

**CHARTER TOWNSHIP OF GARFIELD
JOINT MEETING
TOWNSHIP BOARD AND PLANNING COMMISSION**

Tuesday, February 28, 2023 at 6:00 pm
Garfield Township Hall
3848 Veterans Drive
Traverse City, MI 49684
Ph: (231) 941-1620

A G E N D A

ORDER OF BUSINESS

Call meeting to order

Pledge of Allegiance

Roll call of Township Board Members

Roll call of Planning Commission Members

1. Public Comment

Public Comment Guidelines:

Any person shall be permitted to address a meeting of the Township Board and Planning Commission, 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 and Commission Rules and Procedures: a.) any person wishing to address the Board or Commission 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 or Commission 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. Minutes

- a. Township Board – Review and approval of February 14, 2023 meeting minutes
- b. Planning Commission – Review and approval of February 8, 2023 meeting minutes

4. Business

- a. Update of Land Use Priorities for New Master Plan
- b. Grand Traverse County Road Commission Presentation

5. Open Discussion

6. Public Comment

7. Adjournment

**Lanie McManus, Clerk
Garfield Township Board**

**Joe Robertson, Secretary
Garfield Township Planning Commission**

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
February 14, 2023**

The Town Board Meeting was called to order at the Garfield Township Hall on February 14, 2023 at 6:01p.m.

Pledge of Allegiance

Roll Call of Board Members

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

Absent and Excused: Lanie McManus

Staff Present: Planning Director John Sych

1. Public Comment (6:01)

None

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

Agostinelli moved and Duell seconded to approve the agenda as presented.

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

Nays: None

3. Consent Calendar (6:02)

a. Minutes

January 24, 2023 Regular Board Meeting
(Recommend Approval)

b. Bills

General Fund \$54,130.79
(Recommend Approval)

c. Township Strategic Plan – 2022 Year End Report (Receive and File)

d. Planning Commission Annual Report for 2022 (Receive and File)

e. Consideration of Resolution 2023-05-T, a resolution recommending approval for an On-Premises Tasting Room for Trout Possum Brewing LLC (Recommend Approval)

f. Consideration of Resolution 2023-06-T, a resolution recommending approval for a Resort Class C and SDW License for Traverse Tru B&W LLC (Recommend Approval)

Consent items a, b, e and f were removed from the consent calendar to be discussed under agenda item #4.

Barsheff moved and Duell seconded to approve the consent calendar as amended.

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

Nays: None

4. Items Removed from the Consent Calendar (6:04)

a. Minutes

January 24, 2023 Regular Board Meeting

Item 6f should read that there are "70 people identified as chronic homeless in the area", not in Garfield Township.

Schmuckal moved and Agostinelli seconded the adopt the minutes of January 24, 2023 as amended.

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

Nays: None

b. Bills

General Fund

\$54,130.79

After discussion, Duell moved and Barsheff seconded to approve the bills in the amount of \$54,130.79.

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

Nays: None

e. Consideration of Resolution 2023-05-T, a resolution recommending approval for an On-Premises Tasting Room for Trout Possum Brewing LLC.

After questions were answered, Duell moved and Barsheff seconded to approve Resolution 2023-05-T, a resolution recommending approval for an On-Premises Tasting Room for Trout Possum Brewing LLC.

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

Nays: None

- f. **Consideration of Resolution 2023-06-T, a resolution recommending approval for a Resort Class C and SDW License for Traverse Tru B&W LLC.**

After discussion, Duell moved and Barsheff seconded to adopt Resolution 2023-06-T, a resolution recommending approval for a Resort Class C and SDW License for Traverse Tru B&W LLC.

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

5. **Correspondence (6:14)**

- a. **2022 eCities Performance for Garfield Township**

6. **Reports**

- a. **County Commissioner's Report (6:16)**

Commissioners Brad Jewett and Lauren Flynn reported that the BOC will discuss whether to hire an operations consultant to assess the county's operations. Commissioners both attended a community mental health forum and the BOC is determining how to disburse the ARPA funds to the recipients.

- b. **Sheriff's Report (6:20)**

Lt. Brinks reported on statistics for January 2023. The sheriff's department gave another presentation on fraud awareness and CPO Deputy Makowski has been busy in the schools.

- c. **Planning Department Report for February 2023 (6:23)**

Planner Sych submitted his report in writing and added that Pine Grove Homes will be moving its site from US 31 leaving a developable area. The Parks and Rec Master Plan has been submitted to the DNR.

