,119	\$ 12,405	\$ 12,697	\$ 12,997	\$ 13,303	\$ 13,616	\$ 13,936
COA		3.21%	0.4739	\$ -	\$ -	\$ -	\$ 5,009	\$ 5,128	\$ 5,249	\$ 5,374	\$ 5,501	\$ 5,631	\$ 5,764	\$ 5,900	\$ 6,039	\$ 6,182	\$ 6,327	\$ 6,476	\$ 6,629	\$ 6,785
COA - Senior Center		0.64%	0.0945	\$ -	\$ -	\$ -	\$ 999	\$ 1,023	\$ 1,047	\$ 1,072	\$ 1,097	\$ 1,123	\$ 1,149	\$ 1,177	\$ 1,204	\$ 1,233	\$ 1,262	\$ 1,291	\$ 1,322	\$ 1,353
Conservation District		0.65%	0.0958	\$ -	\$ -	\$ -	\$ 1,013	\$ 1,037	\$ 1,061	\$ 1,086	\$ 1,112	\$ 1,138	\$ 1,165	\$ 1,193	\$ 1,221	\$ 1,250	\$ 1,279	\$ 1,309	\$ 1,340	\$ 1,372
TADL		6.13%	0.9044	\$ -	\$ -	\$ -	\$ 9,560	\$ 9,786	\$ 10,018	\$ 10,255	\$ 10,498	\$ 10,746	\$ 11,000	\$ 11,252	\$ 11,525	\$ 11,797	\$ 12,075	\$ 12,360	\$ 12,651	\$ 12,948
BATA		3.25%	0.4788	\$ -	\$ -	\$ -	\$ 5,061	\$ 5,181	\$ 5,304	\$ 5,429	\$ 5,558	\$ 5,689	\$ 5,823	\$ 5,961	\$ 6,102	\$ 6,246	\$ 6,393	\$ 6,543	\$ 6,697	\$ 6,855
REC AUTHORITY		1.02%	0.1500	\$ -	\$ -	\$ -	\$ 1,586	\$ 1,623	\$ 1,662	\$ 1,701	\$ 1,741	\$ 1,782	\$ 1,824	\$ 1,867	\$ 1,912	\$ 1,957	\$ 2,003	\$ 2,050	\$ 2,098	\$ 2,148
NMC		13.96%	2.0574	\$ -	\$ -	\$ -	\$ 21,747	\$ 22,262	\$ 22,790	\$ 23,329	\$ 23,881	\$ 24,446	\$ 25,023	\$ 25,614	\$ 26,219	\$ 26,837	\$ 27,470	\$ 28,117	\$ 28,779	\$ 29,456
ISD		19.58%	2.8871	\$ -	\$ -	\$ -	\$ 30,517	\$ 31,240	\$ 31,980	\$ 32,737	\$ 33,512	\$ 34,304	\$ 35,115	\$ 35,944	\$ 36,792	\$ 37,660	\$ 38,548	\$ 39,456	\$ 40,385	\$ 41,335
Local Total		100.00%	14.7426	\$ -	\$ -	\$ -	\$ 155,831	\$ 159,525	\$ 163,304	\$ 167,170	\$ 171,124	\$ 175,170	\$ 179,309	\$ 183,543	\$ 187,875	\$ 192,306	\$ 196,839	\$ 201,476	\$ 206,220	\$ 211,073
Total Capture		Millage Rate 0.2394																		
TOTAL		38.7426	\$ -	\$ -	\$ -	\$ 409,513	\$ 419,220	\$ 429,151	\$ 439,311	\$ 449,704	\$ 460,336	\$ 471,213	\$ 482,339	\$ 493,722	\$ 505,367	\$ 517,279	\$ 529,466	\$ 541,932	\$ 554,686	
Non-Capturable Millages		Millage Rate 83.86%																		
TCAPS Debt		3.1000	\$ -	\$ -	\$ -	\$ 32,767	\$ 33,544	\$ 34,339	\$ 35,152	\$ 35,983	\$ 36,834	\$ 37,704	\$ 38,595	\$ 39,505	\$ 40,437	\$ 41,390	\$ 42,365	\$ 43,363	\$ 44,383	
Rec Authority Debt		0.2300	\$ -	\$ -	\$ -	\$ 2,431	\$ 2,489	\$ 2,548	\$ 2,608	\$ 2,670	\$ 2,733	\$ 2,797	\$ 2,863	\$ 2,931	\$ 3,000	\$ 3,071	\$ 3,143	\$ 3,217	\$ 3,293	
Fire		2.7500	\$ -	\$ -	\$ -	\$ 29,068	\$ 29,757	\$ 30,462	\$ 31,183	\$ 31,921	\$ 32,675	\$ 33,447	\$ 34,237	\$ 35,045	\$ 35,872	\$ 36,717	\$ 37,582	\$ 38,467	\$ 39,372	
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			\$ -	\$ -	\$ -	\$ 64,266	\$ 65,790	\$ 67,348	\$ 68,942	\$ 70,573	\$ 72,242	\$ 73,949	\$ 75,695	\$ 77,481	\$ 79,309	\$ 81,178	\$ 83,091	\$ 85,047	\$ 87,049	

**Table 2.1 - Annual Revenue and Brownfield Capture Estimates
Gauthier Redevelopment
Grand Traverse County Brownfield Redevelopment Authority**

Percentage Non-Homestead			100.00%																	
Estimated Taxable Value (TV) Increase Rate:			2.30%																	
Plan Year			17	18	19	20	21	22	23	24	25	26	27	28	29	30	31			
Capture Year			15	16	17	18	19	20	21	22	23	24	25	26	27	28	29			
Revenue Year			2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055			
*Base Taxable Value	\$		324,252	324,252	324,252	324,252	324,252	324,252	324,252	324,252	324,252	324,252	324,252	324,252	324,252	324,252	324,252			
*Base Taxable Value - Land	\$		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
*Base Taxable Value - Building	\$		324,252	324,252	324,252	324,252	324,252	324,252	324,252	324,252	324,252	324,252	324,252	324,252	324,252	324,252	324,252			
*Land Value	\$		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Annual Value Additions	\$	10555000																		
Cumulative Value Additions	\$	21,110,000																		
Estimated New TV	\$	\$21,110,000.00	29,023,321	29,690,857	30,373,747	31,072,343	31,787,007	32,518,108	33,266,025	34,031,143	34,813,860	35,614,578	36,433,714	37,271,689	38,128,938	39,005,904	39,903,039			
Incremental Difference (New TV - Base TV)	\$		14,978,205	15,322,703	15,675,126	16,035,653	16,404,474	16,781,776	17,167,757	17,562,616	17,966,556	18,379,787	18,802,522	19,234,980	19,677,384	20,129,964	20,592,953			
	\$		14,653,953	14,998,451	15,350,874	15,711,401	16,080,222	16,457,524	16,843,505	17,238,364	17,642,304	18,055,535	18,478,270	18,910,728	19,353,132	19,805,712	20,268,701			
Total School Revenue																				
Millage Rate																				
53.54%	24.0000	\$	359,477	367,745	376,203	384,856	393,707	402,763	412,026	421,503	431,197	441,115	451,261	461,640	472,257	483,119	494,231			
Total Local Revenue																				
Millage Rate																				
46.46%	20.8226	\$	311,885	319,059	326,397	333,904	341,584	349,440	357,477	365,699	374,110	382,715	391,517	400,522	409,734	419,158	428,799			
Total Revenue																				
Millage Rate																				
44.8226		\$	671,362	686,803	702,600	718,760	735,291	752,203	769,504	787,202	805,308	823,830	842,778	862,162	881,992	902,277	923,030			
School Capture																				
Millage Rate																				
State Education Tax (SET)	25.00%	6.0000	\$ 87,924	\$ 89,991	\$ 92,105	\$ 94,268	\$ 96,481	\$ 98,745	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118,834	\$ 121,612			
School Operating Tax	75.00%	18.0000	\$ 263,771	\$ 269,972	\$ 276,316	\$ 282,805	\$ 289,444	\$ 296,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356,503	\$ 364,837			
School Total		24.0000	\$ 351,695	\$ 359,963	\$ 368,421	\$ 377,074	\$ 385,925	\$ 394,981												
Local Capture																				
Millage Rate																				
TWP Allocated	11.87%	1.7500	\$ 25,644	\$ 26,247	\$ 26,864	\$ 27,495	\$ 28,140	\$ 28,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
COUNTY Allocated	32.06%	4.7268	\$ 69,266	\$ 70,895	\$ 72,561	\$ 74,265	\$ 76,008	\$ 77,791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Animal Control	0.25%	0.0370	\$ 542	\$ 555	\$ 568	\$ 581	\$ 595	\$ 609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Veterans	0.77%	0.1135	\$ 1,663	\$ 1,702	\$ 1,742	\$ 1,783	\$ 1,825	\$ 1,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Roads	6.60%	0.9734	\$ 14,264	\$ 14,599	\$ 14,943	\$ 15,293	\$ 15,652	\$ 16,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
COA	3.21%	0.4739	\$ 6,945	\$ 7,108	\$ 7,275	\$ 7,446	\$ 7,620	\$ 7,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
COA - Senior Center	0.64%	0.0945	\$ 1,385	\$ 1,417	\$ 1,451	\$ 1,485	\$ 1,520	\$ 1,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Conservation District	0.65%	0.0958	\$ 1,404	\$ 1,437	\$ 1,471	\$ 1,505	\$ 1,540	\$ 1,577	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
TADL	6.13%	0.9044	\$ 13,253	\$ 13,565	\$ 13,883	\$ 14,209	\$ 14,543	\$ 14,884	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
BATA	3.25%	0.4788	\$ 7,016	\$ 7,181	\$ 7,350	\$ 7,523	\$ 7,699	\$ 7,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
REC AUTHORITY	1.02%	0.1500	\$ 2,198	\$ 2,250	\$ 2,303	\$ 2,357	\$ 2,412	\$ 2,469	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
NMC	13.96%	2.0574	\$ 30,149	\$ 30,858	\$ 31,583	\$ 32,325	\$ 33,083	\$ 33,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
ISD	19.58%	2.8871	\$ 42,307	\$ 43,302	\$ 44,320	\$ 45,360	\$ 46,425	\$ 47,515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Local Total	100.00%	14.7426	\$ 216,037	\$ 221,116	\$ 226,312	\$ 231,627	\$ 237,064	\$ 242,627												
Total Capture																				
Millage Rate																				
TOTAL	38.7426	\$	567,732	\$ 581,079	\$ 594,733	\$ 608,701	\$ 622,990	\$ 637,607	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Non-Capturable Millages																				
Millage Rate																				
TCAPS Debt	3.1000	\$	45,427	\$ 46,495	\$ 47,588	\$ 48,705	\$ 49,849	\$ 51,018	\$ 52,215	\$ 53,439	\$ 54,691	\$ 55,972	\$ 57,283	\$ 58,623	\$ 59,995	\$ 61,398	\$ 62,833			
Rec Authority Debt	0.2300	\$	3,370	\$ 3,450	\$ 3,531	\$ 3,614	\$ 3,698	\$ 3,785	\$ 3,874	\$ 3,965	\$ 4,058	\$ 4,153	\$ 4,250	\$ 4,349	\$ 4,451	\$ 4,555	\$ 4,662			
Fire	2.7500	\$	40,298	\$ 41,246	\$ 42,215	\$ 43,206	\$ 44,221	\$ 45,258	\$ 46,320	\$ 47,406	\$ 48,516	\$ 49,653	\$ 50,815	\$ 52,005	\$ 53,221	\$ 54,466	\$ 55,739			
		\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
		\$	89,096	\$ 91,191	\$ 93,333	\$ 95,525	\$ 97,768	\$ 100,062	\$ 102,409	\$ 104,809	\$ 107,265	\$ 109,778	\$ 112,348	\$ 114,977	\$ 117,667	\$ 120,419	\$ 123,234			
44.8226																				

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
Gauthier Redevelopment
Grand Traverse County Brownfield Redevelopment Authority

Maximum Reimbursement	Proportionality	School & Local Taxes	State Brownfield Fund	LBRF	Local-Only Taxes	Total
State	61.9%	\$ 6,200,663	\$ 798,818	\$ 162,921		\$ 7,162,402
Local	38.1%	\$ 3,808,912	\$ -	\$ 196,278	\$ 196,277	\$ 4,201,468
TOTAL	100.0%	\$ 10,009,575	\$ 798,818	\$ 359,200		\$ 11,363,870
EGLE Environmental		\$ 263,000				
MSF Non-Environmental		\$ -				
MSHDA Housing		\$ 9,746,575				
TOTAL		\$ 10,009,575				

Estimated Total	
Years of Capture:	
Local Eligible Activities	20
State Eligible Activities	20
LBRF	20

Estimated Capture	\$ 10,009,575
Administrative Fees	\$ 196,277
State Revolving Fund	\$ 798,818
LBRF	\$ 359,200
TOTAL	\$ 11,363,870

Plan Year	1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16			
Capture Year	1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16			
Calendar Year	notes		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040															
Total State Incremental Revenue			\$ -	\$ -	\$ -	\$ 253,682	\$ 259,696	\$ 265,848	\$ 272,141	\$ 278,579	\$ 285,166	\$ 291,904	\$ 298,796	\$ 305,848	\$ 313,061	\$ 320,441	\$ 327,990	\$ 335,712	\$ 343,613															
State Brownfield Revolving Fund (50% of SET)	\$ 798,817		\$ -	\$ -	\$ -	\$ 31,710	\$ 32,462	\$ 33,231	\$ 34,018	\$ 34,822	\$ 35,646	\$ 36,488	\$ 37,350	\$ 38,231	\$ 39,133	\$ 40,055	\$ 40,999	\$ 41,964	\$ 42,952															
LBRF Allocation	5.0%	\$ 162,921		\$ -	\$ -	\$ 11,099	\$ 11,362	\$ 11,631	\$ 11,906	\$ 12,188	\$ 12,476	\$ 12,771	\$ 13,072	\$ 13,381	\$ 13,696	\$ 14,019	\$ 14,350	\$ 14,687	\$ 15,033															
State TIR Available for Reimbursement			\$ -	\$ -	\$ -	\$ 210,873	\$ 215,872	\$ 220,986	\$ 226,217	\$ 231,569	\$ 237,044	\$ 242,645	\$ 248,374	\$ 254,236	\$ 260,232	\$ 266,366	\$ 272,641	\$ 279,061	\$ 285,628															
Total Local Incremental Revenue			\$ -	\$ -	\$ -	\$ 155,831	\$ 159,525	\$ 163,304	\$ 167,170	\$ 171,124	\$ 175,170	\$ 179,309	\$ 183,543	\$ 187,875	\$ 192,306	\$ 196,839	\$ 201,476	\$ 206,220	\$ 211,073															
BRA Administrative Fee	5%	\$ 196,277		\$ -	\$ -	\$ 7,792	\$ 7,976	\$ 8,165	\$ 8,358	\$ 8,556	\$ 8,759	\$ 8,965	\$ 9,177	\$ 9,394	\$ 9,615	\$ 9,842	\$ 10,074	\$ 10,311	\$ 10,554															
LBRF Allocation	5%	\$ 196,277		\$ -	\$ -	\$ 7,792	\$ 7,976	\$ 8,165	\$ 8,358	\$ 8,556	\$ 8,759	\$ 8,965	\$ 9,177	\$ 9,394	\$ 9,615	\$ 9,842	\$ 10,074	\$ 10,311	\$ 10,554															
Local TIR Available for Reimbursement			\$ -	\$ -	\$ -	\$ 140,248	\$ 143,572	\$ 146,973	\$ 150,453	\$ 154,012	\$ 157,653	\$ 161,378	\$ 165,189	\$ 169,087	\$ 173,075	\$ 177,155	\$ 181,328	\$ 185,598	\$ 189,965															
Total State & Local TIR Available			\$ -	\$ -	\$ -	\$ 351,121	\$ 359,444	\$ 367,959	\$ 376,670	\$ 385,581	\$ 394,697	\$ 404,023	\$ 413,563	\$ 423,323	\$ 433,307	\$ 443,521	\$ 453,970	\$ 464,659	\$ 475,594															
REIMBURSEMENT	Beginning Balance		\$10,009,575																															
Reimbursement	Phase I		% Allocation	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%														
Reimbursement Balance			\$ 10,009,575	\$ 10,009,575	\$ 10,009,575	\$ 9,658,454	\$ 9,299,010	\$ 8,931,051	\$ 8,554,381	\$ 8,168,800	\$ 7,774,102	\$ 7,370,079	\$ 6,956,516	\$ 6,533,193	\$ 6,099,886	\$ 5,656,365	\$ 5,202,395	\$ 4,737,737	\$ 4,262,143															
EGLE Environmental Costs			\$ 263,000	\$ -	\$ -	\$ 9,226	\$ 9,444	\$ 9,668	\$ 9,897	\$ 10,131	\$ 10,371	\$ 10,616	\$ 10,866	\$ 11,123	\$ 11,385	\$ 11,653	\$ 11,928	\$ 12,209	\$ 12,496															
State Tax Reimbursement	2.63%		\$ 162,921	\$ -	\$ -	\$ 5,541	\$ 5,672	\$ 5,806	\$ 5,944	\$ 6,084	\$ 6,228	\$ 6,375	\$ 6,526	\$ 6,680	\$ 6,838	\$ 6,999	\$ 7,164	\$ 7,332	\$ 7,505															
Local Tax Reimbursement	2.63%		\$ 100,079	\$ -	\$ -	\$ 3,685	\$ 3,772	\$ 3,862	\$ 3,953	\$ 4,047	\$ 4,142	\$ 4,240	\$ 4,340	\$ 4,443	\$ 4,548	\$ 4,655	\$ 4,764	\$ 4,877	\$ 4,991															
Total EGLE Reimbursement Balance			\$ 263,000	\$ 263,000	\$ 253,774	\$ 244,330	\$ 234,662	\$ 224,765	\$ 214,634	\$ 204,263	\$ 193,648	\$ 182,781	\$ 171,659	\$ 160,274	\$ 148,620	\$ 136,692	\$ 124,483	\$ 111,987																
State EGLE Balance to Be Reimbursed			\$ 162,921	\$ 162,921	\$ 157,381	\$ 151,709	\$ 145,902	\$ 139,959	\$ 133,874	\$ 127,646	\$ 121,270	\$ 114,744	\$ 108,064	\$ 101,227	\$ 94,228	\$ 87,064	\$ 79,732	\$ 72,227																
Local EGLE Balance to Be Reimbursed			\$ 100,079	\$ 100,079	\$ 96,394	\$ 92,621	\$ 88,760	\$ 84,806	\$ 80,760	\$ 76,617	\$ 72,377	\$ 68,037	\$ 63,594	\$ 59,047	\$ 54,392	\$ 49,628	\$ 44,751	\$ 39,760																
MSHDA Housing Development Costs			\$ 9,746,575	\$ -	\$ -	\$ 341,895	\$ 350,000	\$ 358,291	\$ 366,773	\$ 375,450	\$ 384,327	\$ 393,407	\$ 402,697	\$ 412,200	\$ 421,922	\$ 431,868	\$ 442,042	\$ 452,450	\$ 463,097															
State Tax Reimbursement	97.37%		\$ 6,037,741	\$ -	\$ -	\$ 205,333	\$ 210,200	\$ 215,180	\$ 220,274	\$ 225,485	\$ 230,816	\$ 236,269	\$ 241,848	\$ 247,556	\$ 253,395	\$ 259,367	\$ 265,478	\$ 271,729	\$ 278,123															
Local Tax Reimbursement	97.37%		\$ 3,708,834	\$ -	\$ -	\$ 136,563	\$ 139,800	\$ 143,112	\$ 146,499	\$ 149,965	\$ 153,511	\$ 157,138	\$ 160,849	\$ 164,644	\$ 168,528	\$ 172,500	\$ 176,564	\$ 180,721	\$ 184,974															
Total MSHDA Reimbursement Balance			\$ 9,746,575	\$ 9,746,575	\$ 9,404,680	\$ 9,054,680	\$ 8,696,389	\$ 8,329,616	\$ 7,954,166	\$ 7,569,839	\$ 7,176,432	\$ 6,773,735	\$ 6,361,534	\$ 5,939,612	\$ 5,507,745	\$ 5,065,703	\$ 4,613,253	\$ 4,150,156																
State MSHDA Balance to Be Reimbursed			\$ 6,037,741	\$ 6,037,741	\$ 5,832,409	\$ 5,622,209	\$ 5,407,029	\$ 5,186,756	\$ 4,961,271	\$ 4,730,455	\$ 4,494,186	\$ 4,252,337	\$ 4,004,781	\$ 3,751,387	\$ 3,492,019	\$ 3,226,542	\$ 2,954,813	\$ 2,676,690																
Local MSHDA Balance to Be Reimbursed			\$ 3,708,834	\$ 3,708,834	\$ 3,572,271	\$ 3,432,471	\$ 3,289,360	\$ 3,142,860	\$ 2,992,895	\$ 2,839,384	\$ 2,682,246	\$ 2,521,397	\$ 2,356,753	\$ 2,188,226	\$ 2,015,726	\$ 1,839,162	\$ 1,658,440	\$ 1,473,466																
Total Annual Reimbursement			\$ -	\$ -	\$ -	\$ 351,121	\$ 359,444	\$ 367,959	\$ 376,670	\$ 385,581	\$ 394,697	\$ 404,023	\$ 413,563	\$ 423,323	\$ 433,307	\$ 443,521	\$ 453,970	\$ 464,659	\$ 475,594															

