


Copper Ridge PUD Major Amendment

SUP-2000-08-0

Public Comment

TO: Charter Township of Garfield Planning Commission Members

FROM: Suzanne Murphy 
4276 Eagle Vale
Traverse City, MI 49684

DATE: December 11, 2024

RE: Concerns and Considerations Related to SUP Major Amendment to PUD submitted by Copper Ridge, LLC.

I am very concerned about the future impacts to the Eagles View Condominium Association if the Garfield Charter Township Planning Commission and the Garfield Charter Township Elected Board allows changes and/or expansions that are being requested by the Copper Ridge, LLC.

Some of my concerns include, but are not limited to the following:

- 1) Increase in traffic; increase in vehicle accidents because currently many people who visit offices ignore posted stop signs. (I have requested that Copper Ridge add a sign under the stop sign(s) that says, "Incoming vehicles do not stop". To date, it has not happened.
- 2) What additional commercial businesses will be added? What if these businesses are not successful? Lease length? Will the building(s) become an eye sore and possibility for vandalism?
- 3) With increased traffic and the wear and tear on the blacktop, is the Eagles View Condominium Association going to be charged by Copper Ridge, LLC a percentage to resurface the road(s)?
- 4) If newcomers are flight nurses, doctors, staff, etc., will they need the use of a BETA bus? How often (24-7) will that BETA bus circle the office buildings? And circle the proposed new living spaces?
- 5) Are "High Rise" apartment buildings being considered? If so, how many stories high? What will the rent be based upon – current market value? Will they be leased on VRBO sites so that anyone can rent them, not just medical staff and families of patients? What type of living building(s) is proposed – brick? mobile homes? Pre-fab? Etc.?
- 6) What is the value to the residents of Eagle Ridge owners? Will my home's value/assessment decrease because of the changes to the business development? I moved to this development because the property and businesses were established, and inclusions known. This change is not fair to Eagles View Condominium owners.
- 7) Voting on each part of the request from Copper Ridge, LLC needs to be taken, not a "blanket" OK for the whole plan.
- 8) Traffic concerns – more vehicles = more hours per day = more accidents.
- 9) Safety issues – biking and skateboarding/rollerblading, etc. may cause accidents due to the hilly topography. Expanding population into apartments/condos may create more safety calls to the police departments.
- 10) If Copper Ridge, LLC can't fill up their current office buildings, why should they ask to erect more buildings?

From: Steve Hannon
Sent: Wednesday, December 11, 2024 4:39 PM
To: Karen Leaver
Subject: FW: Copper ridge PUD proposal

Hello Karen,

Can you please place a copy of the email below on the PC members' desks as correspondence?

Thanks,

Stephen Hannon, AICP
Deputy Planning Director
Charter Township of Garfield

3848 Veterans Drive
Traverse City, MI 49684
shannon@garfield-twp.com
(231) 225-3156

From: Kendra Mac <kendramac96@gmail.com>
Sent: Wednesday, December 11, 2024 4:00 PM
To: Steve Hannon <shannon@garfieldmi.gov>
Subject: Re: Copper ridge PUD proposal

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Steve and other this may concern,

I am writing this email to express opposition in the proposed Special Use Permit for Copper Ridge LL/ Copper Ridge Planned Unit Development.

My primary concern is the long term affects of the changes being requested. The increase in traffic is certainly something to consider. I currently work at Copper Ridge Surgery Center and the amount of throughput that this development sees each day is growing. Thirlby Clinic is moving to Copper Ridge in February of 2025 we are going to see an increase of traffic due to more patients coming through each day for appointments. Cars frequently run stop signs, pull out in front of people, and speed through the Copper ridge development. I see this on a daily occurrence with my short commute to work. Every week someone pulls out in front of me causing me to hit the brakes despite going the recommended speed limit. The windiness of the established roads creates blind spots and makes it hard to elderly to drive in this area. I am concerned that adding more traffic with commercial and office space is going to cause a strain on the current flow and make the development less safe for those traveling on foot. I frequently take walks to the State hospital grounds and down to the Garden and I have to be extra careful at the stop signs due to many drivers not paying attention. I also have to be cautious at the light as there is no side walk to connect back into the development until you reach the Physical therapy center.

Another issue is the safety of the residences that currently reside in the Copper Ridge Community. Increasing traffic is going to make the surround residential areas less safe and also increase the peripheral noise that already exists with current businesses and traffic. I believe a traffic

study of this area would be greatly beneficial to understand the throughput and the necessary changes that would need to be made with the development of more commercial/office space buildings. I also think the posting of speed limit signs would be necessary.

