

CHARTER TOWNSHIP OF GARFIELD
TOWN BOARD MEETING
April 23, 2024

Clerk McManus called the Town Board Meeting to order at the Garfield Township Hall on April 23, 2024 at 6:00p.m.

Pledge of Allegiance

Roll Call of Board Members

Present: Molly Agostinelli, Chris Barsheff, Chloe Macomber, Lanie McManus and Denise Schmuckal

Absent and Excused: Steve Duell and Chuck Korn

Staff Present: Planning Director John Sych

Barsheff moved and Agostinelli seconded to elect Schmuckal chair for this meeting.

Yeas: Barsheff, Agostinelli, McManus, Macomber, Schmuckal

Nays: None

1. Public Comment (6:01)

None

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

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

Yeas: Agostinelli, Barsheff, Schmuckal, Macomber, McManus

Nays: None

3. Consent Calendar (6:02)

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 and 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 \$11,800.00
 (Recommend Approval)

c. Tax Collection Settlement History (Receive and File)

d. Consideration of donating \$5,000 to Boom-Boom Club for Independence Day Fireworks (Recommend Approval)

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

Yeas: Barsheff, Agostinelli, McManus, Macomber, Schmuckal

Nays: None

4. Items Removed from the Consent Calendar

None

5. Correspondence

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

6. Reports

a. MMR Report (6:04)

MMR Director Amy Fairchild reported on statistics and stated that the staffing model is working well thus far. New trainees will be ready this summer.

b. County Commissioner's Report (6:06)

County Commissioners Lauren Flynn and Brad Jewett reported that the city and airport have come to an agreement for the Blue Angels show during the Cherry Festival. The BOC directed staff to gain information for a new central dispatch center. Jewett stated that he has a personal item on the agenda this evening which in no way conflicts with his BOC business.

c. GT County Road Commissioner's Report (6:08)

Road Commission Board Member Alan Leman reported that the Blue Star SAD is underway and the Garfield/Potter Road project is on schedule for a June completion. Leman added that GTRC Engineer Wayne Schoonover announced his retirement and will be missed.

d. Treasurer's Report (6:10)

Macomber reviewed her report with board members and stated that CD rates were favorable.

7. Unfinished Business

a. Consideration of Resolution 2024-10-T, concurring with the Gauthier Redevelopment Brownfield Plan (6:11)

Applicant Will Bartlett stated that this project went to the Planning Commission for a conceptual review and has been revised to three buildings with 149 units instead of the originally proposed four buildings with 154 units. He addressed the Brownfield component and asked the board to adopt a resolution of concurrence

Agostinelli moved and Barsheff seconded to adopt Resolution 2024-10-T, concurring with the Gauthier Redevelopment Brownfield Plan

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

b. Consideration of Resolution 2024-09-T, adopting Township Trustee's salary (6:18)

McManus brought this item back to board members from a discussion at the last meeting regarding trustee's salaries and payments for meetings. Board members agreed with the new guidelines.

Barsheff moved and Agostinelli seconded to adopt Resolution 2024-09-T, adopting Township Trustee's salary.

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

8. New Business

a. Public Hearing – Consideration of Culver Meadows Senior Living Conditional Rezoning, Resolution 2024-08-T (6:21)

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. Schmuckal opened the public hearing at 6:24pm and with no one wishing to speak, closed the public hearing.

Barsheff moved and Macomber seconded 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.

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

Barsheff moved and Macomber seconded 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.

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

Barsheff moved and Macomber seconded 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.

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

9. Public Comment: (6:27)

Brad Jewett of NW Silver Lake Road thanked the board for approving the conditional rezoning on his property.

Jessica Brutzman announced her candidacy for Garfield Township Trustee.

10. Other Business (6:28)

Macomber announced a Branding Committee visioning session on April 30th at 4:30pm.

11. Adjournment

Barsheff moved to adjourn the meeting 6:31 pm.



Chuck Korn, Supervisor
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Lanie McManus, Clerk
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