Footnotes:

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
Gauthier Redevelopment
Grand Traverse County Brownfield Redevelopment Authority

Local State Brownfield TIF Capture Ends														
Plan Year	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Capture Year	15	16	17	18	19	20	21	22	23	24	25	26	27	28
Calendar Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Total State Incremental Revenue	\$ 351,695	\$ 359,963	\$ 368,421	\$ 377,074	\$ 385,925	\$ 394,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Brownfield Revolving Fund (50% of SET)	\$ 43,962	\$ 44,995	\$ 46,053	\$ 47,134	\$ 48,241	\$ 49,373								
LBRF Allocation	\$ 15,387	\$ (34,136)												
State TIR Available for Reimbursement	\$ 292,346	\$ 349,104	\$ 322,368	\$ 329,939	\$ 337,685	\$ 345,608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Incremental Revenue	\$ 216,037	\$ 221,116	\$ 226,312	\$ 231,627	\$ 237,064	\$ 242,627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BRA Administrative Fee	\$ 10,802	\$ 11,056	\$ 11,316	\$ 11,581	\$ 11,853	\$ 12,131								
LBRF Allocation	\$ 10,802	\$ 11,056	\$ 11,316	\$ 11,581	\$ 11,853	\$ 12,131								
Local TIR Available for Reimbursement	\$ 194,434	\$ 199,005	\$ 203,681	\$ 208,464	\$ 213,358	\$ 218,364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total State & Local TIR Available	\$ 486,780	\$ 548,108	\$ 526,049	\$ 538,404	\$ 551,042	\$ 563,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REIMBURSEMENT	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%
Reimbursement	\$ 486,780	\$ 548,108	\$ 526,049	\$ 538,404	\$ 551,042	\$ 563,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reimbursement Balance	\$ 3,775,363	\$ 3,227,255	\$ 2,701,206	\$ 2,162,802	\$ 1,611,760	\$ 1,047,788								
EGLE Environmental Costs	\$ 12,790	\$ 14,401	\$ 13,822	\$ 12,946	\$ 13,279	\$ 13,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 7,681	\$ 9,173	\$ 8,470	\$ 8,669	\$ 8,873	\$ 9,081								
Local Tax Reimbursement	\$ 5,109	\$ 5,229	\$ 5,352	\$ 4,277	\$ 4,406	\$ 4,537								
Total EGLE Reimbursement Balance	\$ 99,197	\$ 84,796	\$ 70,974	\$ 58,027	\$ 44,749	\$ 31,130								
State EGLE Balance to Be Reimbursed	\$ 64,546	\$ 55,373	\$ 46,903	\$ 38,234	\$ 29,361	\$ 20,281								
Local EGLE Balance to Be Reimbursed	\$ 34,651	\$ 29,422	\$ 24,071	\$ 19,793	\$ 15,387	\$ 10,850								
MSHDA Housing Development Costs	\$ 473,990	\$ 533,707	\$ 512,227	\$ 497,081	\$ 509,388	\$ 521,978								
State Tax Reimbursement	\$ 284,665	\$ 339,931	\$ 313,898	\$ 321,270	\$ 328,812	\$ 336,527								
Local Tax Reimbursement	\$ 189,325	\$ 193,776	\$ 198,329	\$ 175,811	\$ 180,576	\$ 185,451								
Total MSHDA Reimbursement Balance	\$ 3,676,166	\$ 3,142,459	\$ 2,630,232	\$ 2,133,151	\$ 1,623,763	\$ 1,101,785								
State MSHDA Balance to Be Reimbursed	\$ 2,392,025	\$ 2,052,094	\$ 1,738,195	\$ 1,416,925	\$ 1,088,113	\$ 751,586								
Local MSHDA Balance to Be Reimbursed	\$ 1,284,141	\$ 1,090,366	\$ 892,037	\$ 716,226	\$ 535,650	\$ 350,199								
Total Annual Reimbursement	\$ 486,780	\$ 548,108	\$ 526,049	\$ 510,028	\$ 522,666	\$ 535,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Footnotes:

Table 3 Potential Rent Loss Calculations

GAUTHIER PROJECT

GRAND TRAVERSE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

The FY 2024 Grand Traverse County, MI FMRs for All Bedroom

Final FY 2024 & Final FY 2023 FMRs By Unit Bedrooms

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2024 FMR	\$1,044	\$1,061	\$1,232	\$1,490	\$1,641
FY 2023 FMR	\$750	\$914	\$1,085	\$1,321	\$1,458
FY 2023 FMR	\$845	\$952	\$1,213	\$1,511	\$1,629

a Source : https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2024_code/2024summary.

MSHDA CONTROL RENT AT 100 AMI EST

Establish Control Rent (CR) MSHDA Calculations					
	100 % AMI MSHDA			100 % AMI MSHDA	
Studio	\$	1,575.00		\$	1,575.00
1- BR	\$	1,687.00		\$	1,687.00
2-BR	\$	2,025.00		\$	2,025.00
3- BR	\$	2,337.00		\$	2,337.00
4- BR	\$	-		\$	-
Establish the Potential Rent Loss (PRL) for the Project					
	#Units	Square Ft	Mo. Rent avera	AMI	Loss
Studio	19	405	\$ 1,150.00	75%	\$425.00
1-BR	18	545	\$ 1,150.00	75%	\$537.00
1-BR	56	618	\$ 1,375.00	90%	\$312.00
2-BR	56	864	\$ 1,534.48	75%	\$490.52
3-BR					
4-BR					
	<u>149</u>				

Deterimine PRL Gap			
Unit Type	loss X 12 mo.	X # of units	# of Yrs for TIF capture
			20
studio	\$5,100	19	\$1,938,000
1-bed	\$6,444	18	\$2,319,840
1-bed	\$3,744	56	\$4,193,280
2-bed	\$5,886	56	\$6,592,548
3-bed	\$0		\$0
Total		149	\$15,043,668

Add all PRL to Gap Cap Calculation to establish THS		
Studio		\$1,938,000
1- bed		\$6,513,120
2-bed		\$6,592,548
3-bed		\$0
Total THS		\$15,043,668

ATTACHMENT A – BROWNFIELD PLAN RESOLUTIONS

RESOLUTION

**APPROVAL OF A BROWNFIELD PLAN FOR GRAND TRAVERSE
COUNTY PURSUANT TO AND
IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE
PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS
AMENDED**

**Gauthier Redevelopment
Charter Township of Garfield, Grand Traverse
County, Michigan**

WHEREAS, The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated properties identified as a Part 201 Facility, blighted, functionally obsolete, historically designated, or housing property through tax increment financing of eligible environmental, non-environmental activities, and housing development eligible activities; and

WHEREAS, The Grand Traverse County Board of Commissioners established the Grand Traverse County Brownfield Redevelopment Authority in 1997 and appointed its members; and

WHEREAS, a Brownfield Plan has been prepared and submitted for the redevelopment of the former Gauthier property in the Charter Township of Garfield that outlines the qualifications, costs, impacts, and incentives for the project for reimbursement from Brownfield Tax Increment Financing revenues with the adoption of the Brownfield Plan; and

WHEREAS, the Grand Traverse County Brownfield Redevelopment Authority (Authority) met at a regular meeting on April 25, 2024 and reviewed the Brownfield Plan for the former Gauthier Redevelopment in the Charter Township of Garfield, Grand Traverse County, Michigan; and,

WHEREAS, the properties on which the Brownfield Plan is based are located within the Charter Township of Garfield; and,

WHEREAS, Pursuant to Act 381, concurrence will be considered by the Charter Township of Garfield Board of Trustees on April 23, 2024; and

WHEREAS, A public hearing on the Brownfield Plan by the Grand Traverse County Board of Commissioners will be noticed and anticipated to be held on May 15, 2024 and notice to taxing jurisdictions will be provided in compliance with the requirements of Act 381.

WHEREAS, the Brownfield Plan will be considered by the Grand Traverse County Board of Commissioners following the notice and public hearing requirements set forth in Act 381 on May 15, 2024.

NOW, THEREFORE, BE IT RESOLVED, THAT:

The Authority recommends approval of the Brownfield Plan, subject to approval as to substance by the GTCBRA Director and as to form by GTCBRA Counsel, based on the following conclusions:

1. The Brownfield Plan constitutes a public purpose and will facilitate investment and redevelopment of the properties described in the Brownfield Plan by:
 - a. Providing attainable / workforce housing
 - b. Increasing tax base
 - c. Redeveloping a contaminated underutilized property
2. The Amended Plan is consistent with the requirements of Section 14(1) of Act 381 (MCL 125.2664), in particular:
 - a. The Brownfield Plan provides all the information required in Section 13 of Act 381 (MCL.2663).
 - b. Eligible Activity costs will be reimbursed to the eligible parties identified in the Development and Reimbursement Agreement through the capture of tax increment revenue.
 - c. The costs of Eligible Activities proposed are reasonable and necessary to carry out the purposes of Act 381.

AYES:

NAYES:

ABSTENSIONS:

RESOLUTION DECLARED _____ on this 25th day of April, 2024.

Amanda Scott, Chairperson

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

**RESOLUTION #2024 - ____
RESOLUTION OF CONCURRENCE
GAUTHIER REDEVELOPMENT BROWNFIELD PLAN**

WHEREAS, The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated properties identified as a Part 201 Facility, blighted, functionally obsolete, historically designated, or housing property through tax increment financing of eligible environmental, non-environmental activities, and housing development eligible activities; and

WHEREAS, The Grand Traverse County Board of Commissioners established the Grand Traverse County Brownfield Redevelopment Authority in 1997; and

WHEREAS, The Grand Traverse County Brownfield Redevelopment Authority will review the Brownfield Plan for the redevelopment of the former Gauthier property for attainable / workforce housing at their April 25, 2024 meeting, with anticipated approval of the Brownfield Plan and recommendation of approval by the Grand Traverse County Board of Commissioners and concurrence by the Charter Township of Garfield Board of Trustees; and

WHEREAS, Act 381 requires the concurrence of the local unit of government in which the Brownfield project is located for Brownfield Plans under County Brownfield Redevelopment Authorities, and the former Gauthier property is located in the Charter Township of Garfield; and

WHEREAS, A public hearing will be held by the Grand Traverse County Board of Commissioners on May 15, 2024 and will consider the Gauthier Redevelopment Brownfield Plan at their regular meeting on May 15, 2024; and

NOW THEREFORE BE IT RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the Charter Township of Garfield Board of Trustees hereby concurs and determines that the Brownfield Plan constitutes a public purpose, with the Gauthier Redevelopment Brownfield Plan in the Charter Township of Garfield.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

RESOLUTION 2024-_____ 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 a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 23rd day of April, 2024.

Dated: _____

Lanie McManus, Clerk

RESOLUTION

XX-2022

Gauthier Redevelopment Brownfield Plan

WHEREAS, The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated properties identified as a Part 201 Facility, blighted, functionally obsolete, historically designated, or housing property through tax increment financing of eligible environmental, non-environmental activities, and housing development eligible activities; and

WHEREAS, The Grand Traverse County Board of Commissioners established the Grand Traverse County Brownfield Redevelopment Authority in 1997; and

WHEREAS, The Grand Traverse County Brownfield Redevelopment Authority has reviewed the Brownfield Plan for the Gauthier Redevelopment Project at their April 25, 2024 meeting and recommends approval by the Grand Traverse County Board of Commissioners and concurrence by Charter Township of Garfield Board of Trustees; and

WHEREAS, The Charter Township of Garfield Board of Trustees reviewed the Brownfield Plan at their April 23, 2024 meeting and concurs with the Brownfield Plan, as required by Act 381; and

WHEREAS, The Grand Traverse County Board of Commissioners has determined that the Brownfield Plan constitutes a public purpose of providing attainable / workforce housing, redevelopment of a contaminated underutilized property, increased private investment and economic development and increased property tax value; and

WHEREAS, A public hearing on the Brownfield Plan has been noticed and held on May 15, 2024 and notice to taxing jurisdictions has been provided in compliance with the requirements of Act 381;

NOW, THEREFORE, BE IT RESOLVED BY THIS BOARD OF COMMISSIONERS, THAT WHEREAS, The Grand Traverse County Board of Commissioners has reviewed the Brownfield Plan and finds, in accordance with the requirements of Section 14 of Act 381 that:

- (a) The Brownfield Plan meets the requirements of Section 13 of Act 381, Brownfield Plan Provisions as described in the Brownfield Plan, consistent with format recommended by the State of Michigan, including a description of the costs intended to be paid with tax increment revenues, a brief summary of eligible activities, estimate of captured taxable value and tax increment revenues, method of financing, maximum amount of indebtedness, beginning date and duration of capture, estimate of impact on taxing jurisdictions, legal description of eligible property, estimates of persons residing on the eligible property if applicable, and a plan and provisions for relocation of residents, if applicable.;
- (b) The proposed method of financing the costs of eligible activities, private financing arranged by the private developers is feasible and the Brownfield Authority will not arrange financing, as described on Page 11 of the Brownfield Plan.
- (c) The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381, including asbestos abatement and demolition that is necessary to clear the site, site preparation activities to provide for project construction, and infrastructure to manage stormwater from impervious

surfaces, including buildings and parking, and the cost estimates are based on evaluation from certified professionals, experience in comparable projects, and preliminary discussions with reputable companies, as described on Pages 5 - 9 of the Brownfield Plan; and

- (d) The amount of captured taxable value estimated from the adoption of the Brownfield Plan is reasonable, as calculated in Table 2 of the Brownfield Plan, based on calculations of the tax revenues derived from taxable value increases and millage rates approved and authorized by the taxing jurisdictions on an annualized basis and balances against the outstanding eligible activity obligation approved as part of the Brownfield Plan and expenses reviewed and approved by the Grand Traverse County Brownfield Redevelopment Authority; and

BE IT FURTHER RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq*, the Grand Traverse County Board of Commissioners hereby approves the Brownfield Plan for the Gauthier Redevelopment Project in the Charter Township of Garfield.

APPROVED:

Town Board,

After reviewing previous timesheets, the subcommittee meetings should be \$50. The Study Sessions were all full Board meetings, so they should be \$125.

Supervisor Korn and I discussed raising the Subcommittee, non-decision-making meetings to \$60, since it has been at \$50 for a long time.

Thank you,

Lanie McManus, Clerk

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

RESOLUTION 2024-09-T

RESOLUTION ADOPTING TOWNSHIP TRUSTEE'S SALARY

WHEREAS, according to MCL 41.95(3), the salary of the officers composing the Township Board shall be determined by the Township Board; and

WHEREAS the Charter Township of Garfield Board deems that an adjustment in the salary of the office of Trustee is warranted in consideration of the increase in the cost of living since Township Board Trustees salaries were last adjusted; and

NOW, THEREFORE, BE IT RESOLVED, that effective as of April 23, 2024, the salary of the office of Trustee shall be as follows:

Monthly Stipend - \$425.00 per month. Town Board Meeting - \$250 per meeting. Meetings assigned by the Supervisor and approved by the Town Board including Personnel, Planning Commission, Joint Recreational Authority, Fire Board, Parks and Recreation Commission, Building Committee, Elections Committee, Ethics Committee, Law Enforcement Committee, Special Board Meetings, Town Board Study Sessions, and Zoning Board of Appeals Meetings - \$125. Subcommittees recommending to Boards, Educational, Informational non-decision-making meetings for the benefit of the Township - \$60.00. All day Training or Classes - \$100.00.

BE IT FURTHER RESOLVED that this resolution supersedes Resolution 2023-49-T.

Moved:

Supported:

Ayes:

Nays: None

Absent and Excused: None

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 a Resolution which was adopted by the Township Board of the Charter Township of Garfield on the 23rd day of April, 2024

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield

 Charter Township of Garfield Planning Department Report No. 2024-27		
Prepared:	April 17, 2024	Pages: 10
Meeting:	April 23, 2024 Planning Commission	Attachments: <input checked="" type="checkbox"/>
Subject:	Culver Meadows Senior Living Conditional Rezoning – Public Hearing/Action	
File No.	Z-2023-04	Parcel No. 05-030-008-50 and 05-030-008-45
Owner:	Culver Meadows Senior Living, Inc./Brad Jewett	
Applicant:	Culver Meadows Senior Living, Inc./Brad Jewett	

PURPOSE OF APPLICATION:

This application requests the conditional rezoning of Parcels 05-030-008-50 and 05-030-008-45 on N. West Silver Lake Road, totaling roughly 5.14 acres. The request is to conditionally rezone the two parcels from the R-1 – One-Family Residential to the A – Agricultural district for use as an adult foster care, large group home and child care center. This request includes utilizing an existing large group home (Culver Meadows Senior Living facility) and building a new large group home and new child care center.

This application was previously discussed at the following meetings:

- January 10, 2024 – Planning Commission – Introduction (PD Report 2024-5)
- February 14, 2024 – Planning Commission – Public Hearing (PD Report 2024-15)
- March 13, 2024 – Planning Commission – Findings of Fact and Recommendation (PD Report 2024-19)
- March 26, 2024 – Township Board – Introduction (PD Report 2024-20)

SUBJECT PARCELS:

Parcel 05-030-008-50 is presently undeveloped open land. Parcel 05-030-008-45 at 1661 N. West Silver Lake Road is currently the site of the Culver Meadows Senior Living facility. The existing Culver Meadows Senior Living facility was approved in 2008 under the previous Zoning Ordinance as a Special Use Permit. The previous Zoning Ordinance had a definition for “Institutions for Human Care” which included adult foster care homes. Since that time, a new Zoning Ordinance was established in 2015 that follows the State of Michigan definitions for adult foster care homes and restricts their application, in conformance with State law, in the Residential zoning districts.

PROCESS FOR CONDITIONAL REZONING:

The process for conditional rezoning is described in Section 422 of the Zoning Ordinance. The procedure for approving a conditional rezoning is the same as for a rezoning and includes the following:

- A landowner may voluntarily offer, in writing, conditions relating to the use and/or development of land for which a rezoning is requested.
- The owner’s offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.
- The offer of conditions may be amended during the process of rezoning consideration, provided that any amended or additional conditions are entered voluntarily by the owner.
- If the Township Board approves the conditional rezoning request and offer of conditions, the offered conditions shall be incorporated into a formal written Statement of Conditions.
- Any failure to comply with a condition contained within the Statement of Conditions shall constitute a violation of this ordinance and be punishable accordingly, including by rezoning of the property to its base zoning classification.

The proposed Statement of Conditions offered by the applicant is attached to this report, included as part of the Conditional Rezoning Agreement. These conditions would limit use of the subject parcels as an adult foster care, large group home with up to 20 residents and a child care center with up to 12 children. In this case, the conditions would apply to the existing large group home, the new large group home, and the new child care center.

Zoomed-out aerial view of the subject property (highlighted in red):



MASTER PLAN CONSIDERATIONS:

A key factor in considering a rezoning request, including conditional rezoning, is whether the request is consistent with the Master Plan. In this case, the Master Plan identifies the subject parcels and surrounding area as “Low Density Residential” in the Future Land Use plan and map. The Master Plan describes this designation as follows:

LOW-DENSITY RESIDENTIAL (FROM 1 TO 3 UNITS PER ACRE)

This designation provides area for traditional single-family residential dwelling units. This includes areas of existing single-family development 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 designation is intended 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.

*Most compatible zoning district: **R-1***

*Potentially compatible zoning districts: **R-R/A***

The most compatible zoning district for this designation is the R-1 One-Family Residential district, which is already the zoning of the subject parcels. The A-Agricultural zoning district is identified as a potentially

compatible district. Rezoning from R-1 to A-Agricultural would involve moving to a zoning district with less density in a process known as downzoning. The Master Plan includes a Zoning Plan which describes Considerations for Downzoning and for the “Low Density Residential” designation says: “Larger minimum lot sizes for this purpose would likely be supported and consistent with the Agricultural and Rural Land Zoning classifications.” Excerpts from the Future Land Use Map and Zoning Plan in the Master Plan are included on the following page.