Another issue to consider is the noise. This 70 acre development was not structured to accommodate so many buildings and the noise travels fast and loudly through the Copper Ridge Development. This change would disrupt the current residential character and make the development feel less like a community and more like a commercial enterprise.

Lastly, Traverse city needs housing especially for the elderly. Having a development so close to medical access is vital to the elderly population. With the close dr offices, surgery center, and hospital the housing provided to the senior living will allow them to make appointment easier and receive access to services in a timely manner.

Thank you for reading my concerns and thought to this. Attached is the beautiful copper ridge site from years ago.



-Kendra Mac

On Dec 11, 2024, at 1:53 PM, Steve Hannon <shannon@garfieldmi.gov> wrote:

Hello Kendra,

Thanks for your question. I attached their site plan to this email, which they had included with their application. The proposal concerns 4 building sites in the development. The closest one to Tribeca Court is the site next door on City View Drive, but nothing different is proposed for anything on Tribeca Court.

Let me know if you have any other questions.

Thanks,

Stephen Hannon, AICP
Deputy Planning Director
Charter Township of Garfield

3848 Veterans Drive
Traverse City, MI 49684
shannon@garfield-twp.com
(231) 225-3156

From: Kendra Mac <kendramac96@gmail.com>
Sent: Wednesday, December 11, 2024 12:52 PM
To: Steve Hannon <shannon@garfieldmi.gov>
Subject: Copper ridge PUD proposal

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Stephen,

Is the proposal for copper ridge going to affect the zoning for tribeca ct? I'm trying to get more clarification on this. The letter sent to me highlights all of copper ridge and I just want to make sure I understand what areas are being affected. Thank you!

<image001.jpg>

<Copper Ridge PUD Major Amendment Site Plan 2024-10-10.pdf>

From: Steve Hannon
Sent: Wednesday, December 11, 2024 5:05 PM
To: Karen Leaver
Subject: FW: Copper Ridge PUD Amendment

We received another comment, can you please also make copies of this one for the PC members' desks?

Thanks,

Stephen Hannon, AICP
Deputy Planning Director
Charter Township of Garfield

3848 Veterans Drive
Traverse City, MI 49684
shannon@garfield-twp.com
(231) 225-3156

From: Lauren Rippentrop <laurenripp@gmail.com>
Sent: Wednesday, December 11, 2024 4:47 PM
To: Steve Hannon <shannon@garfieldmi.gov>
Subject: Copper Ridge PUD Amendment

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Hi Shannon -

My name is Lauren Rippentrop and I am an owner and resident of the Copper Ridge condo association. I am writing to you with my opposition on amending the planned use of the undeveloped parcels in our community.

If the amendment were to pass making the undeveloped land to be used for commercial purposes rather than solely residential use that this will severely impact our community. There are always so many children riding bikes and playing with each other in the common areas that this would cause an unsafe environment for them if there were to be more car traffic as drivers would be passing by the homes. This also pertains to the children's day care center in which would be affected by traffic as well.

I also believe if there were to be more commercial buildings mixed into the residential parcels that this would cause home values to decrease, creating a lot of unhappy homeowners in the association. Let alone make it a lot more unsafe not only for children playing, but people walking their dogs and the potential for higher theft rates and other criminal activities to occur.

Thank you for considering my opinion on the matter.

Lauren Rippentrop

From: Mark Plotzke <markplotzke@gmail.com>
Sent: Wednesday, December 11, 2024 5:25 PM
To: John Sych; Steve Hannon
Cc: Mark Plotzke
Subject: PUD revision request for Copper Ridge

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John and Stephen,

My name is Mark Plotzke & I just found out that we can email our concerns regarding the PUD revision request for Copper Ridge that will be discussed tonight (11-DEC-2024) at the Planning Commission meeting.

Unfortunately I am unable to attend; however, I am expressing my objections and concerns.

First and foremost, I am against changing the PUD revision request. I bought my house in Eagle View with the existing zoning in this HOA "subdivision" and the surrounding property.

I do not want the planning commission to allow more residential, especially apartments and the increase in potential transient non permanent residents in the surrounding areas.

I think changing the PUD would invite more flux, increase traffic at the limited 2 entrances-exits, and have a negative impact on the property values, all which were not part of the original scope and scheme. Consequently, there are safety concerns with regard to the increase in traffic.

Further, another concern is the potential for a low rent complex, group homes, or other less than desirable purposes.

If, the Planning Commission decides to move forward and grant this PUD Revision, will this be a permanent change? And what restrictions will the Planning Commission impose?

