



Charter Township of Garfield

Grand Traverse County

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

April 28, 2022

Ms. Nicole Graf
Alward, Fisher, Rice, Rowe, & Graf
202 E. State Street, Suite 100
Traverse City, MI 49684

**Re: Special Use Permit: 2021-01
Chick-fil-A Restaurant
Permit: PZ2021-133
Permit Address: 2700 N. US 31 South**

Dear Ms. Graf:

Based on continued observations of the above-referenced site since opening on March 3, 2022, the following concerns have been identified:

- Onsite vehicle circulation conflicts
- Excessive vehicle queuing, including queuing into US 31
- Insufficient employee and customer parking
- Existing temporary parking located off site, is not approved, and contributes to circulation problems. It was initially established as employee parking, but appears to accommodate both employee and customer parking
- Delays in making left turns onto US-31 has potential to create hazards for vehicles

The Township Zoning Administrator issued an Information Letter on March 24 and a subsequent Violation Letter on April 12.

We appreciate the opportunity to discuss these issues with the Chick-fil-A representatives on April 26 and to hear about the response to improve the situation. Your letter dated April 27 is very helpful in outlining the response, including continuous improvement of drive-through operations, addressing parking issues, and making site changes.

Since the meeting, we have conducted further review of the site conditions in accordance with the Zoning Ordinance and Report and Decision Order and have received direction from the Township Planning Commission regarding the Special Use Permit. We offer the following comments:

- According to the Zoning Ordinance, the site requires a minimum of 33 parking spaces and a maximum of 66 parking spaces. While the approved site plan provides 36 parking spaces, it is clear that the current parking lot does not adequately accommodate parking for both customers and employees.

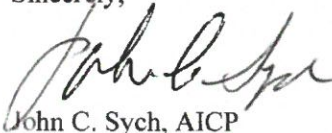
- The location of the temporary parking as currently configured may possibly be permitted per Zoning Ordinance, however it is not recommended – even as a temporary situation. The location of the temporary parking lot still creates circulation conflicts on the site. Furthermore, since the lot provides employee parking, we expect additional parking will be needed on a permanent basis.
- The Zoning Ordinance and the Report and Decision Order requires that all queuing be accommodated within the site exclusive of the development's access or service drives. While the queuing of vehicles onto the traveled portion of US-31 has been recognized and problematic, there is also considerable queuing of vehicles into the access drive along the south side of the site that creates vehicular conflicts and limits access east of the site for future development.

Based on the above comments, a major amendment to the Special Use Permit, including corrective adjustments of the site plan, is required. Its strongly encouraged that all options be explored and considered to improve the parking and circulation on the site. The Township Planning Commission is offering an expedited process for such amendment with an introduction at the May 11th meeting of the Planning Commission.

Furthermore, it is recommended that traffic control at the driveway entrance on US-31 be utilized on an as needed basis. Please note that fines may occur pursuant to the violation letter dated April 12, 2022.

Please feel free to contact us if you have any questions.

Sincerely,



John C. Sych, AICP
Planning Director
jsych@garfield-twp.com



Michael Green
Zoning Administrator
mgreen@garfield-twp.com

cc: Justin Lurk (via email)
Ashanti Hunt (via email)
Ben Creighton (via email)
Kate Subler (via email)
Brianna Kvackay (via email)

John Sych

From: Jeffrey Kane <jeffrey.kane@coupa.com>
Sent: Thursday, May 5, 2022 8:35 AM
To: John Sych
Subject: Curling in TC

Good Morning John-

The purpose of my email is express my strong support to have dedicated ice for the Traverse City curling club.

This is a great sport. I have been humbled by both its strategy and the skill it takes. I have played with and against men and women. Young and old. The mentally and physically disabled.

More and more of them would play, if we weren't restricted to a couple of hours during one season. This could be the center piece of our community and something that would draw tourists and events year around.

Thank you and have a great rest of the week.

Jeff Kane
7968 Center Road
Traverse City, MI 49686
312.961.1314

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Jeff Kane | Director of Sales
Coupa Software | (m) 312.961.1314

John Sych

From: Dustine Murphy <dustinedc@hotmail.com>
Sent: Thursday, May 5, 2022 11:39 AM
To: John Sych
Subject: I support Traverse City Curling Club

This is a letter to support Traverse City Curling Club and its bid to take over the old K-Mart at the corner of Garfield and South Airport. Our family has been part of the Traverse City Curling Club since 2008. This is a great group of people. Being with these people and curling has made my winters fly by. However, we really need a place to have dedicated ice for curling. The difference between curling on ice shared with hockey and figure skating vs. dedicated curling ice like the difference between putt-putt and regular golf. Also having a spot for the Traverse City Curling Club will open up more hours for curling. Currently the Traverse City Curling Club can only have the ice at Centre Ice after all hockey and ice skating are done for the day due to the thinner ice surface required for curling. This has meant that our two school age children have not been able to participate. Please help our dream of curling as a family and getting more youth involved in the sport of curling by approving the Traverse City Curling Club bid to take over the old K-Mart at the corner of Garfield and South Airport.