Location and classification of subject parcels on Future Land Use Map (“FLUM”):



Excerpt from Zoning Plan:

Master Plan Designation	Low-Density Residential (1-3 U/A)
[Requested] Zoning	A-Agricultural (with conditions)
Current Zoning	R-1 Single-Family Residential
Zoning Ordinance District Intent	The R-1 (Single-Family Residential) districts provide areas for low- to medium-density single-family residential dwelling units. The districts include areas of existing single-family developments as well as areas within which such development appears likely and desirable. They are intended to encourage more intense development in and near the core areas of the Township with less intense 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.
Potentially Compatible District	R-R (Rural Residential) / A (Agricultural)
Considerations for Downzoning (Less Density)	R-1 properties are intended to encourage traditional neighborhoods for families that prefer to be located outside mixed use and mixed residential areas. These areas are

	typically designed and located within walking distance to schools and park areas. Larger minimum lot sizes for this purpose would likely be supported and consistent with the Agricultural and Rural Land Zoning classifications.
Considerations for Upzoning (More Density)	A rezoning from R-1 should be discouraged as single family homes and neighborhoods are needed in the Township. A PURD would help increase density and encourage better design.

ZONING OF SUBJECT PARCELS AND SURROUNDING PROPERTIES:

Zoning of the subject parcels and surrounding properties is as follows:



EXISTING LAND USE OF SUBJECT PARCELS AND SURROUNDING PROPERTIES:

The southerly subject parcel is an existing adult foster care large group home. The northerly subject parcel is undeveloped, open land.

Direction from Subject Parcels	Existing Land Use
North	Single-family residential
East	Open land/Single-family residential
South	Single family-residential
West	Open land/Wetlands/Single-family residential

STAFF COMMENT:

Upon preliminary review of the Master Plan and Future Land Use designation for the subject parcels, context of zoning and future land uses of properties in the surrounding neighborhood, and other factors, Staff offers the following comments regarding this conditional rezoning request:

- The existing Culver Meadows facility was approved as a Special Use Permit in 2008 and is regarded as an existing non-conforming use under the current R-1 – One-Family Residential zoning.
- The subject parcels will be served by the existing Culver Meadows driveway off West Silver Lake Road, a County primary road.

- The requested zoning, A-Agricultural, is considered potentially compatible with the Future Land Use designation of Low Density Residential in the Master Plan.
- Furthermore, one of the Housing implementation goals in the Master Plan states, “Continue to implement zoning incentives such as density bonuses to encourage the development community to include particular housing types in high demand in the Township, such as single-bedroom apartment units and accessible housing options for seniors and individuals with disabilities.” The existing group home use and the proposed uses provide housing options for seniors and individuals with disabilities in an established residential neighborhood.
- The conditions as proposed in this application would apply to only the subject two parcels.
- Parcel 05-030-008-45 is approximately 2.93 acres with a width of 220 feet. This parcel meets the minimum dimensional requirements for both R-1 and A zoning districts. Parcel 05-030-008-50 is approximately 2.21 acres with a width of 100 feet based on an access easement. While the parcel meets the minimum dimensional requirements for the R-1 district, the easement will be extended to 110 feet to meet the minimum dimensional requirements for the A-Agricultural district.

FINDINGS OF FACT:

Section 421.E Approval Criteria of Zoning Map Amendment

In its review of an application for rezoning, the Township should consider, but is not necessarily limited to, the criteria as defined in § 421.E (1) Master Plan Consistency through § 421.E (8) Other Factors. No single factor is controlling; instead, each must be weighed in relation to the other standards. The Findings of Fact were adopted by the Planning Commission at its March 13, 2024 meeting.

The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information to address the following:

1. Master Plan Consistency

Rezoning should be consistent with the intent and purpose of the adopted master plan.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The Future Land Use designation for the subject site is Low Density Residential.
- The proposed conditional zoning of A-Agricultural is potentially compatible zoning district according to the Zoning Plan in the Master Plan.
- If the proposed conditional zoning agreement were to expire, the property would revert to its base zoning classification which is R-1 - One-Family Residential.

2. Adverse Impacts on Neighboring Lands

The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- Parcels fronting along West Silver Lake Road are zoned R-1 - One-Family Residential. Larger parcels of undeveloped land to the west of the subject site are zoned R-R - Rural Residential. R-1 and R-R along with A are identified as potentially compatible districts in the Zoning Plan in the Master Plan.

- The subject site is a large parcel located amongst other large parcels that allow for a reasonable buffer between residences.
- The proposed uses, an adult foster care facility and a child care center, complement existing low density residential in the area.
- Access to the subject site will only be from a County primary road.

3. ***Suitability as Presently Zoned***

The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- Providing a variety of housing choices remains a Township priority in its Strategic Plan and Master Plan. Mixing a variety of housing types works in planned situations. The proposed adult foster care use addresses a housing need for the community.
- The child care center, while intended to provide child care needs for employees, may also be available for child care needs from around the community.

4. ***Changed Conditions***

The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The existing Culver Meadows facility was approved as a Special Use Permit in 2008. When the Zoning Ordinance was amended in 2015, the facility became an existing non-conforming use under the current R-1 – One-Family Residential zoning. The conditional rezoning request allows for reasonable expansion of the use while addressing the non-conformity.

5. ***Health, Safety, and Welfare***

The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The proposed conditional rezoning based on the site development plan will be designed to meet development standards and be of an appropriate scale for the neighborhood.

6. ***Public Policy***

Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- Providing a variety of housing choices remains a Township priority in its Strategic Plan and Master Plan.
- The child care center, while intended to provide child care needs for employees, may also be available for child care needs from around the community.

7. ***Size of Tract***

The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The subject site is approximately 5.14 acres. The site development plan, as part of the conditional rezoning request, shows the proposed uses have sufficient space to meet all zoning requirements.

8. ***Other Factors***

The Township may consider any other factors relevant to a rezoning application under state law.

The Planning Commission may consider this standard to be **MET** based on the following reasons:

- The proposed uses will have to meet the requirements of the Zoning Ordinance and as identified in the site development plan.

SITE DEVELOPMENT REQUIREMENTS:

As part of a Conditional Rezoning application, a site development plan including the information described in Section 956 is required. The following criteria as listed in Section 424.F(1)(a)-(j) of the Zoning Ordinance are offered for consideration by the Planning Commission:

*(a) **Required Information.** All required information shall be provided.*

- Staff has determined the application and site plan to be substantially complete for the purposes of completing this report.

*(b) **Outside Agencies.** All applicable standards of outside agencies shall be met and all required permits and approvals from outside agencies shall be secured, or be made a condition of approval.*

- The applicant is required to comply with all agencies with jurisdiction. Agency approvals that are not received may be made conditions of the site plan approval.

*(c) **Essential Facilities and Services.** Adequate essential facilities and services, including highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools, shall be available.*

- The application is expanding an existing group home operation with the construction of a new group home and a future child care center by expanding the existing on-site water and by constructing a new septic system.
- The site is accessed from West Silver Lake Road, a County primary road.

- The site has been used for group residential purposes without overburdening municipal services in the area. The proposed use is not expected to be any more intensive to the point of placing an undue burden on essential facilities and services.
- (d) **Natural Features.** *Sensitive natural features, or existing natural features that provide a buffer between adjoining properties, or assist in preserving the general appearance of the neighborhood, or help control soil erosion or stormwater, shall be preserved to the greatest extent possible.*
- The proposed uses build upon an existing development and building pattern on the site at an appropriate scale for a residential area.
 - It appears there are some wetlands adjacent or potentially on the subject property. The proposed group home exceeds the wetlands setback requirement. However, the location of the future child care center may not have sufficient wetland setback. Prior to any construction of the proposed child care center, a wetland delineation shall be completed and verified in accordance with Section 534.
- (e) **Site Design.** *All buildings and structures shall be designed, situated, constructed, operated and maintained so as to be harmonious, compatible, and appropriate in appearance, with the existing or intended character of the general vicinity. Site design shall minimize adverse effects upon owners and occupants of adjacent properties and the neighborhood.*
- The proposed uses build upon an existing development and building pattern on the site at an appropriate scale for a residential area.
 - The site has an established group home that has been in place for 15 years. The number of occupants is limited to 20 residents for each group home.
- (f) **Orientation.** *Primary buildings or structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.*
- The proposed new buildings will provide their front entrances facing West Silver Lake Road.
 - The proposed new uses will rely on the existing driveway entrance to the Culver Meadows Senior Living facility.
- (g) **Vehicle and Pedestrian Systems.** *The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian and bicycle ways in the area. A proper relationship between existing and proposed roadways and parking areas shall be demonstrated, and the safety and convenience of pedestrian and vehicular traffic shall be assured. Travelways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.*
- The proposed new uses will rely on the existing driveway entrance to the Culver Meadows Senior Living facility.
 - New parking areas will work with the existing site circulation patterns.
 - In this area of the Township, the Non-Motorized Plan identifies bike lanes along West Silver Lake Road.
- (h) **Shared Drives.** *Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted.*

- The proposed new uses will rely on the existing driveway entrance to the Culver Meadows Senior Living facility. No new curb cuts are proposed.
- (i) ***Impervious Surfaces.*** *The amount of impervious surface has been limited on the site to the extent practical.*
- The proposed parking and site circulation meets the minimum requirements and does not propose excessive impervious surface areas.
- (j) ***Master Plan.*** *The proposal is not in conflict with the land use policies, goals and objectives of the Township Master Plan.*
- The proposal fits with the Master Plan which envisions a wider range of housing options for residents in an established residential area.
 - The orientation for the development remains focused on a County primary road and does not impede or interfere with established single family residential areas.

ARTICLE 5 – DEVELOPMENT STANDARDS:

A review of the proposal regarding the relevant sections of Article 5 – Development Standards is provided:

Conditional Rezoning Agreement and Statement of Conditions

Staff forwarded the Conditional Rezoning Agreement and Statement of Conditions offered by the applicant to the Township Attorney. The Township Attorney reviewed the Agreement and Statement of Conditions, and some minor changes were made by the applicant.

Existing Access Easement

The existing easement that provides access to parcel 05-030-008-50 will be extended for the parcel by 10 feet to meet the minimum lot width requirement for the A-Agricultural district.

Access Management

The proposed new uses will rely on the existing driveway entrance to the Culver Meadows Senior Living facility. No new ingress and egress points to West Silver Lake Road are proposed. The applicant contacted the Grand Traverse County Road Commission, and no permit is required for the additional use of the existing driveway.

Parking

An adult foster care, large group home has a maximum parking requirement of 1 space per dwelling unit and a maximum parking requirement of 2 spaces per dwelling unit. In this case, a minimum of 20 spaces must be provided with a maximum of 40 spaces. Child care centers have a minimum parking requirement of 1 space for every three hundred (300) square feet of floor space. There is no maximum parking requirement. With 1,440 square feet of floor space proposed, a minimum of 5 spaces are required. Based on these requirements, a minimum of 25 spaces is required. The site plan shows 27 spaces.

Wetlands

There are possible wetlands at the west side of the project site. Based on the site plan, it appears that only the future child care center has a potential to be impacted by the setback requirement for wetlands in Section 534 of the Zoning Ordinance. A wetland delineation will need to be completed and verified in accordance with Section 534 prior to construction of the child care center.

Lighting and Landscaping

A lighting plan and a landscaping plan were provided. Both plans meet Zoning Ordinance requirements.

Other Reviews

A stormwater review by the Township Engineer is underway. Metro Fire has conducted its site plan review and approved the plan.

ACTION REQUESTED:

The purpose of this item being placed on tonight's agenda is to hold a public hearing on the application. If, following the public hearing, the Board is prepared to adopt the Planning Commission's recommended Findings of Fact included in this report and to adopt the attached resolution adopting the amendment to the Zoning Map, the following **three (3) separate motions** are suggested:

(1) First, to adopt the Findings of Fact:

MOTION THAT the Planning Commission's recommended Findings of Fact for the application Z-2023-04 as provided in PD Report 2024-27 and forming part of this motion, BE APPROVED.

(2) Second, to approve the Map Amendment:

MOTION THAT application Z-2023-04, submitted by Culver Meadows Senior Living, Inc., to conditionally rezone Parcels No. 05-030-008-50 and 05-030-008-45 and to the A – Agricultural District subject to the applicant's proposed Statement of Conditions and constituting Amendment No. 40 to Garfield Township Ordinance No. 68, BE APPROVED based on the adopted Findings of Fact and for the reasons set forth in PD Report 2024-27 and is subject to the following conditions (a through b as indicated in PD 2024-27).

- (a) Prior to any construction of the proposed child care center, a wetland delineation shall be completed and verified in accordance with Section 534.
- (b) A stormwater review by the Township Engineer is required.

(3) Finally, to adopt the attached resolution adopting the Map Amendment:

MOTION THAT Resolution 2024-08-T for adopting Amendment No. 40 to Garfield Township Ordinance No. 68, conditionally rezoning Parcels No. 05-030-008-50 and 05-030-008-45 to the A – Agricultural District subject to the applicant's proposed Statement of Conditions, BE ADOPTED.

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

Attachments:

1. Draft Resolution #2024-08-T
2. Zoning Ordinance Amendment – Conditional Rezoning Application – dated November 22, 2023
3. Impact Statement – received December 5, 2023
4. Conditional Rezoning Agreement and Statement of Conditions – received March 15, 2024
5. Metro Fire Site Plan Review – dated February 28, 2024
6. Email from Road Commission – dated February 27, 2024
7. Revised Easement – dated March 27, 2024
8. Lumark Lighting Spec Sheets received April 10, 2024
9. Site Development Plan – dated March 19, 2024 and received April 10, 2024
10. Building Plans – dated February 28, 2024

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

ORDINANCE NO. 68 (Zoning Ordinance): AMENDMENT NO. 40

RESOLUTION #2024-08-T

A RESOLUTION TO AMEND GARFIELD TOWNSHIP ORDINANCE NO. 68 (Zoning Ordinance):

WHEREAS the Charter Township of Garfield regulates the use and development of land pursuant to the authority of the Michigan Zoning Enabling Act, Act 110 of 2006, as amended; and

WHEREAS application Z-2023-04 has been received to rezone approximately 5.14 acres of land (“subject property”) at 05-030-008-50 and 05-030-008-45; and

WHEREAS the request has been found to be justified based on criteria in the Garfield Township Zoning Ordinance listed in Section 421.E: Approval Criteria of Zoning Map Amendment; and

WHEREAS the Garfield Township Planning Commission, after conducting a public hearing on February 14, 2024 and adopting Findings of Fact on March 13, 2024, recommended the approval of the application to the Township Board; and

WHEREAS the Township Board, following a public hearing on April 23, 2024, and having adopted Findings of Fact in support of approval of the application to rezone the subject property.

NOW, THEREFORE, THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

AMENDMENT NO. 40 TO GARFIELD TOWNSHIP ORDINANCE NO. 68 (Zoning Ordinance):

At the request of the owners and their representatives of Parcels 05-030-008-50 and 05-030-008-45, situated in the Charter Township of Garfield, Grand Traverse County, Michigan has been conditionally rezoned by way of a map amendment from its current zoning of the R-1 – One-Family Residential district to the A – Agricultural district for use as an adult foster care, large group home and child care center, subject to the execution of the Conditional Rezoning Agreement between the owners and the Township.

Moved:

Supported:

Ayes:

Nays:

Absent and Excused:

By:

Chuck Korn, Supervisor
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 2024-08-T which was adopted by the Township Board of the Charter Township of Garfield on the 23rd day of April, 2024. Amendment No. 40 to Garfield Township Ordinance No. 68 (Zoning Ordinance) shall take effect upon the expiration of seven (7) days following publication.

Dated: _____

Lanie McManus, Clerk
Charter Township of Garfield

Introduced: March 26, 2024

Adopted:

Published:

Effective:



Charter Township of Garfield

Grand Traverse County

3848 VETERANS DRIVE
TRAVERSE CITY, MICHIGAN 49684
PH: (231) 941-1620 • FAX: (231) 941-1588

ZONING ORDINANCE AMENDMENT (ZOA) APPLICATION

ASSISTANCE

This application must be completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays. Before submitting an application, it is recommended that you contact the Planning Department to arrange an appointment to discuss your proposed application. Time is often saved by these preliminary discussions. For additional information or assistance in completing this development application, please contact the Planning Department at (231) 941-1620.

ACTION REQUESTED

- ☐ Map Amendment (Rezoning)
☐ Text Amendment
☒ Conditional Rezoning

RECEIVED
DEC 4/5 2023
PLANNING *jsl*

PROJECT / DEVELOPMENT NAME

Culver Meadows Senior Living, Inc.

APPLICANT INFORMATION

Name: Culver Meadows Senior Living, Inc.
Address: 1661 N. West Silver Lake Rd.
Phone Number: 231-633-9421
Email: brad@culvermeadows.com

AGENT INFORMATION

Name: Brad & Trina Jewett
Address: 1745 N. West Silver Lake Rd.
Phone Number: 231-633-9421
Email: brad@culvermeadows.com

OWNER INFORMATION

Name: Brad & Trina Jewett
Address: 1745 N. West Silver Lake Rd.
Phone Number: 231-633-9421
Email: brad@culvermeadows.com

CONTACT PERSON

Please select one person to be contact person for all correspondence and questions:

<i>Applicant:</i>	Brad Jewett
<i>Agent:</i>	Brad Jewett
<i>Owner:</i>	Brad & Trina Jewett

PROPERTY INFORMATION

<i>Property Address:</i>	Not determined yet. Will use the driveway of 1661 N. West Silver Lake Rd.		
<i>Property Identification Number:</i>	05-030-008-50		
<i>Legal Description:</i>	On File		
<i>Zoning District:</i>	R1		
<i>Master Plan Future Land Use Designation:</i>	Low Density R1		
<i>Area of Property (acres or square feet):</i>	2.21		
<i>Existing Use(s):</i>	Vacant Land		
<i>Proposed Use(s):</i>	20 Bed Adult Foster Care (AFC) & Licensed 12 Child Day Care Facility		

REQUIRED SUBMITTAL ITEMS

A complete application for a Zoning Ordinance Amendment 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

Escrow Fee:

Additional fees may be required if a review by independent professional help is deemed necessary by the Township. If required, such additional fees must be placed in escrow by the applicant in accordance with the escrow policies of the Township and prior to any further processing of this application. Any unused escrow funds shall be returned to the applicant. Please complete an Escrow and Review (ER) Application form.

For Map (Rezoning) Amendment only, the following must be included:

Site Diagram

- ☐ Ten complete stapled 11"x17" paper sets
- ☐ One digital set (PDF) only

Supporting Information

- ☐ Ten paper copies of the Impact Statement for Map (Rezoning) Amendment
- ☐ One digital copy of the Impact Statement for Map (Rezoning) Amendment (PDP only)

For Text Amendment only, the following must be included:

- ☐ Ten paper copies of the Impact Statement for Text Amendment
- ☐ One digital copy of the Impact Statement for Text Amendment (PDF only)

For Conditional Rezoning only, the following must be included:

Site Development Plan

- ☒ Ten complete stapled 11"x17" paper sets
- ☒ Two complete bound 24"x36" paper sets
- ☒ One digital set (PDF only)

Supporting Information

- ☒ Ten paper copies of the Impact Statement for Conditional Rezoning
- ☒ One digital copy of the Impact Statement for Conditional Rezoning (PDF only)
- ☒ Ten paper copies of the Offer of Conditions for Conditional Rezoning
- ☒ One digital copy of the Offer of Conditions for Conditional Rezoning (PDF only)

Digital items to be delivered via email or USB flash drive

IMPACT STATEMENT FOR ZONING ORDINANCE MAP AMENDMENT

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. Rezoning should be consistent with the intent and purpose of the adopted master plan.
2. Adverse Impacts on Neighboring Lands. The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.
3. Suitability as Presently Zoned. The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.
4. Changed Conditions. The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.
5. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.
6. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
7. Size of Tract. The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no

intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.

8. Other Factors. The Township may consider any other factors relevant to a rezoning application under state law.

IMPACT STATEMENT FOR ZONING ORDINANCE TEXT AMENDMENT

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. A text amendment should be consistent with the intent and purpose of the adopted master plan.
2. Changed Conditions. The Township shall consider whether any conditions have changed since the zoning ordinance was adopted that might justify the amendment.
3. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas.
4. Public Policy. Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
5. Other Factors. The Township may consider any other factors relevant to a zoning text amendment application under state law.

IMPACT STATEMENT FOR CONDITIONAL REZONING

A written impact statement of the application as it relates to § 421.E of the Zoning Ordinance. The applicant shall have the burden of justifying the amendment, including identifying specific reasons warranting the amendment, and providing any supporting data and information.

1. Master Plan Consistency. Rezoning should be consistent with the intent and purpose of the adopted master plan.
2. Adverse Impacts on Neighboring Lands. The Township shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less restrictive. The Township finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social separation. Accordingly, rezoning may promote mixed uses subject to a high degree of design control.
3. Suitability as Presently Zoned. The Township shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, must often be weighed in relation to the other standards, and instances can exist in which suitably zoned lands may be rezoned upon proof of a real public need, substantially changed conditions in the neighborhood, or to effectuate important goals, objectives, policies, and strategies of the master plan, specification, or this ordinance.
4. Changed Conditions. The Township shall consider whether any conditions have changed, since the zoning ordinance was adopted, that might justify the amendment.
5. Health, Safety, and Welfare. The ordinance amendment must bear a substantial relationship to the public health, safety, or general welfare, or must protect and preserve historical and cultural places and areas. The rezoning ordinance may be justified, however, if a substantial public need or purpose exists.

