

**CHARTER TOWNSHIP OF GARFIELD**  
**TOWN BOARD MEETING**  
**October 8, 2024**

Supervisor Korn called the Town Board Meeting to order at the Garfield Township Hall on October 8, 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: John Sych, Planning Director

**1. Public Comment (6:00)**

None

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

Barsheff declared a conflict with item 7a.

*Schmuckal moved and Agostinelli seconded to approve the agenda as presented accepting Barsheff's conflict.*

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

**3. Consent Calendar (6:05)**

**a. Minutes**

September 10, 2024 Regular Meeting  
October 2, 2024 Study Session  
September 5, 19 and 26, 2024 Special Meetings  
(Recommend Approval)

**b. Bills**

(i)	General Fund	\$125,541.56
	(Recommend Approval)	
(ii)	Gourdie-Fraser	
	Developer's Escrow Fund – Storm Water Reviews,	
	Utility Plan Review, Oversight and Closeout	
		\$9,781.35
	General Utilities	4,597.50
	General	470.00
	Park Funds/DNR Trust Fund	9,589.50
	Total	\$24,438.35
	(Recommend Approval)	

- c. **MTT Update (Receive and File)**
- d. **Consideration of changing the name of Ramsdell Street, west of Incohee Woods Drive, if extended, to Ramsdell Road (Recommend Approval)**
- e. **Consideration of amending the address and applicant name for High Tops TC, LLC, Resolution 2024-15-T-Amended (Recommend Approval)**

Board members removed item 3e from the consent calendar.

*Agostinelli moved and Schmuckal seconded to adopt the consent calendar as amended removing item 3e.*

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

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

- a. **Consideration of amending the address and applicant name for High Tops TC, LLC, Resolution 2024-15-T-Amended**

Board members discussed the matter and the options regarding the proposed nightclub and its liquor license

*Agostinelli moved and Barsheff seconded to approve amending the address and applicant name for High Tops TC, LLC, Resolution 2024-15-T-Amended.*

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

#### 5. **Correspondence (6:09)**

Correspondence from Parks and Rec Commission regarding their 2025 budget.

#### 6. **Reports**

- a. **County Commissioner's Report (6:10)**

County Commissioners Brad Jewett and Lauren Flynn reported that the BOC held a discussion regarding a septic ordinance for the county and an ad hoc committee was created to discuss the subject. A study session for the 2025 budget will be held and the mental health crisis center will be open by the end of the year. The BATA open house was held. There will be a joint meeting of stakeholders at the airport to discuss bonding for a future project. Maxwell Cameron will be a Community Development Coordinator for the city and Flynn described the position and what it entails.

**b. Sheriff's Report (6:17)**

Lieutenant Roy Raska reported on some of the deputies and various education they received. Car seat inspections were completed and he also touched on the status of various crimes in the county.

**c. GT Metro Fire Report (6:20)**

Fire Chief Paul Mackin reviewed statistics from September 2024 and added that there were 504 calls total and 353 of those were in Garfield Township. Fire Prevention Week has Metro busy with events in schools. Metro received a Fire House Subs Grant for a Lucas Chest Compression device and Metro is also budgeting for the replacement of three thermal imaging cameras. Mackin stated that the new Engine 11 has been delivered and will be in service in a few weeks.

**d. MMR Report (6:27)**

MMR Operations Manager Amy Fairchild stated that there were 323 calls in Garfield Township and there are many EMT students testing this week. MMR is still working on a headquarters building in the township.

**e. Planning Department Report for October 2024 (6:29)**

Planner John Sych submitted his report in writing and noted that High Tops is on the agenda for the next PC meeting as is findings of fact for French Manor and a minor amendment for the BATA development.

**f. Parks & Rec Report (6:30)**

The Parks & Rec Report was submitted in writing. Parks Steward Derek Morton added that they may get some quotes for pickleball courts at Silver Lake. He added that the Copper Ridge Trailhead will be out for bids soon. Old trash cans were taken out of the Boardman Valley Park and a new bench was added at Buffalo Ridge.

**g. Treasurer's Report (6:35)**

Macomber presented an ARPA status report and asked the board to think of projects that are ready to go.