Please advise the outcome, the next steps, and if any feedback is allowed after tonight's meeting.

Thank you,
Mark Plotzke
Eagle View Homeowner

From: kathy bowers <kabowers24@yahoo.com>
Sent: Thursday, December 12, 2024 1:18 PM
To: John Sych; Steve Hannon
Subject: PUD Copper Ridge

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Dear John and Steve,

My name is Kathy Bowers and I am a resident in the Eagle View Condominium Association. I am writing to let you know that I am not in favor of the revision of the PUD for Copper Ridge.

While I understand the need for increased affordable housing in Traverse City I believe that this project would have a detrimental impact on our community.

First, the proposed project is just too large for our area. The increase in population density would put a strain on our community, leading to traffic congestion, noise pollution and increases in the already present strain on our public services. Also, this project if it proposes new building structures would result in significant environmental damage destroying natural habitats, and putting wildlife at risk.

Second, the type of housing proposed is quite simply not in keeping with the character of our neighborhood. I believe it would also alter the aesthetic of our area replacing the greenery and open space if large high density complexes are to be built. This change could bring in large numbers of low income residents. By adding more commercial space this would create an influx of people utilizing the services of the commercial buildings. This could ultimately bring increased crime rates and other negative social effects to our community.

Third, I am extremely concerned about the impact this project would have on property values in the surrounding area. For all of the reasons stated above these factors could result in a decrease in property values. This could make it difficult for the current residents to sell their homes and move elsewhere because of the proposed unwanted changes to their community.

Finally, I strongly urge you to reconsider these proposed revisions to the Copper Ridge PUD. I believe this is not the right fit for our neighborhood. I thank you for your attention to this matter.

Sincerely,
Kathy A. Bowers

[Sent from Yahoo Mail for iPhone](#)

From: Joe Fifer <jfifer126@gmail.com>
Sent: Monday, December 16, 2024 8:13 AM
To: John Sych; Steve Hannon
Subject: Copper Ridge PUD revision

Caution! This message was sent from outside your organization.

Mr. Sych and Mr. Hannon,

My name is Joe Fifer, and my wife and I own a home in Copper Ridge, 4154 Aquila. It has come to my attention that there is consideration being given to revise the existing PUD to allow for either high density (apartment) housing and/or commercial use for a tract of land at or near the entrance to our neighborhood. Please consider this note as one of opposition to a PUD revision of this nature. If it goes forward, either high density or more commercial development would simply over tax what is already tight and periodically backed up entry/exit to our neighborhood, especially considering that there are two lights in close proximity to each other on Silver Lake Dr (Barnes Rd and Copper Ridge Dr). I do not think a PUD revision is appropriate and would encourage you to deny it.

Joe Fifer
4154 Aquila Ct.

December 18, 2024

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

RE: Cooper Ridge Planned Unit major amendment

The following are our concerns and questions related to the proposed amendment of the Copper Ridge Planned Unit Development:

1. Of the four unbuilt locations being requested to change the amendment with primary focus to change to residential, what are the breakdowns for each parcel utilizations (i.e. how many of the four locations will be designated for residential building.
2. If residential apartment buildings are anticipated, the following are concerns/questions:
 - height of buildings above grade
 - of the four locations, how many will have below grade parking
 - will the rental units have a predetermined occupancy timeframe; minimum stay such as 6 months, one year, monthly, etc.; high frequency turnover occupancy is a concern related to safety in area;
 - noise level of additional traffic a concern to the local home owners
 - Impact concerns related to increased traffic are decreased property values to home owners; safety with increased traffic; and change in character of Eagles View subdivision
3. Again, of the four remaining unbuilt locations, how many are estimated to be residential and number of units and number of residents per each location; also, will the rent per unit comparable to the average rental unit in the area
4. Are the architectural exterior designs going to be consistent with existing buildings in Copper Ridge
5. Are there any benefits to the Eagles View subdivision?
6. Would a traffic light have to be installed at the Sky View and Barnes intersection
7. Will the existing Copper Ridge buildings stay office and commercial or could they be converted to residential with the proposed amendment; could existing office/residential buildings then be converted to residential and if so, that further increases the above concerns and would not appear consistent for what the initial PUD was intended as.

Best regards,



Bill and Jean Allgaier
4197 Eagles View
Traverse City, MI 49684

From: Lynette LaFave <lynettelafave@yahoo.com>
Sent: Wednesday, December 18, 2024 1:29 PM
To: John Sych; Steve Hannon
Subject: Coppor Ridge

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We have been residents of this community since 2012. We are strongly opposed to the suggested changes to Copper Ridge.