6. **Public Policy.** Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.
7. **Size of Tract.** The Township shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Ordinance amendments shall generally not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify an ordinance amendment.
8. **Other Factors.** The Township may consider any other factors relevant to a rezoning application under state law.

OFFER OF CONDITIONS FOR CONDITIONAL REZONING

A written offer of Conditions as described in § 422.B(3) of the Zoning Ordinance. An owner of land may voluntarily offer, in writing, conditions relating to the use and/or development of land for which a rezoning is requested.

1. The owner's offer of conditions may not purport to authorize uses or developments not permitted in the requested new zoning district.
2. The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.
3. Any use or development, proposed as part of an offer of conditions that would require a special land use permit under the terms of this ordinance, may only be commenced if a special land use permit for such use or development is ultimately granted in accordance with the provisions of this ordinance.
4. Any use or development, proposed as part of an offer of conditions that would require a variance under the terms of this ordinance, may only be commenced if a variance for such development is ultimately granted by the Zoning Board of Appeals in accordance with the provisions of this ordinance.
5. Any use or development, proposed as part of an offer of conditions that would require site plan approval under the terms of this ordinance, may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the provisions of this ordinance.
6. The offer of conditions may be amended during the process of rezoning consideration, provided that any amended or additional conditions are entered voluntarily by the owner.

SUBMITTAL DEADLINE

Submittal deadlines are listed on the Planning Department page of the Township website (<http://www.garfield-twp.com>). Please note that the listed dates are the deadlines after which submittals will not be considered for the indicated meeting. Any errors or missing information on an application submitted at the deadline will result in a delay in the processing of the application. An earlier submittal is encouraged to avoid possible delays.

WAIVERS

Submittal Waiver:

At the discretion of the Zoning Administrator in the case of a Site Diagram, or the Director of Planning in the case of an Administrative Site Plan or a Site Development Plan, the requirement to submit a Site Diagram, an Administrative Site Plan or a Site Development Plan may be waived in any of the following cases when it is determined that the submission would serve no useful purpose:

- 1. The erection or enlargement of an accessory structure;
- 2. The enlargement of a principal building by less than 20 percent of its existing gross floor area, provided such enlargement will not result in a requirement for additional off-street parking;
- 3. A change in principal use where such change would not result in an increase in impervious surface area, additional off-street parking, site access, other external site characteristics or a violation of this ordinance.

Data Waiver:

- 1. The Zoning Administrator may waive a particular element of information or data otherwise required for a Site Diagram upon a finding that the information is not necessary to determine compliance with this ordinance.
- 2. The Director of Planning may waive a particular element of information or data otherwise required for a Site Development Plan upon a finding that the information or data is not necessary to determine compliance with this ordinance or that such information or data would not bear on the decision of the approval authority.

SITE PLAN

Check that your site plan includes all required elements for a Site Development Plan (SDP). Please use the Required Site Plan Elements Checklist below.

ADDITIONAL INFORMATION

If applicable, provide the following further information:

	<u>Yes</u>	<u>No</u>	<u>Not Applicable</u>
A. <u>Sanitary Sewer Service</u>			
1. Does project require extension of public sewer line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will a community wastewater system be installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, provide construction plans and specifications			
3. Will on-site disposal be used?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, is it depicted on plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. <u>Water Service</u>			
1. Does project require extension of public water main?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will a community water supply be installed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a Utility Agreement been prepared?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, provide construction plans and specifications			
C. <u>Public utility easements required?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, show on plan.			
D. <u>Stormwater Review/Soil Erosion</u>			
1. Soil Erosion Plans approved by Soil Erosion Office?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If so, attach approval letter.			
If no, are alternate measures shown?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Stormwater Plans approved by Township Engineer?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If so, attach approval letter.

If no, are alternate measures shown?

☐☐☒

Note: Alternate measures must be designed and sealed by a registered Engineer.

E. Roads and Circulation

1. Are interior public streets proposed?

☐☒☐

If yes, has Road Commission approved (attach letter)?

☐☐☒

2. Will public streets connect to adjoining properties or future streets?

☐☒☐

3. Are private roads or interior drives proposed?

☐☐☒

4. Will private drives connect to adjoining properties service roads?

☐☐☒

5. Has the Road Commission or MDOT approved curb cuts?

☐☐☒

If yes, attach approved permit.

OTHER INFORMATION

If there is any other information that you think may be useful in the review of this application, please attach it to this application or explain it on a separate page.

REVIEW PROCESS

1. Upon submittal of this application, Staff will review the materials submitted and will, within ten (10) working days, forward a determination of completeness to the applicant. If the submission is incomplete or noncompliant with the Zoning Ordinance, it will be returned to the applicant for revision. Once the submission is revised, Staff will again review it for completeness and again forward a determination to the applicant within ten (10) working days. This procedure shall be repeated until a complete submission is received.
2. Once the application is deemed to be complete and submitted according to the application deadlines, it will be forwarded to the Planning Commission for review. The Planning Commission will determine if the application is complete and schedule a public hearing.
3. Following the public hearing, the Planning Commission will make a recommendation on the application to the Township Board.
4. Prior to making a decision, the Township Board will hold a second public hearing on the application. Following the public hearing, the Township Board will make a decision to approve or deny the application.
5. If a Conditional Rezoning is approved or approved with conditions, the decision of the Township Board shall be incorporated into a written report and decision order.

PERMISSION TO ENTER SUBJECT PROPERTY

Permission is hereby granted to Garfield Township staff and Planning Commissioners to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Owner Signature:

Brad L Jewett

Applicant Signature:

Brad L Jewett

Agent Signature:

Brad L Jewett

Date:

11/22/23

OWNER'S AUTHORIZATION

If the applicant is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Brad & Trina Jewett authorize to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner Signature: Brad L Jewett Trina A Jewett
Date: 11-22-23

AFFIDAVIT

The undersigned affirms that he/she or they is (are) the owner, or authorized agent of the owner, involved in the application and all of the information submitted in this application, including any supplemental information, is in all respects true and correct. The undersigned further acknowledges that willful misrepresentation of information will terminate this permit application and any permit associated with this document.

Owner Signature: Brad L Jewett Trina A Jewett
Date: 11-22-23
Applicant Signature: Brad L Jewett
Date: 11-22-23

Required Site Plan Elements Checklist (See § 956 of the Zoning Ordinance) Site Diagram (SD) / Administrative Site Plan (ASP) / Site Development Plan (SDP)		SD	ASP/ SDP
A. Basic Information			
1. Applicant's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>	
2. Property owner's name, address, telephone number and signature	<input type="checkbox"/>	<input type="checkbox"/>	
3. Proof of property ownership	<input type="checkbox"/>	<input type="checkbox"/>	
4. Whether there are any options or liens on the property	<input type="checkbox"/>	<input type="checkbox"/>	
5. A signed and notarized statement from the owner of the property that the applicant has the right to act as the owner's agent	<input type="checkbox"/>	<input type="checkbox"/>	
6. The address and/or parcel number of the property, complete legal description and dimensions of the property, setback lines, gross and net acreages and frontage	<input type="checkbox"/>	<input type="checkbox"/>	
7. A vicinity map showing the area and road network surrounding the property		<input type="checkbox"/>	
8. Name, address and phone number of the preparer of the site plan	<input type="checkbox"/>	<input type="checkbox"/>	
9. Project title or name of the proposed development	<input type="checkbox"/>	<input type="checkbox"/>	
10. Statement of proposed use of land, project completion schedule, any proposed development phasing	<input type="checkbox"/>	<input type="checkbox"/>	
11. Land uses and zoning classification on the subject parcel and adjoining parcels	<input type="checkbox"/>	<input type="checkbox"/>	
12. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the plan, as well as their name, address and telephone number		<input type="checkbox"/>	
B. Site Plan Information			
1. North arrow, scale, and date of original submittal and last revision	<input type="checkbox"/>	<input type="checkbox"/>	
2. Boundary dimensions of natural features		<input type="checkbox"/>	
3. Natural features such as woodlots, water bodies, wetlands, high risk erosion areas, slopes over twenty-five percent (25%), beach, drainage, and similar features		<input type="checkbox"/>	
4. Proposed alterations to topography and other natural features		<input type="checkbox"/>	
5. Existing topographic elevations at two-foot intervals except shown at five-foot intervals where slopes exceed 18%		<input type="checkbox"/>	
6. Soil erosion and sediment control measures as required by the Grand Traverse County Soil Erosion Department.	<input type="checkbox"/>	<input type="checkbox"/>	
7. The location, height and square footage of existing and proposed main and accessory buildings, and other existing structures		<input type="checkbox"/>	
8. Location and specifications for any existing or proposed (above or below ground) storage facilities for any chemicals, salts, flammable materials, or hazardous materials. Include any containment structures or clear zones required by county, state or federal government authorities		<input type="checkbox"/>	
9. Proposed finish floor and grade line elevations of any structures <i>*Required only for habitable construction within the floodplain on site diagrams and administrative site plans.</i>	<input type="checkbox"/> *	<input type="checkbox"/>	
10. Existing and proposed driveways, including parking areas	<input type="checkbox"/>	<input type="checkbox"/>	
11. Neighboring driveways and other vehicular circulation features adjacent to the site		<input type="checkbox"/>	
12. A dimensional plan indicating the location, size and number of parking spaces of the on-site parking areas, and shared parking areas	<input type="checkbox"/>	<input type="checkbox"/>	
13. Identification and dimensions of service lanes and service parking, snow storage areas, loading and unloading and docks		<input type="checkbox"/>	
14. Proposed roads, access easements, sidewalks, bicycle paths, and other vehicular and pedestrian circulation features within and adjacent to the site		<input type="checkbox"/>	
15. Location of and dimensions of curb cuts, acceleration, deceleration and passing lanes		<input type="checkbox"/>	
16. Location of neighboring structures that are close to the parcel line or pertinent to the proposal		<input type="checkbox"/>	
17. Location of water supply lines and/or wells	<input type="checkbox"/>	<input type="checkbox"/>	
18. Location of sanitary sewer lines and/or sanitary sewer disposal systems	<input type="checkbox"/>	<input type="checkbox"/>	
19. Location, specifications, and access to a water supply in the event of a fire emergency		<input type="checkbox"/>	
20. Sealed (2) stormwater plans including the location and design of storm sewers, retention or detention ponds, swales, wastewater lines, clean out locations, connection points and treatment systems		<input type="checkbox"/>	
21. A utility plan including the location of all other utilities on the site including but not limited to natural gas, electric, cable TV, telephone and steam		<input type="checkbox"/>	
22. A sign plan indicating the location, size and specifications of all signs and advertising features, including cross sections		<input type="checkbox"/>	
23. A lighting plan including exterior lighting locations with area of illumination illustrated by point values on a photometric plan, Kelvin rating, as well as the type of fixtures and shielding to be used		<input type="checkbox"/>	
24. Proposed location of any open spaces, landscaping and buffering features such as buffer areas, vegetation belts, fences, walls, trash receptacle screening, and other screening features with cross sections shown		<input type="checkbox"/>	
25. A Landscape plan and table identifying the species, size of landscape materials, and number proposed, compared to what is required by the Ordinance. All vegetation to be retained on site must also be indicated, as well as, its typical size by general location or range of sizes as appropriate		<input type="checkbox"/>	
26. Statements regarding the project impacts on existing infrastructure (including traffic capacity, schools, and existing utilities, and on the natural environment on and adjacent to the site)		<input type="checkbox"/>	
27. Changes or modifications required for any applicable regulatory agencies' approvals		<input type="checkbox"/>	

Brad & Trina Jewett / Culver Meadows Senior Living, Inc.
1745 N. West Silver Lake Rd.
Traverse City, MI 49685
231-633-9421
brad@culvermeadows.com

RECEIVED

DEC 15 2023

PLANNING



Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

Re: Culver Meadows Senior Living Proposed 20 Bed AFC and 12 spot Childcare Facility

Please be advised that Brad & Trina Jewett represents and owns Culver Meadows Senior Living, Inc.

The Jewett's own and operate the existing Culver Meadows Senior Living, Inc. facility and owns property No: 28-05-030-008-50. Property No: 28-05-030-008-50 is the property the proposed 20 Bed AFC and 12 spot Childcare Facility (daycare) will be located on.

The purpose of this letter is to provide specific facts and information supporting Culver Meadows Senior Living, Inc.'s application to amend the current zoning map as it pertains to the property. The amendment seeks to change the property from the current R1 zoning to a conditional Agriculture zoning.

Culver Meadows Senior Living, Inc. was approved for its current facility in 2008, constructed in 2009 and opened on February 01, 2010. Culver Meadows Senior Living, Inc. is locally owned and operated by Brad & Trina Jewett and provides high quality care for elderly Alzheimer, Dementia, and Hospice residents. In order to keep and continue providing high quality care and services to the elderly, Culver Meadows Senior Living, Inc. seeks the opportunity to grow it campus which would also incorporate into the plan a Childcare (daycare) for employees that need childcare while they are at work. Culver Meadows Senior Living, Inc. anticipates that all 12 spots will not be filled by their employees and will then offer the remaining spot to the public. We anticipate operating the Childcare (daycare) facility 24/7/365 which will allow parents the opportunity to have daycare for their children 24/7/365.

In Garfield Townships ordinances, a 20 Bed AFC is allowed in the Agricultural Zoning District. The Agricultural Zoning District requires a special use permit and must comply with applicable regulations and conditions. For the reasons set forth herein, guided by the factors to be considered for an impact statement in Garfield Township Zoning Ordinance the Property should be amended to be a conditional Agricultural Zoning District.

(1) Master Plan

Although the current master plan does have this parcel as R1, the Agricultural Zoning District will allow the proposed project and it will fit the current neighboring property that the current Culver Meadows Senior Living, Inc. sits on. This would be an addition to the current campus and would not negatively impact the surrounding parcels. In this project, the proposed Agricultural Zoning is considered generally compatible by the Master Plan.

(2) Adverse Impacts on Neighboring Parcels / Land

To the south of the property is the existing Culver Meadows Senior Living, Inc. 20 bed facility. To the north is Brad & Trina Jewett's residence, to the east are a few homes on Silver Lake and not visible from the property. To the west is more vacant property currently owned by the Lemcool family and is mixed terrain of woods, vacant land, and few ponds.

If the requested amendment and permit were granted, the nature and degree of adverse impact to these surrounding parcels would be virtually none. The design and current perimeter landscaping would essentially hide most of the campus.

(3) Sustainability as Presently Zoned

As presently zoned, Culver Meadows Senior Living, Inc. cannot meet the increasing need for the services Culver Meadows Senior Living, Inc. provides because the property is zoned R1 and the R1 zoning would only allow a 12 Bed AFC. The sought conditional zoning change would enable Culver Meadows Senior Living, Inc. to remain primarily residential in nature while giving them the ability to provide additional services to the elderly and to families with young children seeking daycare.

(4) Changed Conditions

Culver Meadows Senior Living, Inc does not foresee any change in conditions and in fact, will be harmonious with the currently Culver Meadows Senior Living, Inc facility and the neighborhood.

(5) Health, Safety and Welfare

Culver Meadows Senior Living, Inc. does not foresee any issues with Health, Safety and Welfare. Culver Meadows will continue to and must follow all permitting, licensing, environmental health, and safety codes. Culver Meadows Senior Living, Inc. will improve the Health, Safety, Wellness, and Welfare of some of the most vulnerable people in our community, the elderly.

(6) Public Policy

The United States has experienced and increase in both care for the elderly and childcare (daycare). Grand Traverse County is no exception, and in the last census, the 55 and older population in Grand Traverse County seen the biggest increase. Therefore, it shows the growing need for quality care for those that are aging. Childcare (daycare) is in high demand as there is a shortage of daycare providers. Employers are struggling to fill open job positions, and part of that reason is because potential employees are struggling to find childcare (daycare) for their child or children. By allowing this property to be rezoned and granted the permits necessary, Culver Meadow Senior Living, Inc. will be able to help fill some of the needs our local community is in need of.

(7) Size of Tract

The size of the parcel with Property No. 28-05-030-008-50 is 295.26' on the south line, the west line 325.56', the north line 329.12', the east line 267.34', equaling 2.21 acres.

The size of parcel with Property NO. 28-05-030-008-45, the current Culver Meadows Senior Living, Inc Facility, located at 1661 N. West Silver Lake Rd. Traverse City, MI 49685, and adjacent to the south of the Property No. 2005-030-008-50 is 278.05' on the south line, the west line is 436.91', the north line is 465.13', the east line is 221.45', equaling 2.93 acres.

(8) Other Factors

Operating another facility and a new childcare (daycare) center on the property will not present any adverse effects on the surrounding parcels, nor will it present any impediments to any development of these parcels consistent with their permitted uses. The operation will not be detrimental to public health, safety, comfort, or general welfare. Culver Meadows Senior Living, Inc. already provides adequate parking for its customers and guests. Culver Meadows Senior Living, Inc. adheres to all its SUP requirements, keeps its property clean, beautiful, and well taken care of. Culver Meadows Senior Living, Inc. has never had a complaint about its campus or operation. The proposed new facility and childcare (daycare) center will be set on the back half of the west end of the property and will not have another driveway onto North West Silver Lake Rd.

Any necessary infrastructure, including water, drainage, utilities will adhere to all requirements and be built and installed per all requirements of the codes.

Offer of Conditions

Culver Meadows Senior Living, Inc. application does not authorize any uses of developments that are not permitted in the requested amendment to the Conditional Agricultural Rezoning. By allowing the properties to become a conditional rezoning to Agricultural, Charter Township of Garfield would allow Culver Meadows Senior Living, Inc. the ability to construct, operate, and maintain the property Adult Foster Care Facility (AFC) and Childcare (daycare) center. The operation and use of the new AFC and Childcare (daycare) facility would provide services, be reasonable and compatible with the current Culver Meadows Senior Living, Inc. facility on the adjacent property.

In the event the amendment is granted and Culver Meadows Senior Living, Inc., can move forward with proposed projects, Culver Meadows Senior Living, Inc. would obtain all the proper permits necessary. Culver Meadows Senior Living, Inc., ultimately offers that the Properties would revert to its current zoned district if Culver Meadows Senior Living, Inc. were to no longer operate as its current use and proposed use.

Sincerely,

Culver Meadows Senior Living, Inc.

Brad & Trina Jewett

Charter Township of Garfield
3848 Veterans Drive
Traverse City, MI 49684

Re: Culver Meadows Senior Living Proposed Adult Foster Care, Large Group Home and a Child Care Center

Please be advised that Brad & Trina Jewett represents and owns Culver Meadows Senior Living, Inc.

The Jewett's own and operate the existing Culver Meadows Senior Living, Inc. facility and owns property No: 28-05-030-008-50. Property No: 28-05-030-008-50 is the property the proposed Adult Foster Care, Large Group Home, and a Child Care Center will be located on.

CONDITIONAL REZONING AGREEMENT

This Conditional Rezoning Agreement is entered into by and between Brad & Trina Jewett / Culver Meadows Senior Living, Inc. a Michigan Corporation Company, 1661 N. West Silver Lake Rd. Travers City, MI 49685 and the Charter Township of Garfield, 3848 Veterans Drive, Travers City, MI 49684.

Recitals

- A. Brad & Trina Jewett / Culver Meadows Senior Living, Inc. are the owners of the properties described below and located along N. West Silver Lake Rd. Culver Meadows Senior Living, Inc address is 1661 N. West Silver Lake Rd. Traverse City, MI 49685 in the Township of Garfield of Grand Traverse County in the State of Michigan

Property No's. 28-05-030-008-50 & 28-05-030-008-045

Property No. 28-05-030-008-50 Legal Description:

PT NW14 SEC 30 T27N R11W COM NW COR SEC 30 TH S 88DEG 23'15"E 1600.28' TH S 13 DEG 24'28"W 313.16' TH S 13DEG 20'27"W 224.23' TH S 42DEG 47'21"W 75.5' TH S 42DEG 42'37"W 365.69' TO POB THE S 49DEG 28'44"E 329.12' TGE S 32DEG 55'47"W 276.34' TH N 57DEG 04'13"W 295.25' TH N 11DEG 04'35"E 158.35' THE N 42DEG 36'49"E 166.21' TO POB CONT 2.21AC

Property No. 28-05-030-008-45 Legal Description:

PT NW1/4 SEC 30 T27N R11W COM NW COR SEC 30 TH S 88DEG 23'15"E 1600.28' TH S 13DEG 24'28"W 313.16' TH S 13DEG 20'27"W 224.23' TH S 42DEG 47'21"W 75.5' TH S 42DEG 42'37"W 365.69' TG S 42DEG 36'49"W 166.21' TH S 11DEG 04'35"W 158.35' TO POB TG S 11DEG 04'35"W 436.91' TH S 88DEG 19'28"E 76.05' TH S 88DEG 24'22"E 278.05 TH N 32DEG 55'47"E 221.45' TH N 57DEG 04'13"W 465.13' TO POB CONT 2.93AC

- B. The properties (28-05-030-008-50 & 28-05-030-008-045) are proposed to a Conditional Rezoning Agreement with the date to be determined and this agreement will be updated upon Conditional Rezoning.
- C. The applicant will restrict the use of said property and rezone to a Conditional Rezoning to Agricultural Zoning.
- D. MCL 125.3405 of the zoning enabling act, as amended provides that a landowner may offer use limitations related to the rezoning of the land withing a township pursuant to a Conditional Rezoning Agreement.