- d. **Parks and Rec Report (6:25)**

Parks Steward Sean Kehoe submitted a report in writing and added that they are working on quotes for a new countertop in the men's room at Silver Lake. He added that his department did a drone flyover with the Sheriff's Department and staff is preparing for a tree planting at Kid's Creek.

- e. **Treasurer's Report (6:34)**

Chloe Macomber reported that she opened Michigan Class Accounts which give good rates and are liquid.

- f. **Clerk's Report (6:37)**

The clerk's report was submitted in writing.

g. Supervisor's Report (6:37)

Korn reported that mental health representatives are searching for a location in which to provide emergency mental health services. He attended an indoor sports facility group meeting and the township will be hosting a meeting to discuss housing in the area.

7. Unfinished Business

None

8. New Business

a. Public Hearing – Consideration of Resolution 2023-04-T, an amendment to the Floodplain Management Ordinance 72 (6:49)

FEMA recently completed new maps for Grand Traverse County and these maps need to be adopted and referenced in Ordinance No. 72. Korn opened the Public Hearing at 6:51pm and seeing no one wishing to speak, closed the public hearing.

Schmuckal moved and Agostinelli seconded that Resolution 2023-04-T to amend Ordinance No. 72, Flood Plain Management Ordinance, BE ADOPTED.

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

Nays: None

b. Consideration of a proposal for Flock Safety cameras (6:52)

D/Captain Randy Fewless reviewed the proposal for Flock cameras with board members and stated that after working with Flock, fourteen cameras were recommended in the township.

Schmuckal moved and Barsheff seconded to approve the purchase of 14 cameras at a cost of \$39,000 with a contract to be negotiated and brought back to the board with a final cost once the terms of the contract were decided.

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

Nays: None

c. Consideration of applying for a Michigan Natural Resources Trust Fund (MNRTF) Development Grant for the Grand Traverse Commons Natural Area Design Plan (7:01)

In January, the board adopted the 2023-2027 Parks and Recreation Master Plan which includes the Grand Traverse Commons Natural Area Design Plan. In anticipation of the adoption of this plan by the DNR, the Parks and Recreation Commission recommends that the Township Board prepare and apply for an MTRTF grant as part of the implementation for the Grand Traverse Commons Natural Area Design Plan.

Schmuckal moved and Agostinelli seconded to direct Staff to prepare and apply for a Michigan Natural Resources Trust Fund (MNRTF) development grant for the initial implementation of the Grand Traverse Commons Natural Area Design Plan.

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

d. Consideration of Upgrading New Traffic Signals on State Highways (7:04)

Board members decided that they would not be interested in funding new traffic signals in the Gray Road intersection. Korn will get more information on signals at US 31 and Marketplace Circle and US 31 and M-37. Signal aesthetics were discussed.

e. Consideration of Nominating Fern Spence to the ZBA as a second alternate (7:14)

Duell moved and Schmuckal seconded to appoint Fern Spence to the ZBA as second alternate.

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

9. Public Comment: (7:15)

Commissioner Lauren Flynn stated that the county is looking for a group of people to help with the mental health facility mentioned above.

10. Other Business (7:15)

Schmuckal asked about the joint meeting and agenda as it pertains to the board business.

Korn stated that Northern Lakes Community Church has submitted an application for a daycare center and since they are a non-profit, asked board members if they would consider using ARPA funds to help with the benefit cost.

11. Adjournment

Korn adjourned the meeting at 7:26pm.

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

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

ORDINANCE NO. 72: AMENDMENT NO. 2

RESOLUTION #2023-04-T

A RESOLUTION TO AMEND GARFIELD ORDINANCE NO. 72 (“An Ordinance Addressing Floodplain Management Provisions of the State Construction Code”):

WHEREAS, the Charter Township of Garfield recognizes that certain land and waters within the governmental boundaries of the Township are identified as regulated flood prone hazard areas and have been identified on maps entitled The Flood Insurance Study for Grand Traverse County, all Jurisdictions, effective April 19, 2023, and the Flood Insurance Rate Map(s) (FIRMS) panel number(s) included on index panel, 26055CIND0B, effective April 19, 2023; and,

WHEREAS, the Township has authority to administer and enforce the state construction code, comprised of the Michigan Residential Code and the Michigan Building Code and its appendices, specifically Appendix G pursuant to the Stille-Derossett-Hale Single State Construction Code Act, 1972 P.A. 230 as amended, MCL 125.1501, et seq. and in accordance with Section 8b(6) of Act 230, of the Public Acts of 1972, as amended; and,

WHEREAS, the Building Official of the Charter Township of Garfield is designated as the enforcing agency to discharge the responsibility of the Township under Act 230, of the Public Acts of 1972, as amended, State of Michigan; and Appendix G of the Michigan Building Code; and,

WHEREAS, the Township adopted Ordinance No. 72, “An Ordinance Addressing Floodplain Management Provisions of the State Construction Code.”