Sincerely,
Dustine Murphy

John Sych

From: Tyler Baer <tycambaer@gmail.com>
Sent: Thursday, May 5, 2022 12:46 PM
To: John Sych
Subject: Support for Traverse City Curling Club

Dear John Sych,

Writing to inform you of my overwhelming support for the Traverse City Curling Club (TCCC) and its proposed Cherryland Mall K-Mart property acquisition and development.

As a new resident of Traverse City and the Curling Club circa 2020, I have curling to thank for giving me a community in a time when making meeting or gathering with others was beyond difficult, and unfulfilling-ly virtual at best.

Through Curling, life in the great white north was no longer lonely. Each week, I looked forward to friendly faces and some healthy competition - a boost to my emotional, mental, and physical health. Who knew curling, though dorky, could be so good for you?

Just two weeks ago, I competed and volunteered in my first Bonspiel, an annual invitational event that brings curlers from far and wide together for a whole weekend. This was my first experience of dedicated ice and exposure to the broader community. It was an incredible time.

Having dedicated ice offers space for this community to expand its presence in my life and that of others be they curlers, tourists, or kiddos attending a birthday party. It's an opportunity to deepen the relationships with people I have come to care about, a chance to practice, compete, volunteer, and play more than once a week a few months a year after 8PM on a school night.

I emphatically urge you and the committee at large to support and approve the TCCC's request, as I know of no other community so dedicated, kind, and deserving.

Warmly,

Tyler Baer
(303) 525-6997
tycambaer@gmail.com

John Sych

From: Roger Smith <rlsmith6912@gmail.com>
Sent: Thursday, May 5, 2022 7:50 PM
To: John Sych
Subject: Traverse City Curling Club

Garfield Planners,

It's a simple answer for me as to why I fully support curling growth in NW Michigan: It's an easily accessible activity for a much-needed winter boost.

Between pickle ball and curling, I have new sports to "conquer " at an age (57) that might normally be relegated to golf and bowling. I've met a number of friends just like me, energized and enthusiastic about the growth of these sports.

Selfishly, the growth allows us more opportunity to play. Community in mind, we want to share curling with all who are interested, youth leagues to seniors.

Our projected growth to 500 members is well within reach. I've watched hundreds of new curlers get "the bug" but have no access to continue their curling careers because of our limited offerings at Centre Ice. We need a dedicated curling center to grow.

Thanks, Roger Smith

Sent from my iPhone

John Sych

From: Jodie Gobler <jgobler@gmail.com>
Sent: Thursday, May 5, 2022 9:38 PM
To: John Sych
Subject: Traverse City Curling Center

Dear Garfield Township Planning Commission:

I am writing to show my support of building a center for the Traverse City Curling Club.

I moved to northern Michigan a little over five years ago. After my first year here, I took a Learn to Curl Class and fell in love with the sport as well as the community. I love that ANYONE can curl. It is truly adaptive for any person/ability. It has provided me a healthy activity during the winter and has helped my physical and mental health.

I sincerely hope you give us an opportunity to purchase the old Kmart Building. This would allow us to grow our community. I live in Bellaire and commute to curl. I would be grateful for the center as it would allow us to curl more often and at more desirable times.

Thank you for your consideration,

Jodie Gobler
[Jgobler@gmail.com](mailto:jgobler@gmail.com)
320-250-2879

John Sych

From: Ben Blank <bmbblank.phone@gmail.com>
Sent: Friday, May 6, 2022 11:16 AM
To: John Sych
Subject: In support of the Traverse City Curling Club

Similar to crossfit, how do you know someone is into curling? Don't worry, they'll be sure to tell you. I started curling when the curling club opened more than 8 years ago when a coworker asked if anybody was interested. We formed a team of coworkers and gave it a shot. Now, more than 8 years later, and despite the business closing down, we continue to curl together as a team of great friends (in fact, we did very well at the latest Cherry Bombspiel curling tournament). I've curled with many of the other members of the club and, win or lose, always had a good time. The worst day curling is still better than the best day at work.