MCL 125.3405 Use and development of land as condition to rezoning.

(1) An owner of land may voluntarily offer in writing, and the local unit of government may approve, certain use and development of the land as a condition to a rezoning of the land or an amendment to a zoning map.

(2) In approving the conditions under subsection (1), the local unit of government may establish a time period during which the conditions apply to the land. Except for an extension under subsection (4), if the conditions are not satisfied within the time specified under this subsection, the land shall revert to its former zoning classification.

(3) The local government shall not add to or alter the conditions approved under subsection (1) during the time period specified under subsection (2) of this section.

(4) The time period specified under subsection (2) may be extended upon the application of the landowner and approval of the local unit of government.

(5) A local unit of government shall not require a landowner to offer conditions as a requirement for rezoning. The lack of an offer under subsection (1) shall not otherwise affect a landowner's rights under this act, the ordinances of the local unit of government, or any other laws of this state.

- E. The applicant (Brad & Trina Jewett / Culver Meadows Senior Living, Inc. has requested to enter into the provisions of the Statement of Conditions set forth in this Conditional Rezoning Agreement.
- F. By entering into this Conditional Rezoning Agreement, the applicant *Brad & Trina Jewett / Culver Meadows Senior Living, Inc., and Charter Township of Garfield desire to set forth the parties' obligations with respect to property No's 28-05-030-008-50 & 28-05-030-008-45 and the conditions under which Garfield Township has granted the Conditional Rezoning.

NOW THEREFORE, the applicant (Brad & Trina Jewett / Culver Meadows Senior Living, Inc.) and Charter Township of Garfield hereby declare and agree that property No's: 28-05-030-008-50 & 28-05-030-008-45 shall be held, transferred, sold, conveyed, and occupied subject to the covenants, conditions, restrictions, grants and reservations set forth herein; all of which are for the benefit of Charter Township of Garfield and shall run with and bind the property's and all parties having any right, title or interest in all or any proportion of the properties, as well as heirs, successors and assign.

Agreement and Statement of Conditions

1. The existing facility is a legal nonconforming use on parcel 28-05-030-008-45, and that the agreement is intended to both bring that parcel into greater conformity with the current zoning ordinance as a conditional rezoning and to extend that conditional rezoning to parcel 28-05-030-008-45 for an Adult Foster Care, Large Group Home and a Child Care Center.

2. The property shall not be used for any use not permitted by this agreement.
3. The property shall revert to the R1 Zoning District if the property cannot viably be used as an Adult Foster Care, Large Group Home.
4. The applicant (Brad & Trina Jewett / Culver Meadows Senior Living, Inc.) shall continuously maintain the properties in compliance with all the conditions set forth in paragraph 1.
5. This Conditional Rezoning Agreement and Statement of Conditions may be recorded by Charter Township of Garfield with the Grand Traverse County Register of Deeds.
6. Nothing in this agreement shall be deemed to prohibit Charter Township of Garfield from rezoning all or any portion of the lands that is subject to the Conditional Rezoning Agreement to another zoning classification. Any rezoning shall be conducted in compliance with Charter Township of Garfield Zoning Ordinance and the Zoning Enabling Act. Upon any rezoning taking effect, the use of the land so rezoned shall conform thereafter to all the requirements regulating use and development within the new zoning district as modified.
7. None of the terms contained herein shall be interpreted to require the Applicant to obtain a new Special Use Permit to continue the current operations of the 2 – Adult Foster Care’s, Large Group Home and the Daycare Center on the properties.

Brad & Trina Jewett / Culver Meadows Senior Living, Inc. hereby attest the conditions imposed by this Conditional Rezoning Agreement were offered voluntarily and are consented to willingly.

Brad & Trina Jewett / Culver Meadows Senior Living, Inc. a Michigan Corporation.

By: Brad & Trina Jewett – Owners / President & Vice President

State of Michigan

Grand Traverse County

Acknowledge on the _____ day of _____ 20____, before me personally appeared Brad & Trina Jewett, Owners of Culver Meadows Senior Living, Inc. The organization described in, and which executed the forgoing instrument, and that they signed their names thereto as and for their voluntary act and deed and as and for the voluntary act and deed of said organization.

_____ Print Name

_____ Notary Public

_____ County, MI Acting in Grand Traverse County, Michigan.

My Commission Expires: _____



GRAND TRAVERSE METRO FIRE DEPARTMENT

FIRE PREVENTION BUREAU

897 Parsons Road ~ Traverse City, MI 49686
Phone: (231) 922-2077 Fax: (231) 922-4918 ~ Website: www.gtfire.org Email: Info@gtfire.org

SITE PLAN REVIEW RECORD

ID # M7556

DATE: 2/28/2024

PROJECT NAME: Culver Meadows Senior Living & Childcare

PROJECT ADDRESS: 1661 N. West Silver Lake Rd.

TOWNSHIP: Garfield

APPLICANT NAME: Brad Jewett

APPLICANT COMPANY: Culver Meadows Senior Living, Inc.

APPLICANT ADDRESS: 1661 N. West Silver Lake Rd.

APPLICANT CITY: Traverse City STATE: MI ZIP: 49685

APPLICANT PHONE: 231-633-9421

FAX #

REVIEW FEE: \$75.00

Reviewed By: Kathy Fordyce, Plan Reviewer

This review is based solely on the materials submitted for review and does not encompass any outstanding information. Compliance with all applicable code provisions is required and is the responsibility of the permit holder. Items not listed on the review do not negate any requirements of the code nor the compliance with same. Inspection requests must be made a minimum of 48 hours prior to needed inspection. This plan review is based on the 2015 International Fire Code, as adopted.



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SITE PLAN REVIEW

ID # M7556

DATE: 2/28/2024

505.1 Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

-Provide the address on the street side of the buildings using numbers that are a minimum of 6 inches in height on a contrasting background.

506.1 Knox Box where required.

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.

-Provide Knox Boxes during construction as well as permanently. Provide keys and emergency contact information for the Knox Boxes.

503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

-Provide a minimum height of 13 feet 6 inches of unobstructed vertical clearance underneath the port-a-cochere.

503.2.4 Turning radius.

The required turning radius of a fire apparatus access road shall be determined by the fire code official.

-Open up the radius adjacent to dumpster enclosure to provide access for fire apparatus.



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912.2.1 Fire department connection location.

Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief.

-Locate the fire department connection on the building between the two handicap parking spaces as discussed.

Project may proceed with township approval process.

Brad,

GTCRC does not require a permit for this project there is no changes to existing drive.

Thank you,

Steve Barry
GTCRC Permit and Violations Agent
231-922-4849 EXT 205

From: brad@culvermeadows.com <brad@culvermeadows.com>
Sent: Tuesday, February 27, 2024 1:31 PM
To: Steve Barry <sbarry@gtcrc.org>
Subject: Culver Meadows

Steve,

I am reaching out to you to have you provide a written communication from the Road Commission stating that no new permit is required for our new proposed development on N. West Silver Lake Rd. Our current location is 1661 N. West Silver Lake Rd and our new proposed development is planning on using the current / same driveway located at 1661 N. West Silver Lake Rd.

If you have any questions, please reach out to me.

Thanks,

Brad Jewett
231-633-9421

Job No.: 404320B

Date: 3-27-2024

Revised Easement

A 30' wide easement for ingress, egress and the installation and maintenance of private and public utilities in Part of the Northwest quarter, Section 30, Town 27 North, Range 11 West, Garfield Township, Grand Traverse County, Michigan; the centerline of said easement being more fully described as follows: Commencing at the Northwest corner of said section; thence along the North line of said section S 88°23'15" E a distance of 1600.28' (RECORD S 90°00'00" E 1600.28'); thence S 13°24'28" W a distance of 313.16' (RECORD S 11°41'02" W 313.06'); thence S 13°20'27" W a distance of 224.23' (RECORD S 11°41'02" W 224.33'); thence S 42°47'21" W a distance of 75.51' (RECORD S 41°05'50" W); thence S 42°42'37" W a distance of 365.69' (RECORD S 41°05'50" W); thence S 42°36'49" W a distance of 166.21' (RECORD S 41°05'50" W 166.29'); thence S 11°04'35" W a distance of 158.35' (RECORD S 09°28'25" W); thence S 57°04'13" E a distance of 280.25' to the Point Of Beginning of said centerline; thence the following two courses along said centerline S 32°55'47" W a distance of 44.15'; thence S 57°04'13" E a distance of 184.88' to the Right-Of-Way of West Silver Lake Road and the Point Of Ending and from said Point Of Beginning N 32°55'47" E a distance of 110.00' to the Point Of Ending.

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail LED

Area / Site Luminaire

Product Features



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

Product Certifications



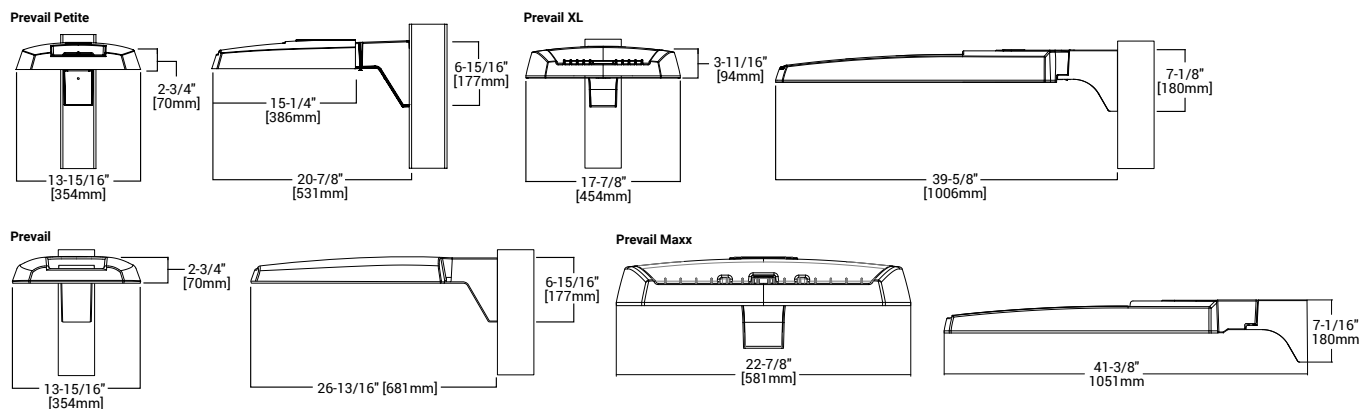
Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx

Dimensional Details




NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ

Product Family ^{1,2}	Light Engine ⁴	Color Temperature	Driver	Voltage	Distribution	Mounting	Color
PRV-P =Prevail Petite BAA-PRV-P =Prevail Petite BAA Compliant ³ TAA-PRV-P =Prevail Petite TAA Compliant ³	C10 =(1 LED) 4,900 Nominal Lumens C15 =(1 LED) 6,900 Nominal Lumens C20 =(1 LED) 9,800 Nominal Lumens C25 =(1 LED) 11,800 Nominal Lumens	740 =70CRI, 4000K 727 =70CRI, 2700K 730 =70CRI, 3000K 750 =70CRI, 5000K 8540 =85CRI, 4000K	D =Dimming (0-10V)	UNV =Universal (120-277V) H =High Voltage, 347-480V 8 =480V ⁵ 9 =347V DV =DuraVolt (277-480V) ^{5,6}	T2 =Type II T3 =Type III T4 =Type IV T5 =Type V	SA =QM Standard Versatile Arm MA =QM Mast Arm FMA = Fixed Mast Arm ²⁷ WM =QM Wall Mount Arm ADJA-WM =Adjustable Arm-Wall Mount ²⁹ ADJA =Adjustable Arm-Pole Mount ²⁹ ADJS =Adjustable Arm-Slipfitter, 3" vertical tenon ²⁹ SP2 =Adjustable Arm-Slipfitter, 2 3/8" vertical tenon ^{27,29}	BZ =Bronze AP =Grey BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
PRV =Prevail BAA-PRV =Prevail BAA Compliant ³ TAA-PRV =Prevail TAA Compliant ³	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens						
PRV-XL =Prevail XL BAA-PRV-XL =Prevail XL BAA Compliant ³ TAA-PRV-XL =Prevail XL TAA Compliant ³	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens						
PRV-M =Prevail Maxx BAA-PRV-M =Prevail Maxx BAA Compliant ³ TAA-PRV-M =Prevail MaxxTAA Compliant ³	C200 =(9 LED) 48,000 Nominal Lumens C225 =(9 LED) 56,000 Nominal Lumens C250 =(9 LED) 65,000 Nominal Lumens C275 =(9 LED) 73,000 Nominal Lumens						
Options (Add as Suffix)				Accessories (Order Separately) ^{20,21}			
7030 =70 CRI / 3000K CCT ⁷ 7050 =70 CRI / 5000K CCT ⁷ CC =Coastal Construction finish ¹⁰ HSS =House Side Shield ⁸ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right 10K =10kV/10kA UL 1449 Fused Surge Protective Device 20MSP =20kV MOV Surge Protective Device 20K =20kV UL 1449 Fused Surge Protective Device HA =50°C High Ambient Temperature ⁹ PR =NEMA 3-PIN Twistlock Photocontrol Receptacle ¹¹ PR7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ¹¹ FADC =Field Adjustable Dimming Controller ³⁰ MS/DIM-L08 =Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting Height ^{12,13,22,27} MS/DIM-L20 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting Height ^{12,22,13} MS/DIM-L40 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting Height ^{12,13}		SPB1 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting Height ^{12,14,22} SPB2 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting Height ^{12,14,22} SPB4 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting Height ^{12,14,27,28} WPS2XX =WaveLinx Pro, Dimming Motion, SR Driver and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,15,16,17,22} WPS4XX =WaveLinx Pro, Dimming Motion, SR Driver and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,15,16,17,27,28} (See Table Below) =LumenSafe Integrated Network Security Camera ^{18,19}		PRVSA-XX =Standard Arm Mounting Kit ²² PRVMA-XX =Mast Arm Mounting Kit ²² PRVWM-XX =Wall Mount Kit ²² PRV-ADJA-XX =Adjustable Arm - Pole Mount Kit ²² PRV-ADJS-XX =Adjustable Arm - Slipfitter Kit ²² PRV-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²² PRVXLSA-XX =Standard Arm Mounting Kit ²⁸ PRVXLMA-XX =Mast Arm Mounting Kit ²⁸ PRVXLWM-XX =Wall Mount Kit ²⁸ PRVXL-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁸ PRVXL-ADJS-XX =Adjustable Arm - Slipfitter Kit ²⁸ PRVXL-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²⁸ PRV-M-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁷ PRV-M-ADJS-XX =Adjustable Arm - Slipfitter Kit ²⁷ PRV-M-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²⁷ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon			
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions I8500002EN and pole white paper WP513001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Standard 4000K CCT and 70CRI. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 7. Use dedicated IES files on product website for non-standard CCTs. 8. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package. 9. Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package. 10. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 11. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 12. Controls system is not available in combination with a photocontrol receptacle (PR & PER7) or another controls system (MS or SPB). Option not available with DuraVolt (DV) voltage option. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).		16. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information. 17. Replace XX with sensor color (WH, BZ, or BK). 18. Only available in PRV-XL configurations C75, C100, C125, C150, or C175. 19. Not available with 347V, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and compatability information. 20. Replace XX with paint color. 21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 22. Not for use with PRV-XL or PRV-M configurations. 23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P. 24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, 6 or 9). 25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 26. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR & PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS or LWR). Operates on 120-347V input voltages. 27. Only for use with PRV-M configurations. 28. Only for use with PRV-XL configurations. 29. Fixed for PRV-M. 30. Cannot be used with PR7 or other motion response control options					

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul		
L =LumenSafe Technology 	H =Dome Camera, High Res Z =Dome Camera, Remote PTZ	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card	V =Cellular, Factory Installed Verizon SIM Card S =Cellular, Factory Installed Sprint SIM Card	E =Ethernet Networking

Stock Ordering Information

Product Family ¹	Light Engine	Voltage	Distribution
PRVS =Prevail	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens	UNV =Universal (120-277V) 347 =347V ²	T3 =Type III T4 =Type IV
PRVS-XL =Prevail XL	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens		
NOTES: 1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm. 2. Only available in PRVS configurations C15, C25, C40 or C60.			

COVER PAGE

CULVER MEADOWS II

HOME FOR THE AGED

PARCEL No. 3 N. WEST SILVER LAKE ROAD

PARCEL No. 28-05-030-008-50

CONTACTS

PLANNING/ZONING

GARFIELD TOWNSHIP
3848 VETERANS DRIVE
TRAVERSE CITY, MI 49684
Contact: JOHN SYCH, AICP, PLANNING DIRECTOR
Phone: (231) 941-1620

SANITARY & WATER

GRAND TRAVERSE COUNTY DPW
2650 LAFRANIER ROAD
TRAVERSE CITY, MI 49686
Contact: Mr. JOHN DIVOZZO, DIRECTOR
Phone: (231) 995-6039

STORM DRAINAGE

GARFIELD TOWNSHIP
3848 VETERANS DRIVE
TRAVERSE CITY, MI 49684
Phone: (231) 941-1620

ROADS AND STREETS

GRAND TRAVERSE COUNTY ROAD COMMISSION
1881 LAFRANIER ROAD
TRAVERSE CITY, MI 49684
Phone: (231) 922-4848

FIRE CODE

GRAND TRAVERSE METRO FIRE DEPARTMENT
897 PARSONS STREET
TRAVERSE CITY, MI 49686
Contact: Mr. BRIAN BELCHER, FIRE MARSHALL
Phone: (231) 922-4840

BUILDING CODE

CHARTER TOWNSHIP OF GARFIELD
BUILDING INSPECTION DEPARTMENT
2848 VETERANS DRIVE
TRAVERSE CITY, MI 49684
Phone: (231) 941-1620

ELECTRIC

CHERRYLAND ELECTRIC COOPERATIVE
5930 US 31 SOUTH, P.O. BOX 298
GRAWN, MI, 49637
Contact: BRUCE STOCKING
Phone: (231) 486-9228

CABLE TELEVISION

CHARTER COMMUNICATIONS
701 SOUTH AIRPORT ROAD
TRAVERSE CITY, MI 49686
Contact: JOHN DANE
Phone: (231) 941-3700

TELEPHONE

AT&T
142 E. STATE ST. FLOOR 2W
TRAVERSE CITY, MI 49684
Contact: KATHY DOHM-BEISER
Phone: (231) 941-2707

NATURAL GAS

DTE ENERGY
1011 HASTINGS STREET
TRAVERSE CITY, MI 49686
Contact: LINDA YOUNG
Phone: (231) 932-2823

ENGINEER

GTEC
3147 LOGAN VALLEY RD.
TRAVERSE CITY, MI 49684
Contact: RYAN COX, P.E.
Phone: (231) 218-0590

ARCHITECT

JML DESIGN GROUP
Contact: Mr. FRED CAMPBELL
Phone: (231) 947-9010

EMERGENCIES

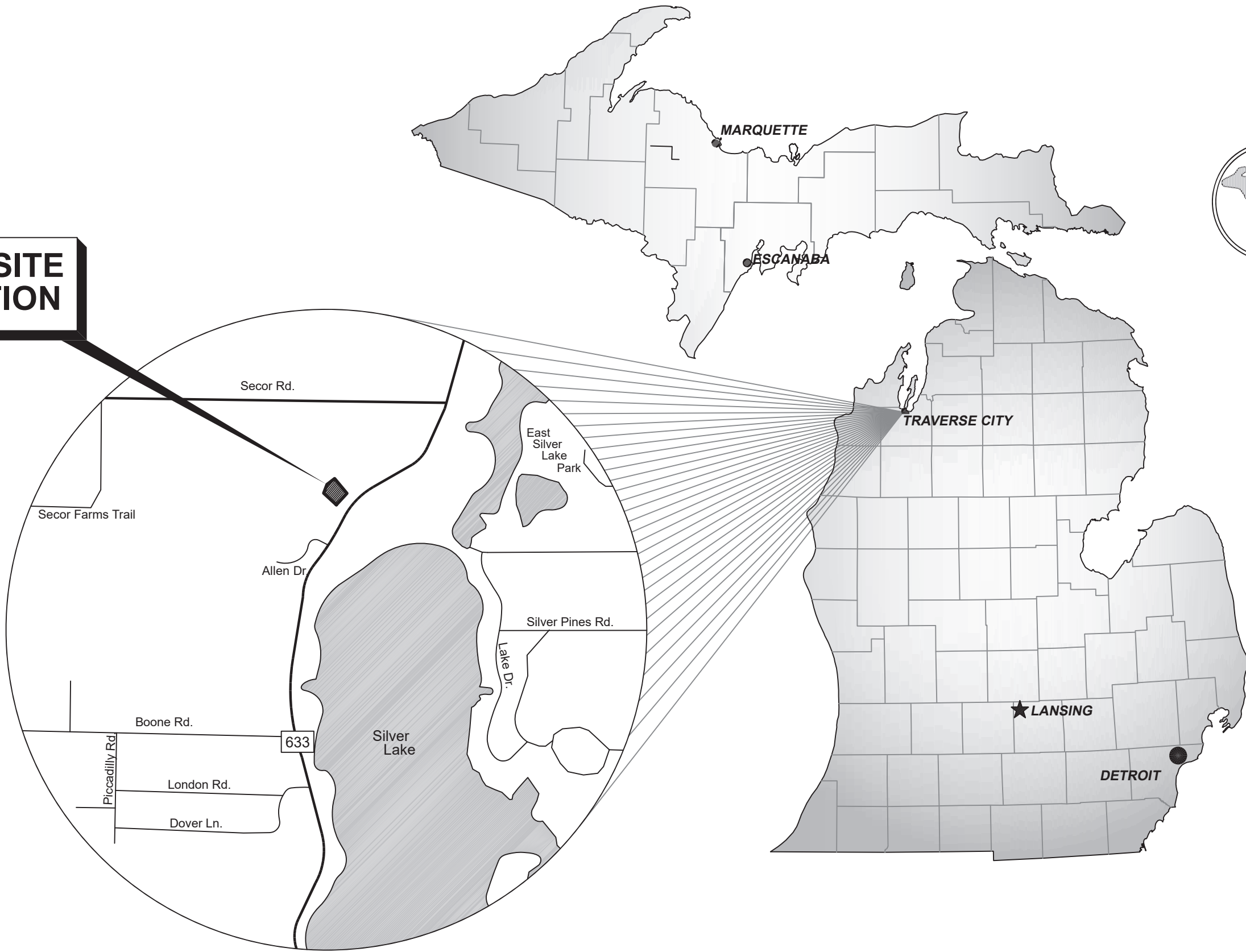
POLICE DEPARTMENTS - 911
FIRE DEPARTMENTS - 911
AMBULANCE - 911



Know what's below.
Call before you dig.