NOW, THEREFORE, THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:

AMENDMENT NO. 2 TO CHARTER TOWNSHIP OF GARFIELD ORDINANCE NO. 72

That the entirety of language in Section 3 BE REMOVED AND REPLACED with the following language:

Section 3. DESIGNATION OF REGULATED FLOOD PRONE HAZARD AREAS. The Flood Insurance Study for Grand Traverse County, all Jurisdictions, effective April 19, 2023, and the Flood Insurance Rate Map(s) (FIRMS) panel number(s) included on index panel, 26055CIND0B, effective April 19, 2023 are adopted by reference for the purposes of administration of the Michigan Construction Code, and declared to be a part of Section 1612.3 of the Michigan Building Code, and to provide the content of the “Flood Hazards” section of Table R301.2(1) of the Michigan Residential Code.


Moved: Denise Schmuckal

Supported: Molly Agostinelli

Ayes: Schmuckal, Agostinelli, Macomber, Barsheff, Duell, Korn

Nays: None

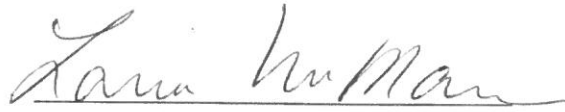
Absent and Excused: McManus

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 #2023-04-T which was adopted by the Township Board of the Charter Township of Garfield on the 14th day of February, 2023.

Dated: 2-21-2023


Lanie McManus, Clerk
Charter Township of Garfield

Introduced: January 24, 2023
Adopted: February 14, 2023
Published: February 19, 2023
Effective: February 19, 2023



Local Government Approval For On-Premises Tasting Room Permit
(Authorized by MCL 436.1536)

RESOLUTION 2023-05-T

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new On-Premises Tasting Room Permit application.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a regular meeting of the Garfield Twp. Board council/board
(regular or special) (township, city, village)
called to order by Supervisor Korn on February 14, 2023 at 6:00 PM
the following resolution was offered: (date) (time)
Moved by Steve Duell and supported by Chris Barsheff
that the application from Trout Possom Brewing LLC
(name of applicant - if a corporation or limited liability company, please state the company name)

for a NEW ON-PREMISES TASTING ROOM PERMIT

to be located at: 2270 Silver Lake Road, Suite 4, Traverse City (Garfield Twp.), Michigan 49685

It is the consensus of this body that it recommends this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: 6
Nays: 0
Absent: 1

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the Garfield Township
council/board at a regular meeting held on February 14, 2023 (township, city, village)
(regular or special) (date)

Lanie McManus

Print Name of Clerk

Lanie McManus
Signature of Clerk

2-21-2023
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Hand deliveries: Constitution Hall - 525 W. Allegan Street, Lansing, MI 48933
Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906
Fax to: 517-763-0059



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll Free: 866-813-0011 • www.michigan.gov/lcc

Business ID: _____

Request ID: _____

(For MLCC use only)

Local Government Approval
(Authorized by MCL 436.1501)

Resolution 2023-06-T

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a regular meeting of the Garfield Township council/board
(regular or special) (township, city, village)
called to order by Supervisor Korn on February 14, 2023 at 6:00 p.m.
the following resolution was offered: (date) (time)

Moved by Steve Duell and supported by Chris Barsheff
that the application from Traverse Tru B&W LLC

(name of applicant - If a corporation or limited liability company, please state the company name)

for the following license(s): New Resort Class C and SDM licenses pursuant to MCL 436.1531(4)
(list specific licenses requested)

to be located at: 3572 N. US-31 South, Traverse City, MI 49684
and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it recommends this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: 6

Nays: 0

Absent: 1

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the Garfield Township
council/board at a Regular meeting held on February 14, 2023 (township, city, village)
(regular or special) (date)

Lanle McManus

Print Name of Clerk

Lanle McManus
Signature of Clerk

2-21-2023
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933

Fax to: 517-763-0059

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
February 8, 2023**

Call Meeting to Order: Chair Racine called the February 8, 2023 Planning Commission meeting to order at 7:00pm at the Garfield Township Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