Traffic is already an issue in this congested area of health care, businesses and residential housing. Add mail and delivery services to that mix.

Most people in this community are retired senior citizens. Safety is of great concern. We have heard of possible low income housing or a drug rehab center raising concerns of lowered property values and personal and property safety.

Please take our concerns into consideration.

Randy Mikolowski and Lynette LaFave
474 Aquila Ct

From: Mark Deponio <mdeponio@me.com>
Sent: Thursday, January 2, 2025 11:37 AM
To: John Sych
Cc: Jan Freeman; Gary Long; thomas alferi; Terry Husby; Paul Bandrowski; Margaret Podworski; deponiod@gmail.com
Subject: Request that Garfield Township deny the developers request to rezone Copper Ridge parcel

Caution! This message was sent from outside your organization.

Dear John,

I am a long time resident of Garfield Township. I want to compliment the leadership of the township over the past 10 years or more for what I believe to be a sustained pattern of good decisions regarding development in the township. In my opinion the township has benefited greatly from said decisions.

I'd like to contribute some perspective toward making yet one more good planning/development decision. I live in the residential portion of the Copper Ridge development, and I have recently become aware of the request for rezoning of the 4 remaining parcels in the non-residential portion of Copper Ridge.

This letter focuses on one aspect of the requested rezoning, the apparent desire of the Copper Ridge developers to shoehorn a hotel on land next to the church on Meadowview Drive. I can certainly understand why the developers apparently want to put a hotel there. If I were an out of town resident, I'd certainly rather stay in a hotel in a quiet higher end residential neighborhood than the other hotels that are located in places that are not residential neighborhoods. This idea is terrible for the adjacent residential property owners and residents, but great for the developers and out of town owners. Hotels fit much better along US31 or downtown. Perhaps we could place a hotel in the middle of Silver Farms or Stoneridge or maybe right in the middle of Slabtown or the many similar places people choose to live precisely because they are quiet residential neighborhoods.

I personally know some of the Copper Ridge developers and respect them. In this case, I'm extremely disappointed that their profit motive is apparently driving them to try to do something that is really inappropriate and highly contrary to the interests of quiet enjoyment and optimization of property values of the people who have already purchased property from them.

I strongly urge Garfield Township to deny this rezoning request. If a petition of the residential property owners in Eagles View would be helpful to facilitate said denial, please let me know and I'll be more than happy to get it for you. Please let me know if that would be helpful to convince the township to deny. Also please acknowledge receipt and review of this letter.

Thank you for your attention to this matter.

Mark Deponio
4238 Eagle View
Traverse City, MI 49684
231-590-7714

From: Janice Freeman <janfreeeaglevaleboard@gmail.com>
Sent: Saturday, January 4, 2025 9:05 PM
To: John Sych
Subject: Fwd: Copper Ridge PUD Amendment Request

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Jan Freeman
Cell 715 271 9601

Begin forwarded message:

From: Suzanne Murphy <sumur730@aol.com>
Date: January 4, 2025 at 8:38:29 PM EST
To: Janice Freeman <janfreeeaglevaleboard@gmail.com>
Subject: Re: Copper Ridge PUD Amendment Request

Well-said, Jan. Thanks for your letter. Copper Ridge Dev. is just pushing this too quickly.
Sent from my iPhone

On Jan 4, 2025, at 7:43 PM, Janice Freeman <janfreeeaglevaleboard@gmail.com>
wrote:

January 2, 2025

Garfield Township Planning Commission Members
C/O Mr. John Sych, AICP
Planning Director
Garfield Township, Michigan
Mr. Stephen Hannon, AICP
Deputy Planning Director
Garfield Township, Michigan

Dear Planning Committee Members, Mr. John Sych and Mr. Stephen Hannon

I write to you to express concerns regarding the changes being requested by Copper Ridge to amend the current PUD to allow residential building on sites on this property.

I urge you to reject this request until more due diligence is obtained including information below and that this information is discussed with the Township Planning staff, community residents and planning commission members . If any specific agreements with these and other criteria is made that they are included in writing to the proposed amendments to the PUD prior to approval.

Criteria to be reviewed on each individual request should include but not be limited to the height of each building, the impact on the unique environment of the area, the specific usage of each building, the impact on the traffic flow in and around the Silver Lake and Barnes Road ingresses/egresses, the impact of traffic flow in the entire development, the light pollution resulting from these changes, and the security of the entire area.