SITE
LOCATION



LOCATION MAP

PLAN LEGEND

EXISTING	
---	PROPERTY LINE
- - - -	EX. CONTOURS
- OH - - - - OH -	OVERHEAD ELECTRIC
- - - G - - - - G - - -	EX. GAS LINE
- ST - - - - ST -	EX. STORM SEWER
- X - - - - X -	FENCE LINE
○	IRON SET
●	IRON FOUND
⊕	MONUMENT SET
⊙	MONUMENT FOUND
⊕	BENCH MARK (BM)
⊕	CATCH BASIN
⊕ PP	POLE, POWER/ELECTRIC
⊕	HYDRANT
⊕	GUY WIRE
⊕	ELECTRIC BOX
⊕	TELEPHONE RISER
⊕	SIGN

PROPOSED	
- ST -	STORM SEWER
- 907 -	PROPOSED CONTOUR
- RIDGE -	RIDGE LINE
- VALLEY -	VALLEY
903.18	SPOT ELEVATION
- - - -	RUNOFF DIRECTION
- ST -	STORM SEWER
- - - -	CLEARING AND GRADING LIMITS
- ○ - ○ -	SILT FENCE
- SAN -	SANITARY SEWER
- W -	WATER MAIN
- - - -	BUILDING SETBACK LINE
- - - -	PROPOSED ASPHALT
- - - -	PROPOSED CONCRETE
- - - -	TREES/FOREST TO REMAIN

LEGAL DESCRIPTIONS

PROPERTY DESCRIPTIONS ARE AS PROVIDED BY THE OWNER.

PROPERTY DESCRIPTION - 1661 N. West Silver Lake Rd.

Property No. 28-05-030-008-45 Legal Description:
PT NW1/4 SEC 30 T27N R11W COM NW COR SEC 30 TH S 88DEG 23'15"E 1600.28'TH S 13DEG 24'28"W 313.16'TH S 13DEG 20'27"W 224.23'TH S 42DEG 47'21"W 75.5'TH S 42DEG 42'37"W 365.69'TG S 42DEG 36'49"W 166.21'TH S 11DEG 04'35"W 158.35'TO POB TG S 11DEG 04'35"W 436.91'TH S 88DEG 19'28"E 76.05'TH S 88DEG 24'22"E 278.05 TH N 32DEG 55'47"E 221.45'TH N 57DEG 04'13"W 465.13'TO POB CONT 2.93AC

PROPERTY DESCRIPTION PARCEL No. 3

Property No. 28-05-030-008-50 Legal Description:
PT NW1/4 SEC 30 T27N R11W COM NW COR SEC 30 TH S 88DEG 23'15"E 1600.28'TH S 13 DEG 24'28"W 313.16'TH S 13DEG 20'27"W 224.23'TH S 42DEG 47'21"W 75.5'TH S 42DEG 42'37"W 365.69'TO POB THE S 49DEG 28'44"E 329.12'TG S 32DEG 55'47"W 276.34'TH N 57DEG 04'13"W 295.25'TH N 11DEG 04'35"E 158.35'THE N 42DEG 36'49"E 166.21'TO POB CONT 2.21AC



SHEET INDEX

C-1	COVER SHEET
C-2	EXISTING CONDITIONS AND TOPOGRAPHY
C-3	SITE AND UTILITY PLAN
C-4	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
C-5	LANDSCAPING PLAN
1-2	SITE LIGHTING PLAN



Revision: #1 - OWNER BLD. SIZE CHANGES
Revision: #2 - OWNER BLD. LOC. CHANGES
Revision: #3 - TOWNSHIP COMMENTS 3/14/24
Revision: #4 - TOWNSHIP COMMENTS 3/14/24
Revision: #5 - TOWNSHIP COMMENTS 3/14/24
Revision: #6 - TOWNSHIP COMMENTS 3/14/24

Date: 3-19-2024
Scale: 1" = 30'
Drawn By: RAC
Checked By:

Client:
BRAD AND TRINA JEWETT
1745 W. SILVER LAKE ROAD
TRAVERSE CITY, MI 49685

COVER SHEET
CULVER MEADOWS SENIOR LIVING II
CHARTER TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, MI

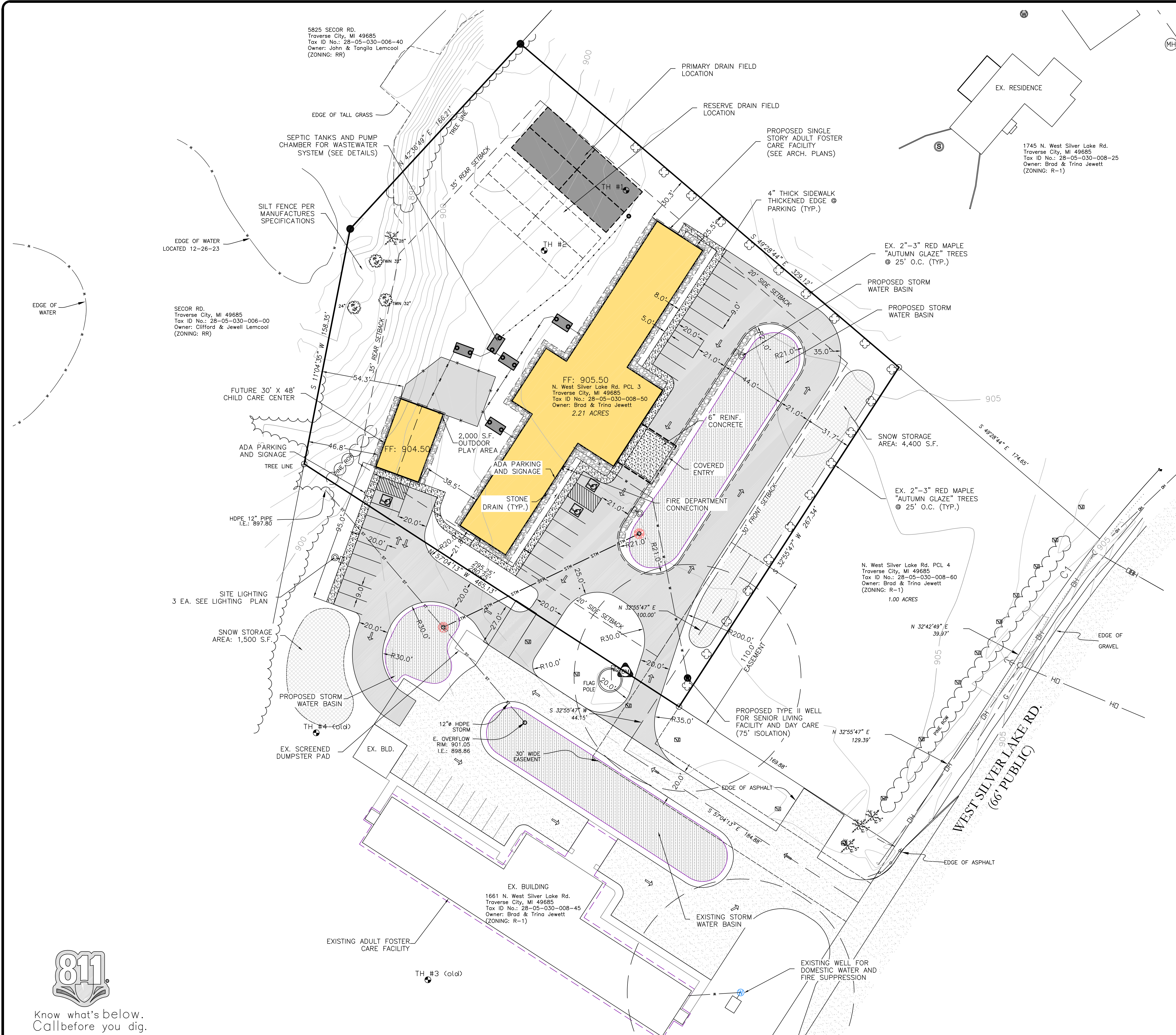
Project No.
2023-23
Sheet
C-1



4. PROTECT ALL STRUCTURES AND FEATURES NOT NOTED FOR DEMOLITION TO THE GREATEST EXTENT POSSIBLE. IF THE CONTRACTOR HITS OR DAMAGES ANY PERSONAL PROPERTY WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER THEY SHALL REPLACE THE DAMAGED ITEM AT NO COST TO THE OWNER.



Sheet
C-2



SITE INFORMATION

SITE ADDRESS

N. WEST SILVER LK. RD. PARCEL 3
TRAVERSE CITY, MI 49685
PARCEL No. 28-05-030-008-50

OWNER: BRAD AND TRINA JEWETT

CONTACT: BRAD JEWETT 231-633-9421

ZONING: AGRICULTURAL (CONDITIONAL REZONING)
PARCEL AREA: 96,376.46 SF = 2.21 ACRES
1 ACRE (MINIMUM)

PROPOSED SITE TO INCLUDE THE FOLLOWING USES:

- ADULT FOSTER CARE
- LICENSED DAY CARE (12 CHILDREN)

STRUCTURE SETBACK REQUIREMENTS

FRONT: 30 FEET
SIDE: 20 FEET
REAR: 35 FEET

PARKING SETBACK: N/A

MAXIMUM LOT COVERAGE (STRUCTURES): 20%

BUILDING ROOF AREA: 14,250 SF = 14.79%

PARKING REQUIREMENTS

ASSUMPTION:

DWELLING UNIT (NON-RES. BUILDING):
1 SPACE PER DWELLING UNIT = 20 SPACES

CHILD CARE CENTER: 1 SPACE PER 300 SF OF FLOOR AREA
= 1,440 SF/300 = 5 SPACES

TOTAL SPACES REQUIRED (MIN.) = 25 SPACES
TOTAL SPACES PROVIDED = 27 SPACES TOTAL
ADA ACCESSIBLE SPACES = 3 TOTAL

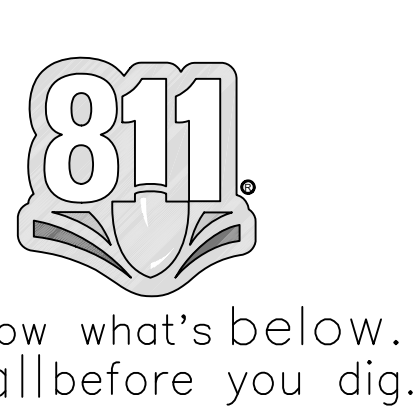
SNOW STORAGE CALCULATIONS

SNOW STORAGE REQUIRED = 10 S.F. PER 100 S.F. OF PARKING
-SNOW STORAGE REQUIRED = 26,130 S.F. / 100 S.F. = 2,613 S.F.

SNOW STORAGE PROVIDED = 5,900 S.F.

SITE REQUIREMENTS

- EXISTING DUMPSTER ENCLOSURE TO BE SHARED BETWEEN FACILITIES.
- PROPOSED BUILDING MOUNTED AND PARKING LOT SITE LIGHTING SHALL BE IN ACCORDANCE WITH ORDINANCE SECTION 517 AND SHALL BE APPROVED BY THE ZONING ADMINISTRATOR. LIGHTING SHALL BE 100% FULL CUT-OFF AND SHALL BE SHIELDED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- LANDSCAPING AND BUFFERING SHALL MEET THE REQUIREMENTS OF ORDINANCE SECTION 531 AND SHALL BE APPROVED BY THE ZONING ADMINISTRATOR. EXISTING LANDSCAPING IS IN PLACE.
- ANY NEW SIGNAGE WILL BE SUBJECT TO SIGN PERMIT REVIEW AND SHALL COMPLY WITH THE STANDARDS OF SECTION 630 OF THE ZONING ORDINANCE.
- LIGHTING SHALL COMPLY WITH SECTION 517 OF THE ZONING ORDINANCE. COLOR TEMPERATURE SHALL NOT EXCEED 3,500 K.



GRAND TRAVERSE ENGINEERING & CONSTRUCTION
A Subsidiary Of Grand Traverse Economic Development

Revision: #1 - OWNER BLD. SIZE CHANGES
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Revision: #4 - TOWNSHIP COMMENTS 3/14/24
Revision: #5 - TOWNSHIP COMMENTS 3/14/24

Date: 3-19-2024
Scale: 1" = 30'
Drawn By: RAC
Checked By:

Client:
BRAD AND TRINA JEWETT
1745 W. SILVER LAKE ROAD
TRAVERSE CITY, MI 49685

Sheet Title:
SITE PLAN

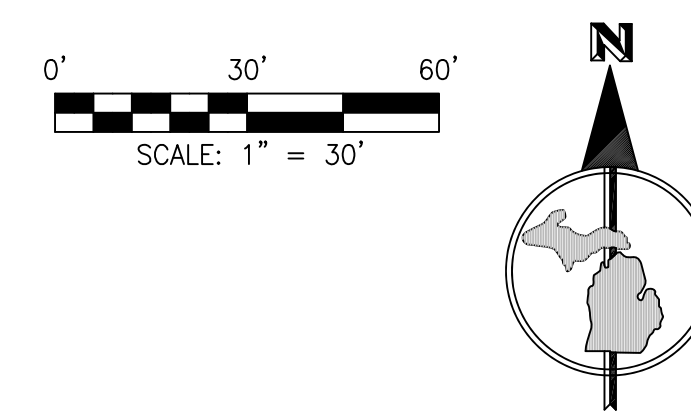
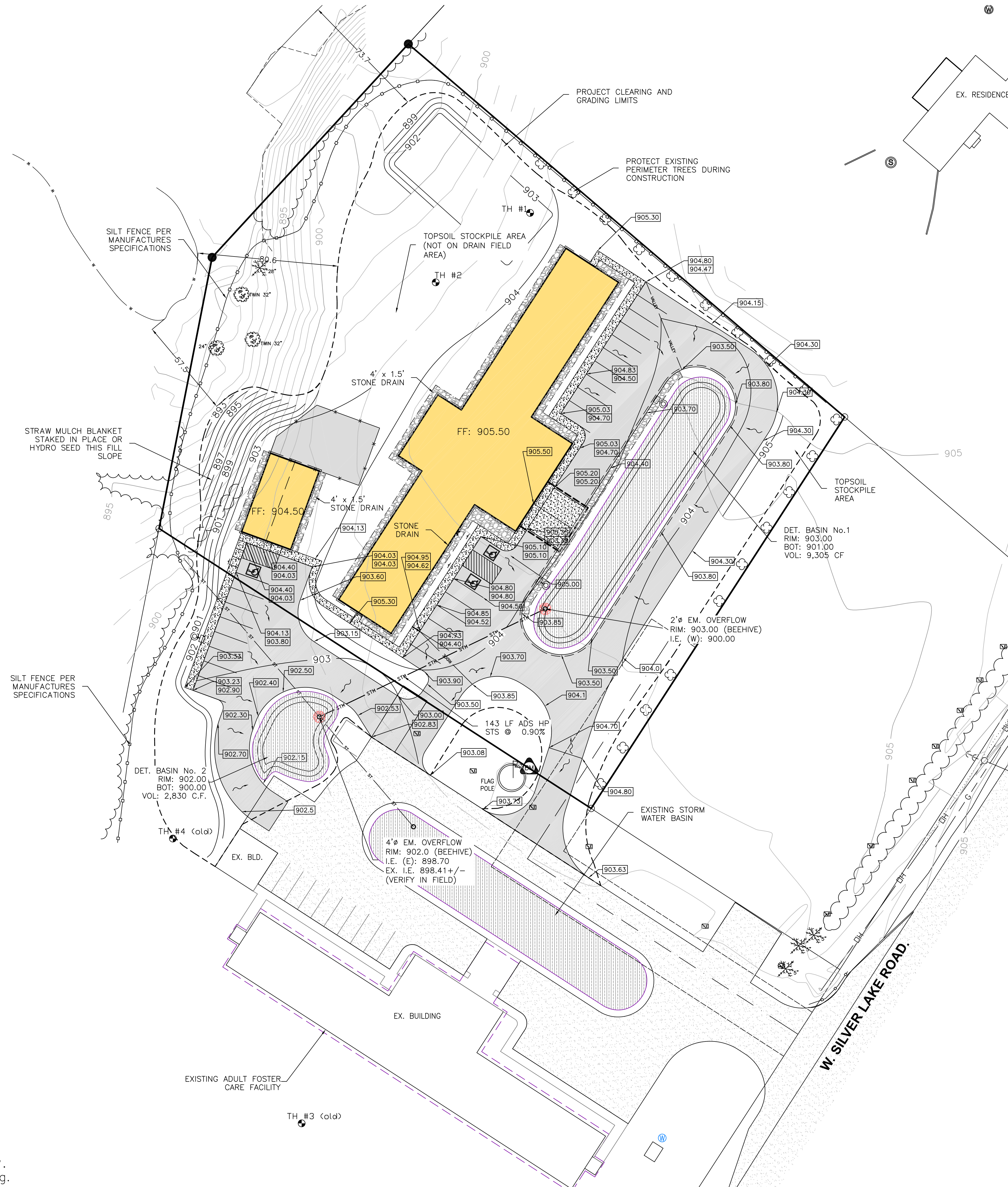
Project:
CULVER MEADOWS SENIOR LIVING II
CHARTER TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, MI

Project No.
2023-23

Sheet
C-3



Know what's below.
Call before you dig.



LEGEND	
	ST STORM SEWER
	907 PROPOSED CONTOUR
	— RIDGE LINE
	— VALLEY
	903.18 SPOT ELEVATION
	— RUNOFF DIRECTION
	ST STORM SEWER
	--- CLEARING AND GRADING LIMITS
	— SILTS FENCE
	— SANITARY SEWER
	— WATER MAIN
	--- BUILDING SETBACK LINE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	— TREES/FOREST TO REMAIN

SOIL EROSION PERMIT ASSUMPTIONS

SOILS ARE WELL DRAINED MEDIUM SAND WITH GRAVEL WITH HIGH INFILTRATION RATE PER SOILS INVESTIGATIONS BY HEALTH DEPARTMENT AND VISUAL OBSERVATION.