Present: Molly Agostinelli, Joe McManus, Joe Robertson, Pat Cline, Chris DeGood, Robert Fudge and John Racine

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon

1. Public Comment (7:00)

None

2. Review and Approval of the Agenda – Conflict of Interest (7:01)

Fudge moved and DeGood seconded to approve the agenda as amended

Yeas: Fudge, DeGood, Agostinelli. Cline, Robertson, McManus, Racine

Nays: None

3. Minutes (7:01)

a. January 25, 2023 Regular Meeting

McManus moved and Agostinelli seconded to approve the January 25, 2023 Regular Meeting minutes as presented.

Yeas: McManus, Agostinelli, Fudge, Cline, DeGood, Robertson, Racine

Nays: None

4. Correspondence (7:02)

Sych reported that a notice from East Bay Township was received stating that their Master Plan was adopted and the remainder of the items will be covered this evening throughout the agenda.

5. Reports (7:03)

Township Board Report

Agostinelli had no report.

Planning Commissioners

i. Zoning Board of Appeals

Fudge stated that there was no ZBA meeting.

ii. **Parks and Recreation Commission**

DeGood stated that the Parks Commission is preparing for grant applications to fund improvements at the Commons Area.

iii. **Joint Planning Commission**

McManus stated that the Joint Planning Commission discussed an update on an infrastructure assessment study and discussed the Commons Area design plan.

Staff Report

i. **PD 2023-21 – Planning Department Monthly Report – February 2023**

Sych stated that commissioners had a site plan on their desks for the proposed extended stay hotel to be located behind Chick-fil-A. Hannon stated that new applications were also covered in the Planning Department Report so the Commissioners could see what would be coming to the Planning Commission. He added that staff attended the last of a four-part webinar on housing.

6. **Unfinished Business**

a. **Chelsea Park West Apartments PUD Minor Amendment – Update (7:10)**

Located north of Hartman Road and east of US-31, the Chelsea Park Planned Unit Development (PUD) was approved in 2000 with a total of 326 residential units. A portion of the PUD, known as Chelsea Park West, was originally approved for an apartment complex containing 172 units in 2000. Several amendments have been made throughout the years to the original PUD. Several outstanding items were resolved, and staff made a visit to the site. A couple small items remain but will be conditions of approval. Chris Wickline, representing the developer, spoke regarding the changes and stated that the applicant is willing to make any needed changes.

Robertson moved and Cline seconded THAT Findings of Fact for application SPR 2000-09-M, included in PD Report 2023-20 and forming part of this motion, BE APPROVED.

*Yeas: Robertson, Cline, DeGood, Agostinelli, Fudge, McManus, Racine
Nays: None*

Robertson moved and Cline seconded THAT application SPR 2000-09-M, submitted by JB Donaldson to amend the site plan for the Chelsea Park West apartments portion of the Chelsea Park PUD BE APPROVED with the following conditions:

1. Scales shall be provided on the following site plan sheets: C-1 (dated May 8, 2022), C-1C, and C-1 (dated January 30, 2023) and submitted to the Township by the end of February, 2023.
2. Adjustment to the parking space striping shall be completed so that it matches with the location of the carport columns by end of May, 2023.
3. The temporary dumpster shall be removed once alterations to the compactor building are completed.
4. The charging station located east of Building #4 shall be moved to the edge of the sidewalk, adjacent to the parking space.
5. The six (6) trees to be planted along the existing turnout area on Hartman Road and the twelve (12) trees to be planted along the west side of Building #1 shall be specified as evergreens in accordance with the Zoning Ordinance and shall be installed by end of June, 2023.
6. All agency reviews, including review by the Township Engineer, shall be received, and deemed compliant prior to issuing a Land Use Permit or Building Permit.
7. The emergency gate shall be installed by end of March, 2023.
8. Parking lot landscaping islands shall be provided per Zoning Ordinance requirements.

Yeas: Robertson, Cline, McManus, DeGood, Fudge, Agostinelli, Racine
 Nays: None

7. New Business

a. PD 2023-19 – Topics for February 28 Joint Meeting – Township Board/Planning Commission (7:33)

Sych stated that the Road Commission will be present to give a presentation and there will be discussion on the Master Plan. Sych reviewed a timeline for completing the Master Plan and added that Planning Commission study sessions will be used for going through the Master Plan process. The Planning Department goal is to have a draft of the Master Plan by January of 2024. Other topics proposed for the joint meeting were water and sewer infrastructure, the Hartman/Hammond bridge, and a general discussion on housing. Hannon reviewed a possible change in the process for reviewing and approving development applications such as special use permits.

