



# Charter Township of Garfield

## Grand Traverse County

3848 VETERANS DRIVE  
TRAVERSE CITY, MICHIGAN 49684  
PH: (231) 941-1620 • FAX: (231) 941-1588  
<http://www.garfield-twp.com>

TO: Garfield Township Planning Commission  
FROM: Michael Green, Zoning Administrator  
RE: Chick Fil A (Approved per SUP #2021-01), Address: 2700 N US 31 SOUTH  
DATE: April 12, 2022

Dear Commission Members,

The purpose of this letter is to make you aware of site plan deficiencies that have come to our attention regarding the recently completed Chick-fil-A restaurant at the location referenced above, including but not limited to:

1. Frequent queuing of vehicles entering the drive-through and parking lot into the service drive along the south property line and to a lesser degree onto N. US 31 South. Section 730 of the Zoning Ordinance, as referenced in the project's Report and Decision Order, requires that all queuing be accommodated within the site exclusive of the development's access or service drives. Furthermore, Section 730.A(11) states that "the queuing of vehicles onto the traveled portion of a public roadway providing access to the business establishment such that queuing interferes to an extent with the free flow of traffic on the traveled portion of that roadway shall subject the Special Use Permit holder to enforcement action, including fines, injunctive relief and/or revocation of the Special Use Permit."
2. Establishment of an unpaved parking area located on property east of the property where Chick-Fil-A is located. This parking area is in violation of Section 551.D(1)(a) of the Zoning Ordinance, which requires that parking spaces be located on the lot occupied by the building in which that parking spaces are required and Section 551.E(2)(a), which requires that all parking areas be provided with a durable, smooth, and dustless surface. Examples of such surfacing include concrete, asphalt, pavers, or similar materials.

The Applicant was notified in writing by way of the attached letters mailed 3/24/2022 and 4/12/2022. Justin Lurk with Chick Fil A contacted me by phone call to acknowledge receipt of the 3/24/2022 letter and to promise follow-up action to correct the deficiencies. I sent the second letter as a reminder as I had not yet received any written follow-up from Chick Fil A.

If you have any questions, feel free to contact me at (231) 941-1620 or at [mgreen@garfield-twp.com](mailto:mgreen@garfield-twp.com).

Sincerely

Michael Green, Zoning Administrator  
Charter Township of Garfield

Attachments: 1) 3/24/2022 Letter of Information; 2) 4/12/2022 Violation Letter



05-479-001-00  
**Charter Township of Garfield**  
Grand Traverse County

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

<http://www.garfield-twp.com>

**INFORMATION LETTER**

03/24/2022

CHICK-FIL-A  
5200 BUFFINGTON ROAD  
ATLANTA, GA 30349

Permit Number: PZ2021-133; Permit Address: 2700 N US 31 SOUTH

Dear Applicant,

The purpose of this letter is to make you aware of site plan deficiencies that have come to our attention regarding the recently completed Chick-fil-A restaurant at the location referenced above, including but not limited to:

1. Frequent queuing of vehicles entering the drive-through and parking lot into the service drive along the south property line and to a lesser degree onto N. US 31 South. Section 730 of the Zoning Ordinance, as referenced in the project's Record and Decision Order, requires that all queuing be accommodated within the site exclusive of the development's access or service drives. Furthermore, Section 730.A(11) states that "the queuing of vehicles onto the traveled portion of a public roadway providing access to the business establishment such that queuing interferes to an extent with the free flow of traffic on the traveled portion of that roadway shall subject the Special Use Permit holder to enforcement action, including fines, injunctive relief and/or revocation of the Special Use Permit." *Report*
2. Establishment of an unpaved parking area located on property east of the property where Chick-Fil-A is located. This parking area is in violation of Section 551.D(1)(a) of the Zoning Ordinance, which requires that parking spaces be located on the lot occupied by the building in which that parking spaces are required and Section 551.E(2)(a), which requires that all parking areas be provided with a durable, smooth, and dustless surface. Examples of such surfacing include concrete, asphalt, pavers, or similar materials.

Thank you in advance for your attention to this matter. It is our desire to work with you to obtain voluntary compliance and avoid any further enforcement. If you have any questions, feel free to contact the Zoning Department at (231) 941-1620 or at [mgreen@garfield-twp.com](mailto:mgreen@garfield-twp.com).

Sincerely

Michael Green, Zoning Administrator  
Charter Township of Garfield

Cc: 2700 N US 31 LLC (Property Owner); Chris Ramsey (Franchisee owner/operator)



# Charter Township of Garfield

## Grand Traverse County

3848 VETERANS DRIVE  
TRAVERSE CITY, MICHIGAN 49684  
PH: (231) 941-1620 • FAX: (231) 941-1588  
<http://www.garfield-twp.com>

### VIOLATION LETTER

04/12/2022

CHICK-FIL-A  
5200 BUFFINGTON ROAD  
ATLANTA, GA 30349

Permit Number: PZ2021-133; Permit Address: 2700 N US 31 SOUTH

Dear Applicant,

The purpose of this letter is to remind you that the following deficiencies remain at the recently completed Chick-fil-A restaurant located at the address stated above, including but not limited to:

1. Frequent queuing of vehicles entering the drive-through and parking lot into the service drive along the south property line and to a lesser degree onto N. US 31 South. Section 730 of the Zoning Ordinance, as referenced in the project's Report and Decision Order, requires that all queuing be accommodated within the site exclusive of the development's access or service drives. Furthermore, Section 730.A(11) states that "the queuing of vehicles onto the traveled portion of a public roadway providing access to the business establishment such that queuing interferes to an extent with the free flow of traffic on the traveled portion of that roadway shall subject the Special Use Permit holder to enforcement action, including fines, injunctive relief and/or revocation of the Special Use Permit."
2. Establishment of an unpaved parking area located on property east of the property where Chick-Fil-A is located. This parking area is in violation of Section 551.D(1)(a) of the Zoning Ordinance, which requires that parking spaces be located on the lot occupied by the building in which that parking spaces are required and Section 551.E(2)(a), which requires that all parking areas be provided with a durable, smooth, and dustless surface. Examples of such surfacing include concrete, asphalt, pavers, or similar materials.

Please take action to correct the deficiencies identified above to avoid further enforcement. If you have any questions, feel free to contact the Zoning Department at (231) 941-1620 or at [mgreen@garfield-twp.com](mailto:mgreen@garfield-twp.com).

Sincerely

Michael Green, Zoning Administrator  
Charter Township of Garfield

Cc: 2700 N US 31 LLC (Property Owner); Chris Ramsey (Franchisee owner/operator)