**h. Clerk's Report (6:36)**

McManus submitted her report in writing and added that her office is busy with elections with 5000 ballots issued thus far.

**i. Supervisor's Report (6:37)**

Korn reported that the 9/11 memorial was very nice and a golf Fundraiser was held last week for PTSD veterans. Korn said he attended a Safe Routes to School meeting and announced that the western half of Logan's Landing has sold. He also attended the BATA open house and said that attorneys are talking about the water issue.

**7. Unfinished Business**

**a. Consideration of revising the Employment Agreement for the Township Manager (6:41)**

Vacation and personal time for the new Township manager was discussed. After discussion, the board decided to keep vacation time at two weeks.

*Duell moved and Agostinelli seconded to maintain the current Employment Agreement with two weeks paid vacation for the first year.*

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

**8. New Business**

**a. Public Hearing - Consideration of Zoning Ordinance R-3 District Amendment, Resolution 2024-25-T (6:58)**

Planner Sych said that the goal of the Master Plan is to offer a balance of housing choices and types. This amendment to the Zoning Ordinance would allow for certain types of dwellings by right in the R-3 zoning district. Triplexes, and Quadplexes would be allowed by right and a minimum lot size of 12,000 square feet for a triplex and 16,000 square feet for a quadplex would be allowed going forward. The definition of "dwelling, multiple family" would also be adjusted

Supervisor Korn opened the public hearing at 7:01pm. With no one wishing to speak, the public hearing was closed.

*Schmuckal moved and Agostinelli seconded that Resolution 2024-25-T adopting Amendment No. 41 to Ordinance No. 68, Garfield Township Zoning Ordinance, be adopted.*

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

**b. Consideration of bids for landscaping services at the Logan's Landing and Woodmere medians (7:02)**

Derek Morton explained the bids that were received and said that any work must be permitted by the road commission as well. Board members discussed the proposed landscaping and talked about maintenance of the medians. The board consensus pointed towards a blend of pavers and trees for the two medians.

*Schmuckal moved and Barsheff seconded to accept the bid from Premier Outdoors of Traverse City LLC bid in the amount of \$43,055.00 for Logan's Landing.*

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

*Schmuckal moved to allow a committee to work with Premiere on suggestions for the Woodmere median not to exceed \$60,000.00 which included sedum and pavers. Barsheff seconded the motion.*

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

**c. Consideration of adopting a new Township logo and official seal (7:23)**

Board members discussed the proposed seal and logos that were presented to the subcommittee who is working on a rebranding and website design for the township.

*Agostinelli moved and Schmuckal seconded to have the consultant come and present their ideas to the board.  
The motion was rescinded.*

Korn will ask the consultant to watch this meeting online and listen to the discussion among board members and possibly come up with a solution regarding logos and seals for the township.

Macomber asked to be removed from the subcommittee.

**9. Public Comment: (8:00)**

Joe McManus commented on the logo/seal and a Planning Commission opening that will be coming up soon.

Alisa Korn, representing the Grand Traverse County Road Commission stated that campaign signs are restricted from county road right of ways. She added that the road commission is budgeting for 2025 and that they are fully staffed and plow trucks are ready.

**10. Other Business (8:05)**

None

**11. Adjournment**

*Korn adjourned the meeting at 8:05pm.*



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





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

Business ID: \_\_\_\_\_

Request ID: \_\_\_\_\_

(For MLCC use only)

**Local Government Approval**  
(Authorized by MCL 436.1501)

**RESOLUTION 2024-15-T (AMENDED)**

**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 Charter Township of Garfield council/board  
(regular or special) (name of township, city, village)  
called to order by Supervisor Korn on October 8, 2024 at 6:00 pm  
(date) (time)  
the following resolution was offered:

Moved by Molly Agostinelli and supported by Chris Barsheff  
that the application from High Tops TC, LLC

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

for the following license(s): Class C Liquor License

(list specific licenses requested)

to be located at: 1214 W. South Airport Rd. 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: 7

Nays: 0

Absent: 0

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 October 8, 2024 (name of township, city, village)  
(regular or special) (date)

Lanie McManus

Print Name of Clerk

Signature of Clerk

10/9/2024

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  
Overnight packages: 2407 N. Grand River, Lansing, MI 48906  
Fax to: 517-763-0059