Eagle View is an area of family homes. Most of these homes are owned by retirees and mature adults. The potential of having apartment buildings and potentially a hotel close to these areas of fine residential homes is concerning and should not be allowed. The neighborhood has a culture of walkers. Both the

residents and employees of businesses in the development utilize the area for walking. Increase motor vehicle traffic on the narrow curvy roads and potential increase of skateboarding in the area is a very real potential safety hazard for all.

With much respect for the Copper Ridge managers I believe that this plan will negatively impact the neighbors in the area and we have not had the opportunity to discuss this in depth with the Copper Ridge managers, Copper Ridge staff or Township staff.

I have reached out to the developer to have a meeting with the Association. The developer has not responded and I am told this week that she has been traveling over the holidays which is understandable.

In addition, specifics in the current PUD were requested by the Planning Commission members and the Home Owners Association and these have not been obtained at this time either from the Developer and/or management agency.

Please recommend to the Board that this request is denied until information is obtained and good faith discussions have taken place.

Thank you for your time and work on making Garfield Township a better place for all of us to live.

Respectfully,

Jan Freeman
4284 Eagle Vale
Traverse City, Michigan 49684

Jan Freeman
Cell 715 271 9601

changes to the reproductive system, memory deficits, and impacts to the nervous system.

Jul 16, 2023

 Environmental Health Trust
<https://ehtrust.org/health-effects-of-cell-towers-near-ho...>

Health Effects of Cell Towers Near Homes and Schools

 About featured snippets •  Feedback

People also ask :

Is it unhealthy to live close to a cell tower?

Some people have expressed concern that living, working, or going to school near a cell phone tower might increase the risk of cancer or other health problems. At this time, there isn't a lot of evidence to support this idea.

 American Cancer Society
[https://www.cancer.org/.../Radiation Exposure](https://www.cancer.org/.../Radiation%20Exposure)

Do Cell Phone Towers Cause Cancer?

Do cell phone towers affect health?

What are the disadvantages of a cell phone tower?

How far should you stay away from cell phone towers?

The distance needed to reduce exposures down to the General Public Precautionary Level of 100 microwatts per meter squared ($\mu\text{W}/\text{m}^2$) is often around a quarter of a mile (1320 feet or 400 meters) or more. Thus, if you find mobile towers located a minimum of 400 meters (0.24 miles) away, you are most likely safe. Nov 14, 2022

 Radia Smart
<https://radiasmart.com/blogs/latest-blog/what-is-the-...>

What is the Safe Distance From Cell Towers? - Radia Smart

How far should your house be from cell tower?

To be sure that you are reducing the exposure levels to 0.5 milligauss (mG) or less, a safety distance of 700 feet may be needed. It could be much less, but sometimes more.

 EMF Center
<https://emfcenter.com/what-distance-is-safe>

What Distance is Safe? - EMF Center

Is it bad to sleep next to your phone?

What are the cons of having cell phone towers in a residential neighborhood?

How to block cell tower radiation?

Do 5g towers have warning signs?

How far should Tower is from a house?

What is the radiation pattern of a cell tower?

AI Overview

Learn more

There are several potential cons to having cell phone towers in a residential neighborhood, including:

- **Health concerns:** Some people are concerned about the potential health risks of cell tower radiation exposure. While scientific studies generally indicate that cell tower emissions are within safe limits, some research suggests that RF radiation from cell towers may be linked to:
 - Increased cancer risk
 - Cellular stress
 - Headaches
 - Sleep issues
 - Genetic damage
 - Changes to the reproductive system
 - Memory deficits
 - Impacts to the nervous system
- **Aesthetics:** Some people may find cell towers unattractive and an "eye-sore"
- **Property value:** Homes near cell towers may sell for a discount
- **Lease agreements:** Cell tower lease agreements are often long-term (25 years or more) and can be complex. Property owners may be at a disadvantage when negotiating with cell tower companies. Lease agreements may also come with restrictions on property use
- **Maintenance:** Cell towers require periodic visits from technicians
- **Disturbing neighbors:** Many people are upset when a new tower is proposed
- **Frequent calls and solicitations:** Landowners may be contacted frequently about their tower leases

Health Effects of Cell Towers Near Homes and Schools

Jul 16, 2023 — Cell towers emit a type of radiation. Cell towers have wireless antennas that emit radio frequency (RF) non-ionizing r...

Environmental Health Trust

What Are the 4 Advantages and the 4 Disadvantages of a Cell Tower Lease | Tower Advantage

Dec 8, 2019

Tower Advantage

Pros & Cons of Cell Tower Leases - Vertical Consultants

Health Concerns: Some individuals have raised concerns about potential health risks associated with cell tower radiation exposure.

Cell Tower Lease Consultants

Show all