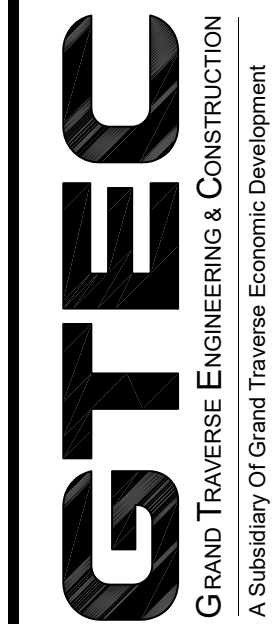
ESTIMATED AREA OF DISTURBANCE = 95,537 S.F. = 2.20 ACRES

SOIL EROSION PREVENTION NOTES

1. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
2. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED OR SODDED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.
3. CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.
4. NO SLOPES WITHIN SITE SHALL BE GRADED GREATER THAN 1 ON 3 UNLESS SPECIFICALLY NOTED. ALL RETENTION BASIN SLOPES TO BE NO GREATER THAN 1 ON 3. 1 ON 3 SLOPES SHALL BE HYDRO-SEEDED OR SHALL HAVE STRAW MULCH BLANKETS STAKED IN PLACE.
5. ALL SILT FENCE IS TO BE INSTALLED PER THE MANUFACTURES RECOMMENDATIONS PRIOR TO STARTING ANY CONSTRUCTION. CONTRACTOR TO MAKE ROUTINE INSPECTIONS OF SILT FENCE DURING CONSTRUCTION AND AFTER ALL STORM EVENTS AND REPAIR AND MAINTAIN AS NECESSARY UNTIL VEGETATIVE COVER IS ESTABLISHED.
6. ANY FLOWS RESULTING FROM DE-WATERING WILL NOT BE ALLOWED DIRECT ENTRY INTO ANY STREAMS, LAKES OR WATERWAYS. DISCHARGE MUST BE DIRECTED OVER GRASSY AREAS.
7. ALL EXISTING VEGETATION AND TREES TO REMAIN UNLESS MARKED FOR REMOVAL AS PER PLAN.
8. SELECTED TREES WITHIN TREE LINES MAY BE SALVAGED AT THE TIME OF CONSTRUCTION (LAND PREPARATION).
9. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S SITE. IF ADDITIONAL TOPSOIL IS AVAILABLE AFTER TOPSOILING THE CONSTRUCTION AREA, IT SHALL BE REMOVED FROM THE SITE UNLESS DIRECTED OTHERWISE BY THE OWNER.
10. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AFTER GROUND COVER IS ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.

GRADING AND PAVING NOTES

1. PARKING LOT GRADING IN BARRIER FREE AREAS SHALL NOT EXCEED 2% GRADE IN ANY DIRECTION. ALL BARRIER FREE ROUTES SHALL NOT EXCEED 5.0% GRADE UNLESS A RAMP IS INDICATED.
2. THE PRESENCE OF OTHER THAN GRANULAR MATERIALS IN THE SUB-GRADE SOIL WILL REQUIRE A FULL WIDTH, FIFTEEN INCH, GRANULAR SUB-BASE, MDOT CLASS II OR EQUIVALENT.
3. PREPARE SUB-GRADE WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED BY THE FIELD ENGINEER PRIOR TO PLACEMENT OF GRAVEL.
4. GRAVEL TO BE USED ON PROJECT MUST MEET SPECIFICATIONS FOR MDOT 22-A AND MUST BE TESTED AND/OR REVIEWED BY THE FIELD ENGINEER PRIOR TO PLACEMENT.
5. GRAVEL PLACEMENT MUST COMPLY WITH DIVISION 3 OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2020 STANDARD SPECIFICATIONS.
6. PREPARED GRAVEL WIDTH, DEPTH AND COMPACTION MUST BE REVIEWED AND/OR TESTED BY THE PROJECT ENGINEER PRIOR TO THE PLACEMENT OF BITUMINOUS SURFACE.
7. CONTRACTOR SHALL GIVE THE PROJECT ENGINEER A 48-HOUR NOTICE PRIOR TO PLACEMENT OF BITUMINOUS SURFACE.
8. BITUMINOUS PAVING MUST BE PERFORMED IN ACCORDANCE WITH DIVISION 5 OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2020 STANDARD SPECIFICATIONS.
9. ALL TREES, STUMPS, BRUSH AND ROOTS THEREOF SHALL BE ENTIRELY REMOVED FROM THE GRADING LIMITS OF ALL ROADS IN THE PROPOSED PROJECT AND DISPOSED OF AS DIRECTED BY THE OWNER.
10. THE LEVEL OF THE FINISHED SUB-GRADE SHALL BE AT LEAST TWO-AND-ONE-HALF FEET ABOVE THE HIGH WATER TABLE. NO GROUND WATER ENCOUNTERED.



Revision: #1 - OWNER BLD. SIZE CHANGES	REVISION
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Revision: #5 - TOWNSHIP COMMENTS 3/14/24	REVISION

Date: 3-19-2024
Scale: 1" = 30'
Drawn By: RAC
Checked By:

Client:
BRAD AND TRINA JEWETT
1745 W. SILVER LAKE ROAD
TRAVERSE CITY, MI 49685

Sheet Title:
Project:
SESC PLAN
CULVER MEADOWS SENIOR LIVING II
CHARTER TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, MI

Project No.
2023-23
Sheet
C-4

5825 SECOR RD.
Traverse City, MI 49685
Tax ID No.: 28-05-030-006-40
Owner: John & Tangila Lemcool
(ZONING: RR)

ADD 3 MAPLES AND REMOVE 3 BLACK
SPRUCE

EXISTING PROPERTY LINE
SCREENING. 10 EA. RED MAPLE
PLANTED @ 24' O.C.

1745 N. West Silver Lake Rd.
Traverse City, MI 49685
Tax ID No.: 28-05-030-008-25
Owner: Brad & Trina Jewett
(ZONING: R-1)

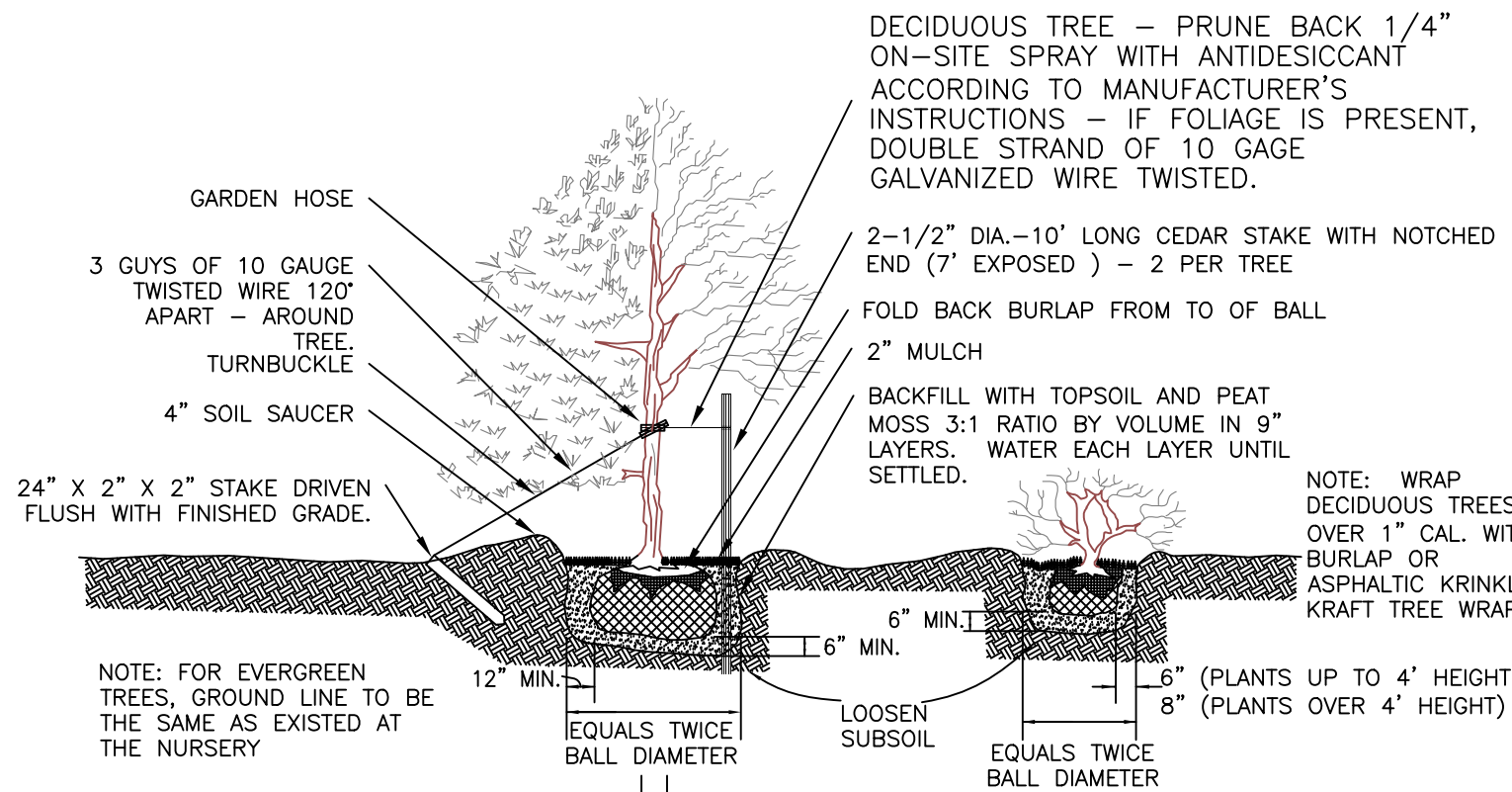
SECOR RD.
Traverse City, MI 49685
Tax ID No.: 28-05-030-006-00
Owner: Clifford & Jewell Lemcool
(ZONING: RR)

FF: 905.50
N. West Silver Lake Rd. PCL 3
Traverse City, MI 49685
Tax ID No.: 28-05-030-008-50
Owner: Brad & Trina Jewett

FF: 904.50

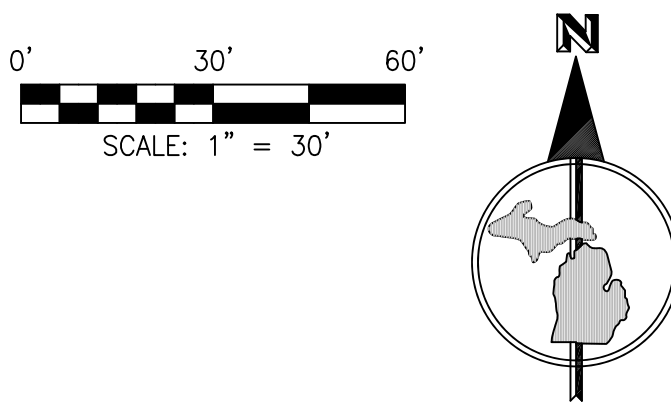
N. West Silver Lake Rd. PCL 4
Traverse City, MI 49685
Tax ID No.: 28-05-030-008-60
Owner: Brad & Trina Jewett
(ZONING: R-1)

EXISTING PROPERTY LINE
SCREENING. 10 EA. RED MAPLE
PLANTED @ 24' O.C.



PLANTING DETAIL - TREES AND SHRUBS

NO SCALE



LANDSCAPING NOTES

- THIS SITE CONTAINS EXISTING LANDSCAPING THAT IS HEALTHY AND IN GOOD CONDITION. PRUNE AND MAINTAIN ALL EXISTING LANDSCAPING ON THIS SITE.
- ALL AREAS NOT COVERED BY BUILDINGS, PARKING AREAS, DRIVEWAYS, WALKWAYS, PEDESTRIAN PLAZAS OR OTHER PEDESTRIAN-ORIENTED IMPERVIOUS SURFACES OR WATER SURFACES SHALL BE PLANTED WITH LIVING VEGETATION OR STABILIZED WITH LANDSCAPING STONE OR MULCH.
- ALL NEW LANDSCAPING SHALL BE LOCATED TO ALLOW SUFFICIENT ROOM FOR GROWTH.
- DECIDUOUS CANOPY TREES SHALL NOT BE LESS THAN 2.5 INCHES DIAMETER AT BREAST HEIGHT. CONIFEROUS TREES SUCH AS BLACK SPRUCE SHALL BE AT LEAST SIX FEET IN HEIGHT WHEN PLANTED. ALL SHRUBS SHALL BE OF A SIZE GENERALLY KNOWN IN THE NURSERY INDUSTRY AS REQUIRING A FIVE GALLON CONTAINER.
- THE CRITICAL ROOT ZONE OF PRESERVED TREES SHALL REMAIN UNDISTURBED BY CUTTING, FILLING OR STORAGE OF MATERIALS AND EQUIPMENT DURING THE DEVELOPMENT PROCESS. PRESERVED TREES SHALL BE PROTECTED WITH STURDY, HIGHLY VISIBLE BARRIERS AROUND THE TREE OR GROUP OF TREES, AT APPROXIMATELY THE CRITICAL ROOT ZONE OR DRIP-LINE.
- ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED OR SODDED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.
- THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL WASHOUTS AND EROSION UNTIL CLOSING THE SOIL EROSION PERMIT.

IRRIGATION SYSTEM

PROVIDE EVERYTHING NECESSARY FOR UPGRADES TO THE EXISTING IRRIGATION SYSTEM TO PROPERLY WATER THE PROPOSED LANDSCAPING AREAS. COORDINATE WORK WITH OTHER TRADES. PROVIDE DESIGN FOR A COMPLETE LAWN IRRIGATION SYSTEM TO SPRINKLE THE LANDSCAPE AREAS INCLUDING ALL PLANTER BEDS.

SUBMIT SHOP DRAWINGS ALONG WITH PRODUCT DATA AND DESIGN CALCULATIONS FOR THE SYSTEM. CONTRACTOR SHALL PROVIDE OWNER WITH AN O&M MANUAL FOR ALL EQUIPMENT AND A RECORD DRAWING OF SYSTEM LAYOUT.

AN ADEQUATELY SIZED CONTROLLER SHALL BE PROVIDED AND MOUNTED WITHIN THE MECHANICAL ROOM.

CONDUITS WILL BE INSTALLED BY EXCAVATION CONTRACTOR.

IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS AND TESTING OF SYSTEM.

LANDSCAPING REQUIREMENTS

LANDSCAPE BUFFER TYPE REQUIRED
SOUTH - N/A
NORTH, EAST AND WEST - RESIDENTIAL ZONING: TYPE C

PLANTING REQUIREMENTS
CANOPY TREES - 2" MIN. CAL.
EVERGREEN = 6 FEET HEIGHT
FLOWERING TREES 1-1/2" CAL.
SHRUBS 5 Gal.

Type "C" buffer

(1) Planting requirement.
Ground cover as specified in Section 530.J, plus three large trees, three medium or small trees, one evergreen or coniferous tree per one hundred (100) linear feet of green space area.

(2) Minimum width requirement. The Type "C" Buffer area shall be a minimum width of ten (10) feet.

SOUTH SIDE - 295 FEET (BUFFER TYPE C)
-NONE PROPOSED. EXISTING SCREENING ON ADJACENT SITE WITH SAME USE

EAST SIDE - 267.3 FEET (BUFFER TYPE C)
-GROUND COVER PER 530.J (TREES PLANTED IN MULCH WITH GRASS)
-11 EXISTING 2" - 3" RED MAPLE TREES. NO OTHER TREES PROPOSED

NORTH SIDE - 329 FEET (BUFFER TYPE C)
-GROUND COVER PER 530.J (TREES PLANTED IN MULCH WITH GRASS)
-10 EXISTING 2" - 3" RED MAPLE TREES. 3 NEW RED MAPLES PROPOSED.

WEST SIDE - 324 FEET (BUFFER TYPE C)
-GROUND COVER PER 530.J (GRASS AND NATURAL VEGETATION)
-4 EXISTING MATURE TREES (MAPLES AND 1 OAK).
-3 EXISTING MATURE SPRUCE TO REMAIN
-4 NEW RED MAPLES PROPOSED

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	NUMBER
BS	PICEA MARIANA	BLACK SPRUCE	5 Gal.	11 EA.
BW	BUXUS SEMPERVIRENS	BOXWOOD	5 Gal.	8 EA.
CJ	JUNIPERUS COMMUNIS 'DEPRESSA'	COMMON JUNIPER SHRUB	5 Gal.	6 EA.
RM	ACER RUBRUM	RED MAPLE	B&B - 2" Cal.	3 EA.



Know what's below.
Call before you dig.



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Revision: #2 - OWNER BLD. LOC. CHANGES	REVISION
Revision: #3 - TOWNSHIP COMMENTS 3/14/24	REVISION
	REVISION
	REVISION

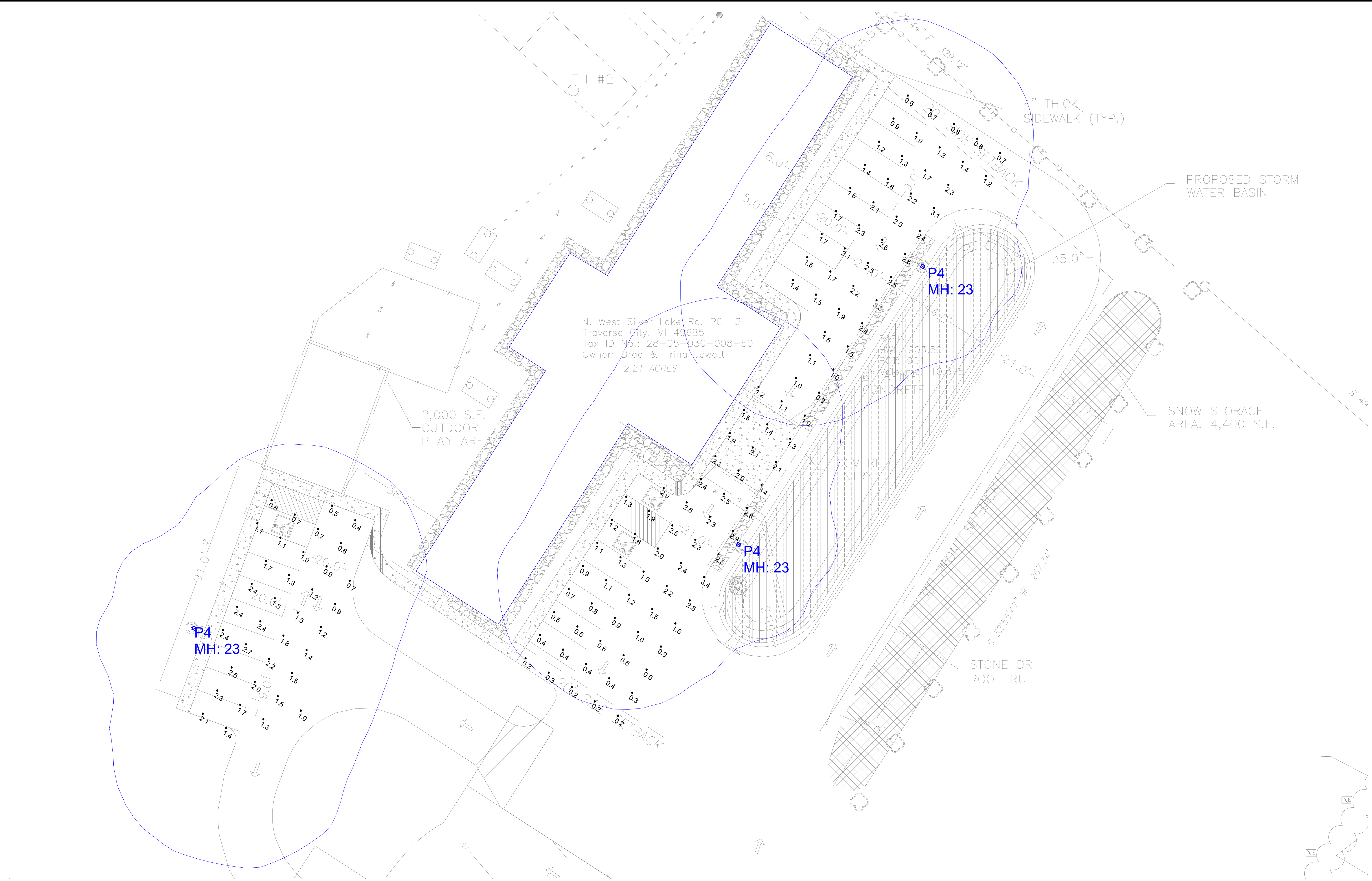
Date: 3-19-2024
Scale: 1" = 30'
Drawn By: RAC
Checked By:


Client:
BRAD AND TRINA JEWETT
1745 W. SILVER LAKE ROAD
TRAVERSE CITY, MI 49685

Sheet Title:
LANDSCAPING PLAN
Project:
CULVER MEADOWS SENIOR LIVING II
CHARTER TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, MI

Project No.
2023-23

Sheet
C-5





CTA LIGHTING & CONTROLS
908C West River Center Dr
Comstock Park, MI 49321
616.647.2400
www.cta-lc.com

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION
Based on the information provided, all dimensions and luminaire locations represent a recommended application. The engineer and/or architect must determine the applicability of the layout regarding existing or future field conditions.