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

**ORDINANCE NO. 68 (Zoning Ordinance): AMENDMENT NO. 41**

**RESOLUTION #2024-25-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** the Garfield Township Board of Trustees, following the October 8, 2024 public hearing, finds that an amendment to the Charter Township of Garfield Zoning Ordinance is necessary to incorporate the following changes:

- **Section 201 – General Definitions**
  - Change the definition of “Dwelling, Multiple-Family” from three (3) to five (5) or more families
  - Add a definition for “Dwelling, Three-Family (Triplex)”
  - Add a definition for “Dwelling, Four-Family (Quadplex)”
- **Table 3-4 Use Chart**
  - Add the word “(Duplex)” to “Dwelling, Two-Family”
  - Add “Dwelling, Three-Family (Triplex)” as a use by right in R-3
  - Add “Dwelling, Four-Family (Quadplex)” as a use by right in R-3
- **Section 315 – R-3 (Multiple Family Residential)**
  - Add the word “(Duplex)” to “Dwelling, Two-Family”
  - Add “Dwelling, Three-Family (Triplex)” as a use by right
  - Add “Dwelling, Four-Family (Quadplex)” as a use by right
  - For Minimum Lot Area, add “Three-Family (Triplex): 12,000 sq. ft.” and “Four-Family (Quadplex): 16,000 sq. ft.”
  - For Minimum Lot Width, add “Three-Family (Triplex): 100 feet” and “Four-Family (Quadplex): 100 feet”
  - For Minimum Yard Setbacks (A), change side setbacks to “Each Side: 10 feet” and “Each Side (Multi-Family only): 20 feet”

**NOW, THEREFORE, THE CHARTER TOWNSHIP OF GARFIELD ORDAINS:**

**AMENDMENT NO. 41 TO GARFIELD TOWNSHIP ORDINANCE NO. 68 (Zoning Ordinance):**

- A. THAT **Section 201 Dwelling, Multiple-Family** BE REPEALED AND REPLACED in its entirety with the following language: Dwelling, Multiple-Family: A building, a portion thereof, or buildings containing five (5) or more dwelling units and designed for or occupied by five (5) or more families living independently

of each other.

- B. THAT **Section 201 Dwelling, Three-Family (Triplex)** BE ADDED in its entirety with the following language: Dwelling, Three-Family (Triplex): A building containing three (3) single-family dwelling units totally separated from each other by an un-pierced, above ground, wall or floor and occupied exclusively by three (3) families living independently of each other.
- C. THAT **Section 201 Dwelling, Four-Family (Quadplex)** BE ADDED in its entirety with the following language: Dwelling, Four-Family (Quadplex): A building containing four (4) single-family dwelling units totally separated from each other by an un-pierced, above ground, wall or floor and occupied exclusively by four (4) families living independently of each other.
- D. THAT **Table 3-4 Use Chart** BE REPEALED AND REPLACED in its entirety with the following language:





Use Name	R-1	R-2	R-3	R-R	R-M	C-L	C-O	C-G	C-H	C-P	I-G	I-L	A	P-R	Conditions
Financial Institution, with Drive-Through						SUP	SUP	SC	R	R					\$ 730
Financial Institution, without Drive-Through						R	R	R	R	R					
Game or Hunting Preserve, Commercial													SUP		
Gasoline Service Station						SUP		SC	SC		SUP	SUP			\$ 748
Golf Course or Country Club	SC	SC	SC	SC									SUP		\$ 749
Greenhouse, Commercial													SUP		
Home Industry													R		
Home Occupation	R	R	R	R									R		\$ 612
Hospital								R	R	R					
Hotel or Motel								SC	SC	R					\$ 750
Incinerator												SUP	SUP		
Indoor Entertainment Center								R	SC	R	R	R			\$ 751
Institutional Uses and Structures	SUP	SUP	SUP	SUP		SUP	SUP	SC	SUP		SUP	SUP	SUP		\$ 752
Junk Yard												SUP			\$ 753
Keeping of Chickens, Personal	SC	SC	SC	SC											\$ 754.A
Keeping of Farm Animals															
Keeping of Horses, Personal				SC									R		
Kennel								R			R		SC		\$ 754.B
Live-Work Unit							R			R	R	R	SUP		\$ 755
Livestock Auction Yard										R					
Lumber Processing and Sawmill											R	R	SUP		
Manufacturing, Heavy											R	R	SUP		\$ 756
Manufacturing, Light											R	R			
Marina						R		R							
Mechanical Amusement Arcade								R	R		SUP				
Medical Marihuana Cultivation Facility											SC	SC			\$ 757
Medical Marihuana Residential Cultivation	SC	SC	SC	SC									SC		\$ 758
Medical Office, Clinic						R	R	R	R	R					
Medical Office, Surgical Center							R	R	R	R					
Metal Plating, Buffering, and Polishing												SUP			
Mobile Home					R										
Mobile Home Park					SC										\$ 759
Mobile Home Subdivision					SC										
Mortuary or Funeral Home			SC			SUP		SC			SUP				\$ 760