8. Public Comment (8:12)

None

9. Other Business (8:12)

a. Reschedule February 22 Study Session to February 28 (Joint Meeting)

DeGood moved and Fudge seconded to amend the Planning Commission meeting dates as discussed and to reschedule the February 22, 2023 study session to February 28, 2023 at 6:00 p.m.

Yeas: DeGood, Fudge, McManus, Agostinelli, Robertson, Cline, Racine
Nays: None

10. Items for Next Agenda – February 28, 2023 (8:13)

a. Joint Meeting – Township Board and Planning Commission

11. Adjournment

Fudge moved to adjourn the meeting at 8:14pm.

Joe Robertson, Secretary
Garfield Township Planning
Commission
3848 Veterans Drive
Traverse City, MI 49684

Update on Land Use Priorities for New Master Plan

Top Priority Identified at 2022 Joint Meeting	Additional Information Since 2022 Joint Meeting	Next Steps
Promote areas for new single-family homes	<ul style="list-style-type: none"> Community Survey – 50% of respondents said that Garfield should focus on “Housing choices and affordability” (second-highest response) Community Survey – 52% of respondents indicated we should have more single-family subdivisions (highest of any housing type) 	<ul style="list-style-type: none"> Identify where new single-family homes are designated in an updated future land use plan Establish Master Plan policy that supports zoning ordinance or zoning map amendments to allow for smaller lots and smaller home sizes in some areas
Continue to support park and trail improvements	<ul style="list-style-type: none"> Community Survey – 65% of respondents said Garfield should focus on “Protect the natural environment” (highest response) and 48% said to focus on “Quality and quantity of parks and open space” (third-highest response) Community Survey – Respondents generally want more paved bike paths and sidewalks (63%), and support the Township funding their construction (62%) and purchasing more parkland (64%) The Township adopted the 2023-2027 Parks and Recreation Master Plan, including the Grand Traverse Commons Natural Area Design Plan and a plan for trail connections between parks 	<ul style="list-style-type: none"> Implement projects in the 2023-2027 Parks and Recreation Master Plan, leveraging Township funds through grants and other outside funding sources Update the Non-Motorized Plan within the Master Plan and implement projects and policies Identify and prioritize trail connections between homes and parks, stores and other locations Continue to require useable open space, trails, and sidewalks as part of development approvals
Ensure sufficient resources for public safety	<ul style="list-style-type: none"> Community Survey – 68% of respondents indicate “Feeling of safety and security” as a quality-of-life item where they feel most satisfied 	<ul style="list-style-type: none"> Assess current public safety needs/available services Determine if capital improvements are needed (e.g., east side fire station) and how to fund projects Continue to support street connectivity to allow for improved emergency access
Encourage redevelopment of blighted properties (e.g., Cherryland Center)	<ul style="list-style-type: none"> Community Survey – 87% of respondents indicate that Garfield should incentivize redevelopment of outdated commercial and industrial areas New developments approved or recently opened at Cherryland Center include the Traverse City Curling Center, K1 Speed Indoor Kart Racing, Biggby Coffee, and 7Brew Coffee The Township supported a Brownfield Plan for the Traverse City Curling Center 	<ul style="list-style-type: none"> Update the Barlow Garfield Neighborhood Plan as needed as part of the Master Plan process Include sections within the Master Plan on other neighborhoods and potential areas of focus for infill development, including residential housing