Yesterday my 5 y/o son mentioned that soon he would be curling with me. While it may not be as soon as he thinks, I am really looking forward to getting my daughter and son throwing stones at houses. In the current state of the curling club - renting ice time from Centre Ice - it is impossible to curl with my kids. Using ice normally reserved for hockey and skating, the only curling time available is late at night. It is hard enough getting myself home at a reasonable enough hour that I'll be able to get myself up for work the next day; I can't subject my kids to the same abuse. With dedicated curling ice there will be reasonable times available all days of the week. Times that I can bring my family. Times that I can make it home before midnight. Times that I can stick around, have a drink or meal and socialize with other members of the community.

Unfortunately, I do not live in Traverse City. I travel roughly 45 minutes to the ice every curling night and 45 minutes home after we're done. I will continue to travel as long as the club offers curling. I will surely be more pleased to travel that distance for dedicated ice and I know many others who feel the same way.

I wouldn't blame you if you've only skimmed over this letter. I tend to get long-winded. Let me spell this out, though. My wife, while she enjoys watching me curl, does not curl herself. If I were to bring my family into Traverse City to curl, she would have nothing to do except enjoy the town's OTHER amenities. More availability to curl, more shopping. More patronage for the local restaurants and breweries. More out of town money being spent IN town.

Thank you for your time and, while I am not a citizen of Garfield Township, I hope you consider the points I have raised.

Thank you
Ben Blank

Traverse City Curling Club member
2nd of curling team Retooled

May 6, 2022

Dear Mr. Sych and Members of the Garfield Township Planning Commission;

As Garfield Township residents, we encourage the Planning Commission to move forward with the request of the Traverse City Curling Club to gain permits and approval for a dedicated ice venue to house the TC Curling Club.

Curling builds community and camaraderie.

Curling allows participation for all ages.

Curling provides accessibility for all participants.

Curling is active and fun!

Thank you for your consideration.
John (Jack) and Verl Hudson
Chelsea Park 2

John Sych

From: Don Piche <juliesbesthubby@gmail.com>
Sent: Saturday, May 7, 2022 8:55 AM
To: John Sych
Subject: Traverse City Curling Club

To: The Garfield Township Planning Commission

RE: The TC CURLING CLUB

First let me thank you for your service to the township and the Grand Traverse county at large. I can only imagine the difficulty in the decisions that you are charged with making in both unparalleled times of growth, a pandemic fallout and a sensitivity to the character of our community and resources.

In 2014, I met with the former Executive Director of Centre ICE, Terry Marchand, to discuss the idea of trying curling in TC. I knew little about the game, but inspired by the increasing coverage during the Olympics, a sense that the game didn't seem to require too much physical skill with accessibility to a large population, and several conversations with clubs from around the state, I was able to convince Mr. Marchand into opening a Saturday of ice time for a curling "demo day", affectionately called "You Wanna Be a Rockstar?". Over 500 people showed up on April 24, 2014...and the TC Curling Club was born.

I won't repeat a bunch of numbers about our growth and limitations of capacity at Centre ICE. What I'd like to share with your board is the community that- unbeknownst to me- makes curling the fastest growing winter Olympic sport in the USA. I have participated in hockey, baseball, soccer, golf as a player- growing up in TC, as a coach and as a fan. All these recreational activities are great, until high school ends....and they stop, for the most part. Curling has an entirely different lifespan. Curlers keep on curling. They don't age out. There are adaptations for folks in wheelchairs, those who have limited mobility. There are modifications for kids. This creates a game, and in our case a club, that is multi-generational. I have found very few activities where young and old can play the same game, on the same "playing field", where age does not impact the quality of play. The best part of this game is the endearing sense of community it has provided. The reality is, no one really knows this game. It's an imported game. Everyone is learning this game together, and it's in that learning process that amazing friendships are formed- across generation lines. This phenomenon has been an amazing byproduct of our club formation, and is happening all around our country where new clubs are growing. Having young and old, able and disabled, play together is rare, and builds the kind of community, tolerance and respect that we would love to see grow in our community.

Our limitations are simple. We need more space and quality ice time to grow. The proposal you have been asked to consider will make available this amazing game, and community, to hundreds more residents, students and seniors, physical education opportunities and in time high school/college teams. Most importantly, our club has shown that through this game, we can connect the people of Traverse City and beyond to a community that is passionate about an ancient game built on traditions, respect, decency, honesty and integrity. There may never have been a time where this is more important in our city and in our country.