This lighting layout represents illumination levels calculated using laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved method. Actual performance of a manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs, and other field conditions. Calculations may not include obstructions such as buildings, curbs, landscaping, or other architectural elements. Future nomenclature may not include mounting hardware or poles. This layout is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

DESIGNED FOR:

CULVER MEADOWS DAY CARE

ADDRESS

SALES
A GRACE

DATE
2.28.2024

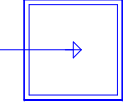
DESIGNER
J YONKERS

REVISIONS

DATE	NAME
XX	XX

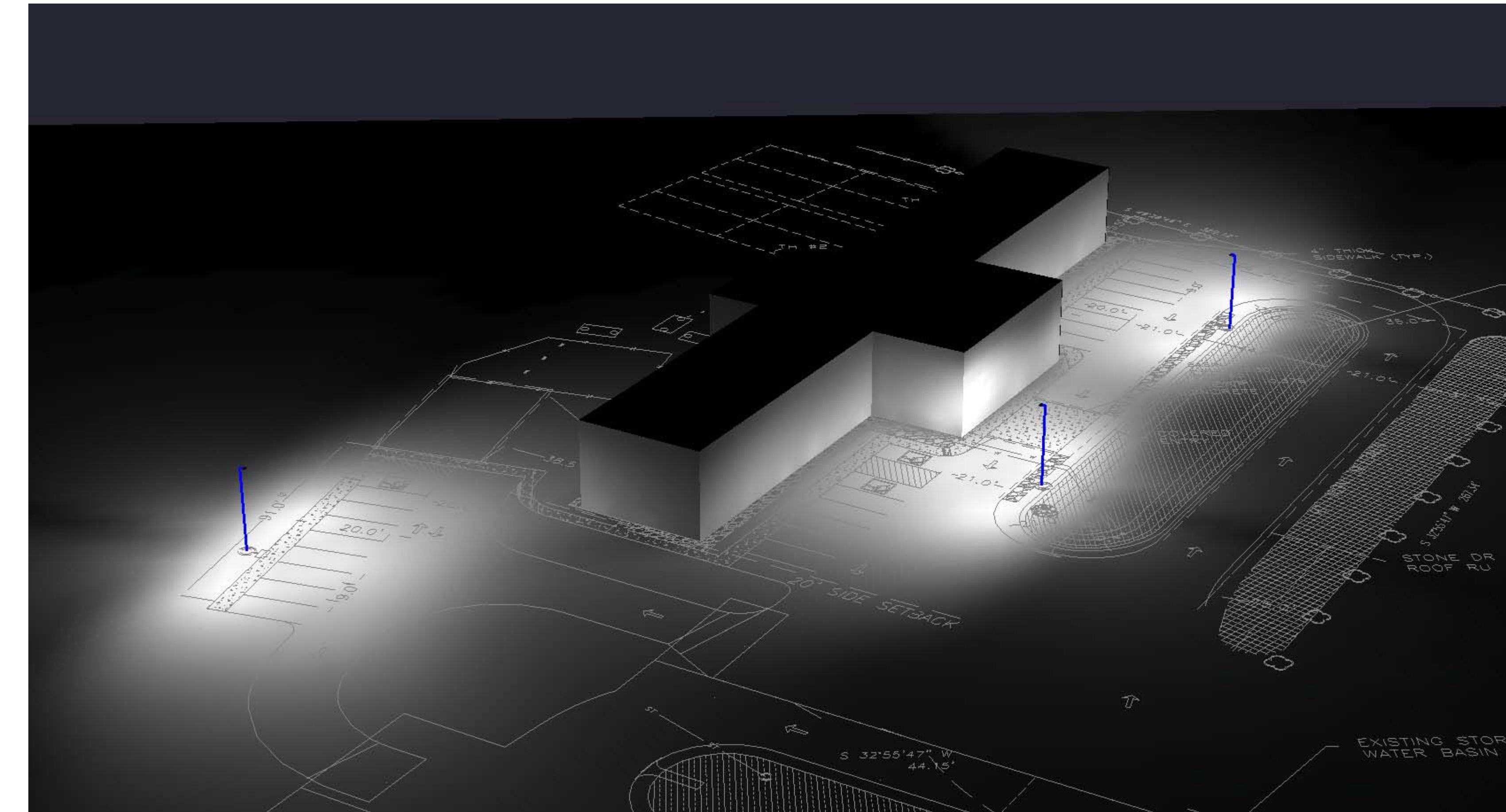
SHEET

1

Luminaire Schedule										
Scene: GEN										
SYMBOL	QTY	LABEL	ARRANGMENT	LLF	[MANUFAC]	DESCRIPTION	MNT HEIGHT	MNT TYPE	TLT WATTS	LUMENS
	3	P4	Single	0.921	COOPER - LUMARK	PRV-C40-D-UNV-T4-BZ-7030	23	POLE	393	16777

Calculation Summary								
Scene: GEN								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
PARKING LOT	Illuminance	Fc	1.53	3.4	0.2	7.65	17.00	

NOTES:
- CALC AT GRADE



SCHEDULES
SCALE: NTS



CTA LIGHTING & CONTROLS
908C West River Center Dr
Comstock Park, MI 49321
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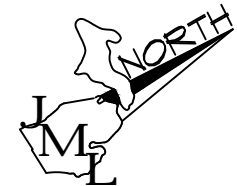
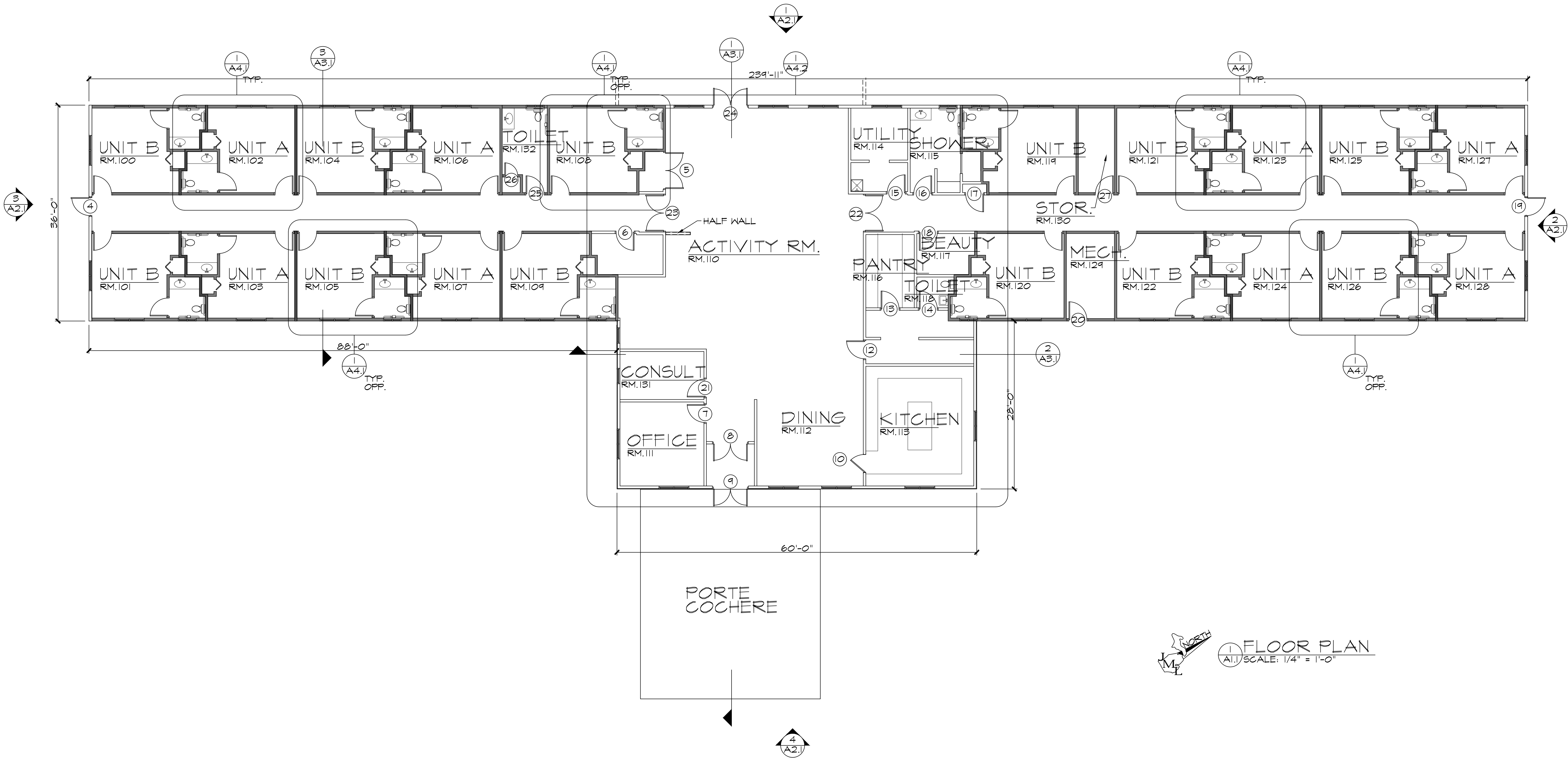
CULVER MEADOWS DAY CARE

ADDRESS

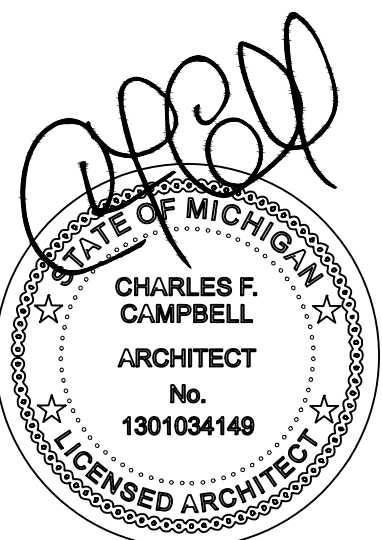
SALES	
A GRACE	
DATE	
2.28.2024	
DESIGNER	
J YONKERS	
REVISIONS	
DATE	NAME
XX	XX

SHEET

2

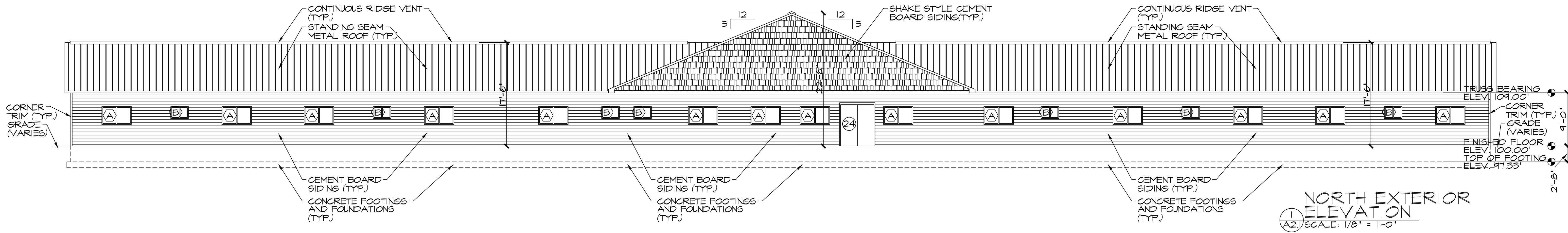


1 FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"

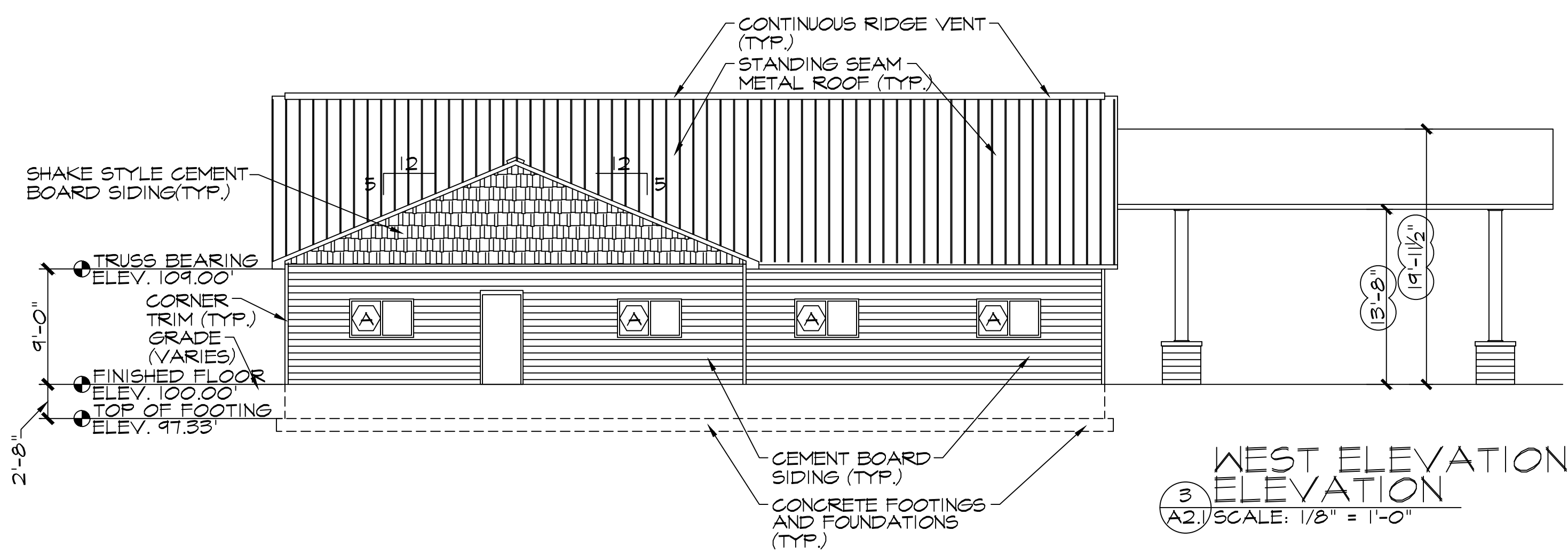


JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B. TRAVERSE CITY MICHIGAN 49684

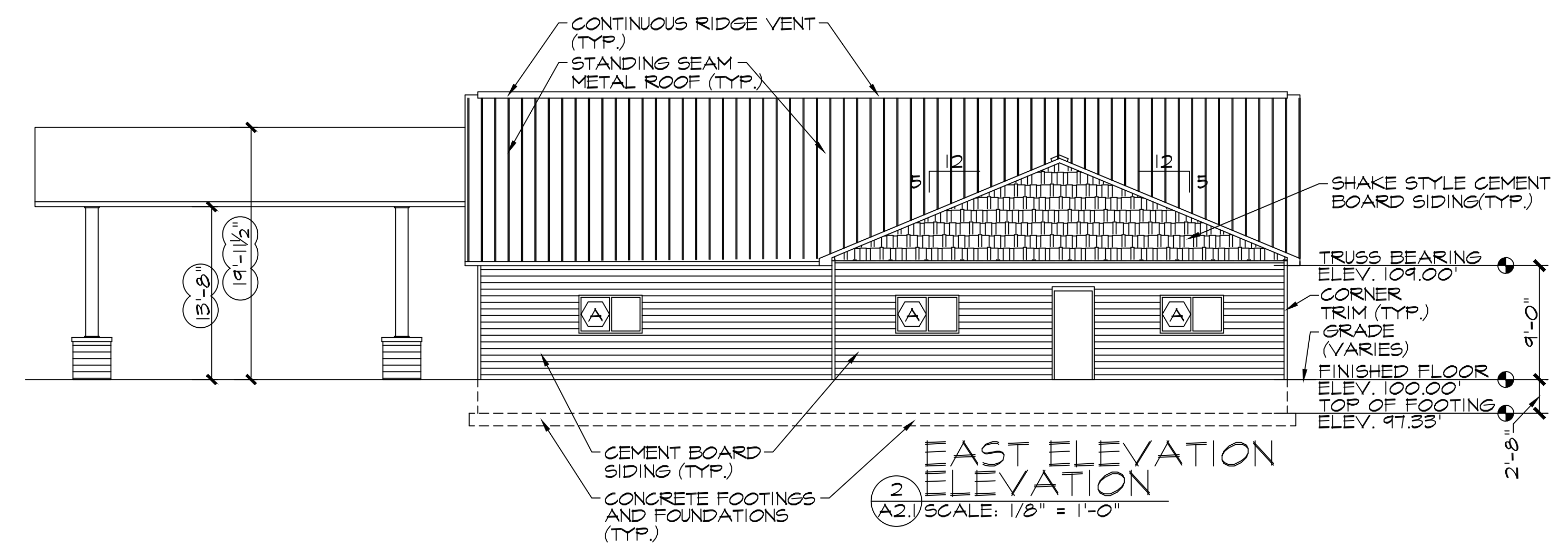
sheet title: OVERALL FLOOR PLAN CULVER MEADOWS	preliminary	date: 10/03/23
	construction	sheet: A1.1
project location: N SILVER LAKE RD. TRAVERSE CITY, MI. 49685	owner information: MR. BRAD JENETT 1745 N SILVER LAKE RD. TRAVERSE CITY, MI. 49685	revisions: 10/03/23 ISSUED FOR PLANNING 11/29/23 REVISED 1/29/24 REVISED 02/28/24 REVISED
architect: CF CAMPBELL phone: (231) 947-9019 e-mail: admin@jmlarchitects.com		drawn: CF CAMPBELL



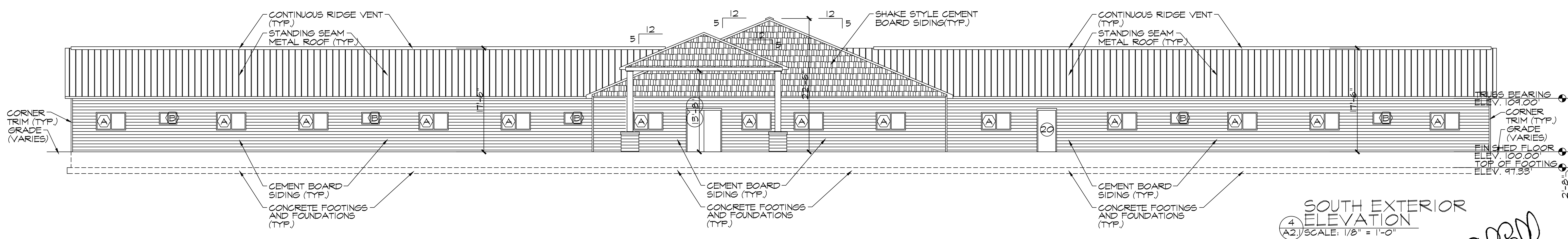
1 NORTH EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



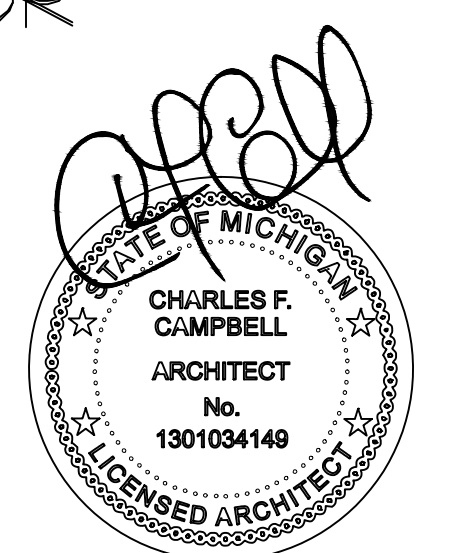
3 WEST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



4 SOUTH EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B, TRAVERSE CITY, MICHIGAN 49684

architect:
CF CAMPBELL
phone: (231) 947-4019
e-mail: admin@jmlarchitects.com

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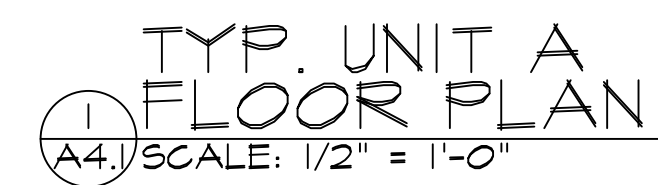
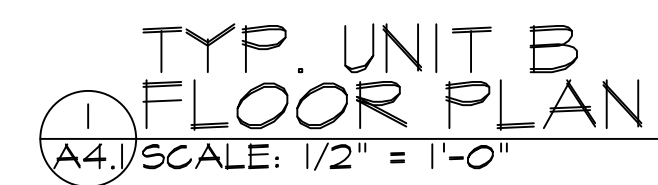
owner information:
MR. BRAD JENETT
1745 W. SILVER LAKE RD.
TRAVERSE CITY, MI.
49685

project location:
W. SILVER LAKE RD.
TRAVERSE CITY, MI.
49685

sheet title:
EXTERIOR ELEVATIONS
project name:
CULVER MEADOWS

0 preliminary
● construction

date:
10/03/23
sheet:
A2.1



sheet title:
UNIT FLOOR PLAN
project name:
CULVER MEADOWS

☐ preliminary

☒ construction

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sheet:
A4.1

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49665

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architect: CF CAMPBELL
phone: (231) 947-9019
e-mail: admin@mlarchitects.com

drawn: CFC/JEB/MD