Top Priority Identified at 2022 Joint Meeting	Additional Information Since 2022 Joint Meeting	Next Steps
<p>Improve the east side of the Township</p>	<ul style="list-style-type: none"> Recent improvements at River East Recreation Area include a gravel parking lot area and pavilion. The Township has budgeted for further improvements and amenities such as a dog park, bathrooms, and trails and a walking path Many recent development approvals have begun construction, which will include publicly available improvements such as sidewalks 	<ul style="list-style-type: none"> Review Barlow Street corridor and any potential improvements as a focus area in the Master Plan Work with County on plans for LaFranier campus Staff will be doing a walk of South Airport Road between Garfield and Barlow/LaFranier with the County Road Commission, to look at potential for access management, cross access, and driveway consolidation in this corridor
<p>Expand water and sewer infrastructure and extend streets where necessary to support development</p>	<ul style="list-style-type: none"> Issued resolution in support of Hartman-Hammond Applied for and received County ARPA funds for Garfield / Long Lake Township Water Service Collaboration (\$400,000) and Francisco's Sanitary Sewer Service (\$285,000) 	<ul style="list-style-type: none"> Identify potential growth areas in the Master Plan and expected water and sewer service areas Target higher-density development to the areas with water and sewer service Consider mandating water hookups as part of new development Include a Master Street Plan in the Master Plan and identify future roads such as the Zimmerman Road extension north of Long Lake Road, the proposed Hartman-Hammond connector, etc.
<p>Other topics: Master Plan process</p>	<ul style="list-style-type: none"> Staff and Planning Commission reviewed a proposed schedule of master plan topics to discuss at each study session in 2023, and reviewed an outline for the Master Plan document 	<ul style="list-style-type: none"> Hold community engagement events, including pop-up events, in 2023 to gain input on the Master Plan The proposed timeline anticipates that the Planning Commission will review the full draft of the Master Plan in January 2024, and the Planning Commission and Township Board will review the full draft of the Master Plan at a joint meeting in February 2024