As a Founder of the TC Curling Club, I have worked countless hours over the last 8 years to get to this point. I urge you to support our plan and join us in creating an environment where healthy relationships can be born and nurtured for years to come.

In the Spirit of the Game,

Dr Don Piche
Founder, Traverse City Curling Club
231.218.3076

John Sych

From: Mike Schaeffer <mk.schaeffer@yahoo.com>
Sent: Saturday, May 7, 2022 11:07 AM
To: John Sych
Subject: Traverse City Curling Center

Dear Garfield Township Planning Commissioners:

As a member of the Traverse City Curling Club, I would like to express my strong support for the renovation of the Cherryland Mall K-Mart property to house the new Traverse City Curling Center.

Curling is an up and coming sport. It has been inspired by Team USA's gold medal at the 2018 Olympics which also led to increased interest in the sport demonstrated by considerable TV coverage of curling in the recent Olympics.

The Traverse City Curling Club is growing and is thriving in the local community. In eight years of existence, we have grown to over 110 members with club visibility increasing through membership, member's community involvement, and community interest in the sport. The club attracts members from all age groups and walks of life and is focused on getting active through a sport that supports participation of all skill levels.

The Traverse City Curling Club presently uses the facility at Centre Ice. This facility is used mostly for hockey so that our curling time is and normally only available Wednesday and Thursday nights from 8:30-10:30 pm. For many people, this is not a convenient time. Also, "hockey ice" and "curling ice" have differing preparation requirements so that it is difficult to obtain optimal conditions for both sports on the same ice surface.

By moving into a dedicated curling facility, we can have much more available ice time and schedule events at more reasonable times as well as having much better ice conditions. This will most likely increase our club's membership by making the sport more available to everyone. Also, by moving into the old K Mart, we can bring a large empty building back to life.

We urge your support for the new curling facility in Garfield Township.

Mike Schaeffer

John Sych

From: Ellie Hudson <elliehmm@gmail.com>
Sent: Monday, May 9, 2022 8:59 AM
To: John Sych
Subject: Support for Curling

Dear Garfield Township Planning Commission,

Thank you so much for considering the interest from Traverse City Curling Club (TCCC) to establish a dedicated curling facility in Garfield Township.

TCCC has meant so much to me and my husband since we joined and started curling in 2015. We have thoroughly enjoyed having a weeknight activity in the fall and especially wintertime that helps us stay active and breaks up the long winter weeks.

I am part of an all-female team called Curl Power, and although we are in our 30s and 40s, when we started we were considered one of the "young" teams. It has been a joy to make many friends in their 50s, 60s, and 70s as well as some people our own age. Without the club, my friend group would be exclusively people like me - professional women raising a family in TC. It's helpful to learn and curl with people who have grown up here and people who come from different backgrounds.

My husband's team is one of the most competitive teams in the league. They have worked hard to learn techniques and strategies to keep improving, but they are at a level where this is getting difficult to do on "arena ice." Centre Ice arena is a hospitable home, but I am ready to curl before 8-11 PM!

Please consider our request to bring a thriving, inclusive sport to Garfield Township and expand our offerings to the community. It is a sport that can be done forever by any age or ability.

Best,
Ellie Hudson
TCCC Member since 2015
TCCC Board Member 2016-2019

John Sych

From: Valerie Kirn-Duensing <vkduensing@gmail.com>
Sent: Monday, May 9, 2022 10:08 AM
To: John Sych
Subject: SUPPORT for TC Curling Club at Cherryland

Mr. Sych,

I have been involved with the TC Curling Club since 2014 when Don Piche organized the very first event. Since then, I have curled, visited other curling facilities, and even got my daughter involved in curling in Minneapolis where she now lives (and curls weekly!). It is a wonderful sport that involves ethics, camaraderie, a code of honor, and high level of sportsmanship. If I had to summarize who curlers are, I would say on the whole they are some of your best citizens! These are the people who volunteer for committees. These are the people who show up to help. These are the people who laugh and know how to build community. I have never, not once, had a bad experience when meeting new curling folks around the Midwest.

I whole-heartedly support the TC Curling Club's action to build a new "community" at the former Cherryland Mall K-Mart. In fact, I have pledged my own money to help make this happen. This development will be a boon to the neighborhood and, in fact, all of Traverse City once the operation is up and running. You will not meet a more dedicated group of people.

Please support our efforts!

Valerie Kirn-Duensing
Former board member TCCC