Use Name	R-1	R-2	R-3	R-R	R-M	C-L	C-O	C-G	C-H	C-P	I-G	I-L	A	P-R	Conditions
Office						R	R	R	R	R	SUP	SUP			
Off-Site Parking						R	SC	R			SUP	SUP			
Open Space Preservation	SC	SC	SC	SC									SUP		\$ 428
Outdoor Entertainment Center, Major															\$ 761
Outdoor Entertainment Center, Minor															
Outdoor Sales, Major								R	SC		SUP				\$ 762.A
Outdoor Sales, Minor								SC	SC						\$ 762.B
Outdoor Sales, Temporary						SC		SC	SC						\$ 762.C
Outdoor Storage, Accessory Use	SC	SC	SC	SC											\$ 613.A (4)
Outdoor Storage, Primary Use											SC	SC			\$ 763
Park, Mini	R	R	R	R	R	R	R	R	R	R	R	R	R	R	
Park, Neighborhood	R	R	R	R							R	R	R	R	
Park, Community - Low Intensity														R	
Park, Community - High Intensity														SUP	
Passenger Terminal									R	R	R	R			\$ 764
Pet Grooming Establishment							R	R			R		R		
Pet Shop						SC		SC		R	SUP				\$ 765
Printing or Publishing Enterprise											R	R			
Processing Operation											SUP	SUP			
Professional Showroom							R								
Professional Studio							R	R		R	SUP				
Recreational Facility								R	SC	R	R	R			
Recreational Field Complex	SC	SC	SC	SC									SUP		\$ 766
Recycling Facility												SUP			
Rehabilitation Center							R								
Research and Design Facility							SC				SC	SC			\$ 767
Restaurant, with Drive-Through								SUP	R	R					\$ 768; \$ 730
Restaurant, without Drive-Through						SC		R	R	R					\$ 768
Retail Fabricator								SUP							\$ 769
Retail, Industrial Accessory											R	R			\$ 611
Retail, Industrial Primary											SUP				\$ 770
Retail, Low Volume						R		R	R	R					
Retail, Medium Volume								R	R	R					
Retail, High Volume								SUP	R	R					
Roadside Stand													R		
Sale of Prefabricated Structures															
Sand or Gravel Pit, Quarry								SUP				SUP	SUP		\$ 771

Use Name	R-1	R-2	R-3	R-R	R-M	C-L	C-O	C-G	C-H	C-P	I-G	I-L	A	P-R	Conditions
Service Establishment, Business						SC		R	R	R					\$ 772
Service Establishment, Personal						R	R	R	R	R					
Sexually Oriented Businesses								SC							\$ 640
Shopping Center, General								SUP							
Shopping Center, Local						SUP		SC							
Small Warehousing Establishment											R	R			
Solar Energy System, Accessory	R	R	R	R	R	R	R	R	R	R	R	R	R	R	\$ 773.A
Solar Energy System, Primary	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	\$ 773.B
Stormwater Containment, Non-Agricultural													SC		\$ 774
Swimming Pool, Private	SC	SC	SC	SC											\$ 776
Transportation Dispatch Center											R	R			
Truck or Rail Freight Terminal											SUP	SUP			
Vehicle Dealership, with Outdoor Sales								SC	SC		SUP				\$ 762
Vehicle Dealership, without Outdoor Sales								R	SC		SC				
Vehicle Service Center, Major								R	R		R	R			
Vehicle Service Center, Minor								R	R		SUP	SUP			
Veterinary Hospital						SC	SC	SC	R		R		SUP		
Warehouse or Distribution Center											R	R			
Warehouse or Distribution Center, Hazardous Materials												SUP			\$ 777
Waterfront Stairways and Landings	SC	SC	SC	SC											\$ 778
Wholesaler								SC			R	R			\$ 779
Wind Energy Conversion System						SUP		SUP			SUP	SUP	SUP		\$ 780
Wind Energy Conversion System, Personal	SUP	SUP	SUP	SUP	SUP								SC		\$ 781
Wireless Communication Facilities								SUP	SUP		SUP	SUP	SUP		\$ 792