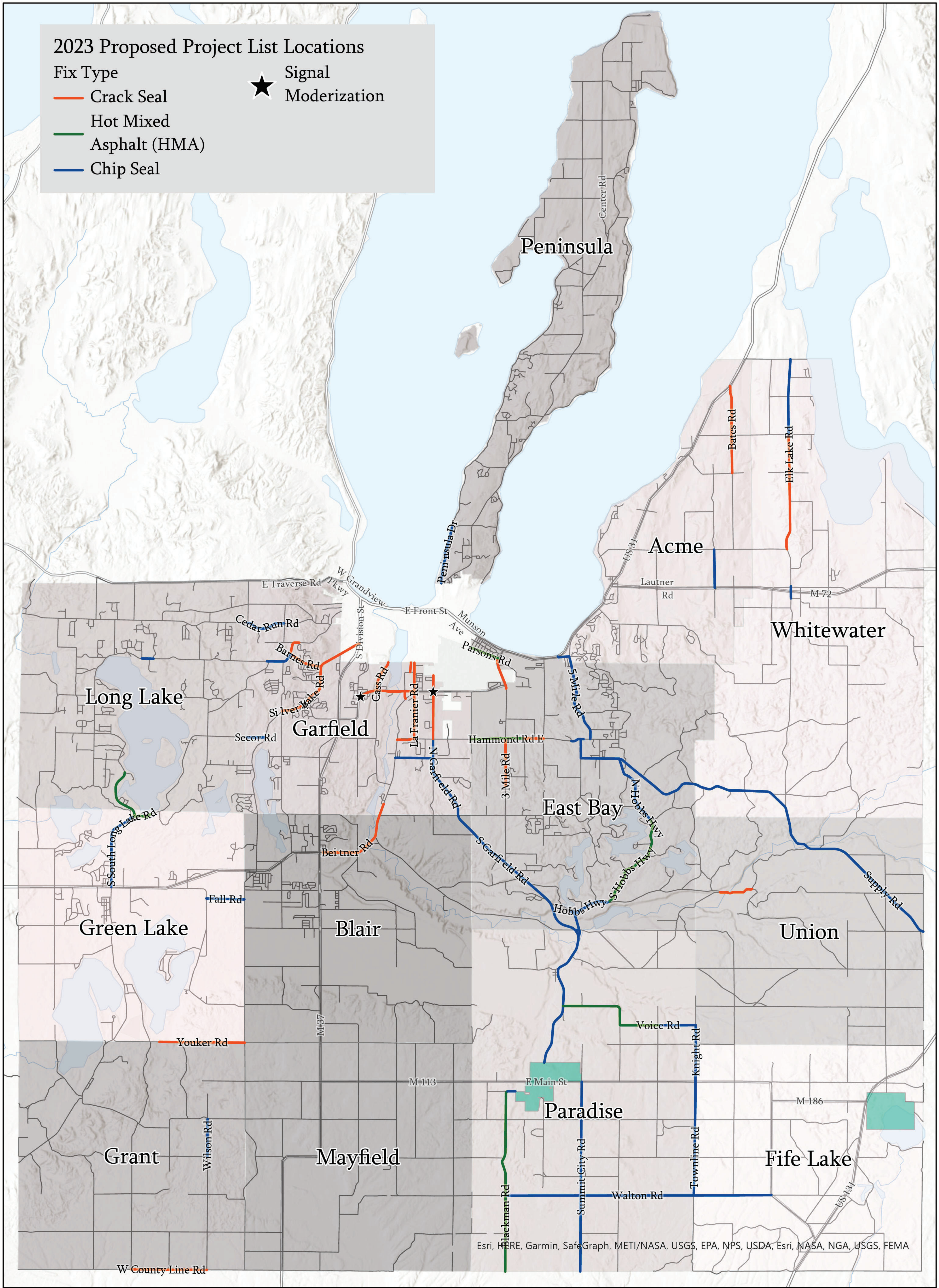
2023 Proposed Project List Locations

Fix Type

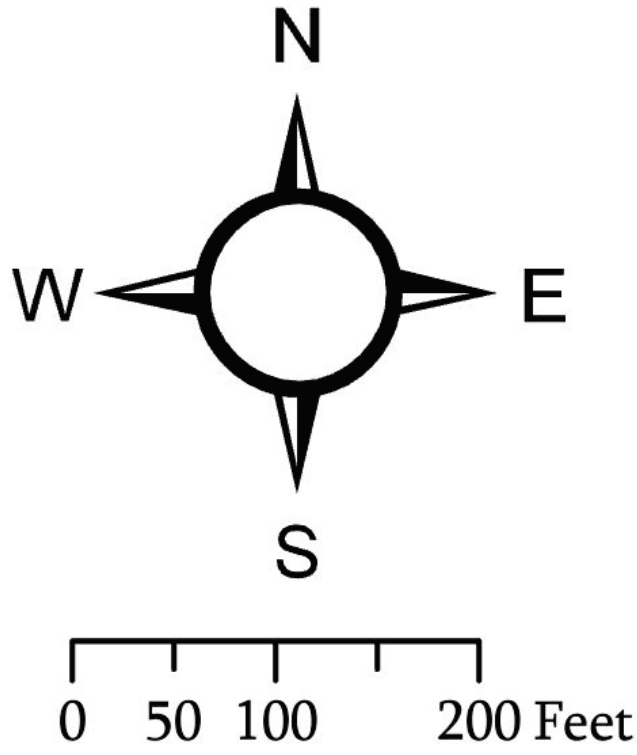
- Crack Seal
- Hot Mixed
- Asphalt (HMA)
- Chip Seal



Signal
Moderization



Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA



Grand Traverse County Road Commission

2023 Proposed Project List

4.b.

12 DEC 2022

Prepared by Grand Traverse County Road Commission GIS Department

Type: Crack Seal

2023*			
Project Identifier	Road	Start	End
	3 Mile Rd	1320' S of Smith Rd	Napoleon Way
	3 Mile Rd	Cherry Ridge	Hammond Rd
	3 Mile Rd	Change in Pavement	Tart Trail
	Barlow St	S. Airport Rd	Boon St/ City/ Township Line
	Barnes Rd	N. Long Lake Rd	N West Silver Lake Rd
	Bates Rd	Yuba Rd	US 31
	Beitner Rd	Marge Anne Dr	W River Rd
	Brown Bridge Rd	Muncie Lake Rd	Carpenter Creek Rd
	Cass Rd	S. Airport Rd	City/Twp Line
	Elk Lake Rd	Hawley Rd	Angell Rd
	Garfield Rd	Hammond Rd	City/Twp Line
	Hammond Rd	Carlisle Ln	4 Mile Rd
	Hammond Rd	Keystone Rd	Lafranier Rd
	Keystone Rd	River Rd	Keystone Dr
	Lafranier Rd	Pavement Change Northbound (S. Airport Rd)	Hammond Rd
	Silver Lake Rd	Zimmerman Rd	Division St
	N Long Lake Rd	Gunners Run	Ridgemoor Dr
	Park Dr	S. Airport Rd	E South Airport Rd
	W County Line	Karlin Rd	Wilson Rd
	W South Airport Rd	Veterans Dr	Barlow St
	Woodmere Ave	Premier St	Boon St
	Youker Rd	1700' E of State Park Hwy	County Road 633

Type: Chip Seal

2023*			
Road	Start	End	Type
5 Mile Rd	City/Township Line	Hammond Rd	Post Recon Chip Seal
Arbutus Hill TI	Hobbs Hwy	Garfield Rd	Post Recon Chip Seal
Bates Rd	M 72	Brackett Rd/ Sayler Rd	Post Recon Chip Seal
Blackman Rd	Fenton Rd	E County Line Rd	Trench add HMA shld, Chip Seal
Brimley Rd	Keystone Rd	Garfield Rd	Post Recon Chip Seal
Cedar Run Rd	Gray Rd	Harris Rd	Post Recon Chip Seal
E River Rd	Garfield Rd	Arbutus Hill Rd	Post Recon Chip Seal
Elk Lake Rd	Townline	Angell Rd	Post Recon Chip Seal
Fall Rd	Duck Lake Rd	County Road 633	Crack Seal & Chip Seal
Fenton St	Blackman /Fenton Rd Inters.	City/Twp Line	Post Recon Chip Seal
Hammond Rd	Hammond Highlands Dr	New Pavement (530' W)	Post Recon Chip Seal
High Lake Rd	Hammond Rd	Supply Rd	Post Recon Chip Seal
Hobbs Hwy	Arbutus Hill Rd	Ranch Rudolph Rd	Post Recon Chip Seal
Hobbs Hwy/Cutoff	Supply Rd	Rennie Lake Rd	Post Recon Chip Seal
Holiday Rd	US 31	5 Mile Rd	Crack Relief Layer & Ultra-thin
Knight Rd	M 113	Voice Rd	Post Recon Chip Seal
Garfield Rd	Hammond Rd	Blackbark Ln	Post Recon Chip Seal
Garfield Rd	Blackbark Ln	Arbutus Hill Rd	Crack Seal & Chip Seal
Garfield Rd	Arbutus Hill Rd	City/ Twp Line	Post Recon Chip Seal
N Long Lake Rd	Manhattan E	Bridlewood Dr	Post Recon Chip Seal
N Long Lake Rd	Lone Pine Dr	Gunners Run	Crack Seal & Chip Seal
N Long Lake Rd	400' W of Herkner Rd	Lone Pine Dr	Post Recon Chip Seal
Peninsula Dr	City/ Twp Line	Mckinley Rd	Post Recon Chip Seal
S Long Lake Rd	US 31	Fisher Rd	Crack Seal & Chip Seal
Secor Rd	West Silver Lake Rd	City/Twp Line	Crack Seal & Chip Seal
Summit City Rd	M 113	E County Line Rd	Post Recon Chip Seal
Supply Rd	County/Twp Line	High Lake Rd	Post Recon Chip Seal
Townline Rd	M 113	Walton Rd	Post Recon Chip Seal
Voice Rd	Knight Rd	Pierce Rd	Post Recon Chip Seal
Walton Rd	Blackman Rd	Hodge Rd	Post Recon Chip Seal
Walton Rd	Hodge Rd	M 113	Crack Seal & Chip Seal
Williamsburg Rd	Overlay North of Old M 72	Church St	Post Recon Chip Seal
Wilson Rd	Schell Rd	Davis Rd	Post Recon Chip Seal

Type: Hot Mixed Asphalt (HMA)

2023*			
Road	Start	End	Type
Blackman Rd	Fenton Rd	E County Line Rd	Trench add HMA shld, Chip Seal
Cedar Run	W Front St	Harris Rd	Crush and Shape, HMA-wdn for pvd shld
Hammond Rd	Townline Rd	Carlisle Ln	Crush and Shape w/ HMA
N Hobbs Hwy	Rennie Lake Rd	Greilick Rd	HMA wedge(s) & Chip Seal
S Hobbs Hwy	Ranch Rudolph Rd	Greilick Rd	HMA wedge(s) & Chip Seal
Parsons Rd	3 Mile Rd	City Limits	Crush and Shape w/ HMA
S Long Lake Rd	Wintergreen Ave	Fisher Rd	Crush and Shape, HMA-wdn for pvd shld
Veterans Dr	S. Airport Rd	City Limits	Crush and Shape, HMA-wdn for pvd shld
Voice Rd	Garfield Rd	Pierce Rd	Crush and Shape, HMA-wdn for pvd shld
W Long Lake Rd	S Long Lake Rd	Lakewood Rd	Crush and Shape, HMA-wdn for pvd shld

Type: Additional Projects

Traffic Signal Projects 2023*		
Project Identifier	Intersection	Description
S00002	S. Airport Rd & Garfield Rd	Signal Modernization
S00010	S. Airport Rd & Veterans Dr	Signal Modernization
S00012	Silver Lake Rd & S. Airport Rd	Signal Modernization