E. THAT **Section 315 R-3** BE REPEALED AND REPLACED in its entirety with the following language:

### **SECTION 315 R-3 (MULTIPLE FAMILY RESIDENTIAL)**

**PURPOSE** – The R-3 (Multiple Family Residential) districts provide areas for medium to high density one and two family residential dwelling units mixed with a variety of multiple family residential dwelling types, including apartments and group housing, where adequate public facilities and services exist with capacity to serve such development. The districts are composed mainly of areas containing an existing mix of these dwelling types 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. The R-3 districts are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools, places of worship and parks that will promote a sense of community, urban vitality and the efficient provision of infrastructure. R-3 district regulations are designed to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development to preserve environmentally sensitive and natural land areas.

#### **A. USES PERMITTED BY RIGHT:**

- (1) Adult Foster Care, Family Home
- (2) Cemetery
- (3) Dwelling, Single Family
- (4) Dwelling, Two Family (Duplex)
- (5) Dwelling, Three-Family (Triplex)
- (6) Dwelling, Four-Family (Quadplex)
- (7) Essential Service Facility, Minor – § 737.A
- (8) Home Occupation
- (9) Park, Mini
- (10) Park, Neighborhood
- (11) Solar Energy System, Accessory – § 773.A

#### **B. USES PERMITTED BY SPECIAL CONDITIONS:**

- (1) Child Care, Family Home (<7) – § 718
- (2) Child Care, Small Group Home (7-12) – § 719
- (3) Golf Course or Country Club – § 749
- (4) Keeping of Chickens, Personal – § 754.A
- (5) Medical Marijuana Residential Cultivation – § 758
- (6) Mortuary or Funeral Home – § 760
- (7) Open Space Preservation – § 428
- (8) Outdoor Storage, Accessory Use – § 613.A (4)
- (9) Recreational Field Complex – § 766
- (10) Swimming Pool, Private – § 776
- (11) Waterfront Stairways and Landings – § 778

#### **C. USES PERMITTED BY SPECIAL USE PERMIT:**

- (1) Adult Foster Care, Small Group Home – § 708
- (2) Adult Foster Care, Large Group Home – § 709
- (3) Adult Foster Care Facility – § 710
- (4) Bed and Breakfast – § 713
- (5) Boarding Residence – § 714
- (6) Child Care Center – § 720
- (7) Dwelling, Multiple Family
- (8) Essential Service Facility, Major – § 737.B
- (9) Institutional Uses and Structures – § 752
- (10) Solar Energy System, Primary – § 773.B
- (11) Wind Energy Conversion System, Personal – § 781



**D. ADDITIONAL STANDARDS:**

- (1) Driveways for single family residences shall comply with § 511.
- (2) Completion. Any single-family dwelling, accessory building or addition thereto must be completed on the exterior surface with a suitable finishing material including painting or staining in the case of wood, within two (2) years from date of issuance of a land use permit or one (1) year from the date of occupancy whichever occurs last.
- (3) Uses permitted by Special Use Permit in the R-3 District shall provide a minimum of 300-square feet of open space per dwelling unit. Required open space shall be consolidated and contiguous to the greatest extent reasonably possible to provide usable park-like areas. Structures shall be adjoined by open space areas on at least one side.

**E. DIMENSIONAL STANDARDS:****Minimum Lot Area:**

- One-Family: 10,000 sq. ft.
- Two-Family (Duplex): 10,000 sq. ft.
- Three-Family (Triplex): 12,000 sq. ft.
- Four-Family (Quadplex): 16,000 sq. ft.
- Multi-Family: 4,000 sq. ft.  
per dwelling unit

**Maximum Building Height:**

- In Stories: 3 stories
- In Feet: 40 feet (See section 341)

**Minimum Yard Setbacks (A):**

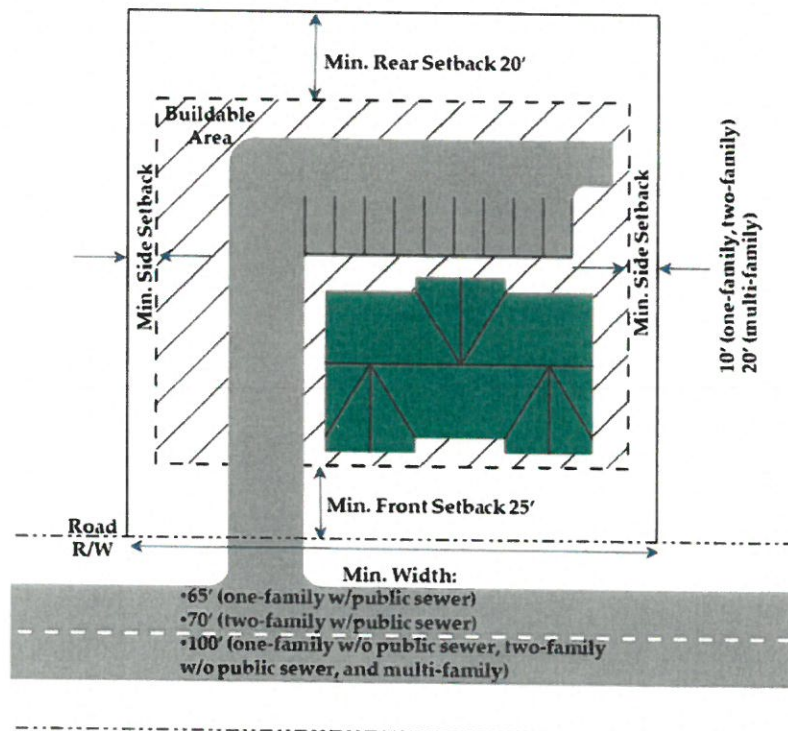
- Front: 25 feet
- Each Side: 10 feet
- Each Side (Multi-Family only): 20 feet
- Rear: 20 feet

**Minimum Lot Width:**

- 1- Family w/ Public Sewer: 65 feet
- 1- Family w/o Public Sewer: 100 feet
- 2-Family w/ Public Sewer: 70 feet
- 2-Family w/o Public Sewer: 100 feet
- Three-Family: 100 feet
- Four-Family: 100 feet
- Multi-Family: 100 feet

**Maximum Lot Coverage:** 35 %**Minimum Bldg. Cross Section:** 24 feet**Notes to Dimensional Standards:**

(A) Setbacks shall be measured from the furthest protruding point of structure.



\*Not to scale. To be used for illustrative purposes only\*

Moved: Denise Schmuckal

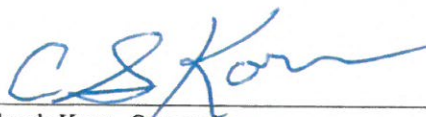
Supported: Molly Agostinelli

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

Nays: None

Absent and Excused: None

By:

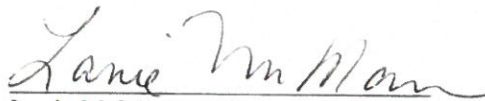
  
Chuck Korn, Supervisor  
Charter Township of Garfield

### 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 2024-25-T which was adopted by the Township Board of the Charter Township of Garfield on the 8th day of October 2024. Amendment No. 41 to Garfield Township Ordinance No. 68 (Zoning Ordinance) shall take effect upon the expiration of seven (7) days following publication.

Dated:

10-9-2024

  
Lanie McManus, Clerk  
Charter Township of Garfield

Introduced: August 27, 2024  
Adopted: October 8, 2024  
Published: October 13, 2024  
Effective: October 20, 2024