

## Karen Leaver

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**From:** John Sych  
**Sent:** Tuesday, February 11, 2025 7:27 AM  
**To:** Chris DeGood  
**Cc:** Steve Hannon; Karen Leaver  
**Subject:** FW: Feb. 12, 2025 Planning Commission Meeting Request and Proposal

Hi Chris,

Please see the email below. We will have a copy of this email on the desks of the Planning Commissioners.

Thank you,

John

John Sych, AICP  
Planning Director  
Charter Township of Garfield  
3848 Veterans Drive  
Traverse City, MI 49684  
jsych@garfield-twp.com  
231.225.3155  
Mon-Thu 7:30 AM - 6:00 PM

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**From:** Janice Freeman <janfreeeaglevaleboard@gmail.com>  
**Sent:** Tuesday, February 11, 2025 12:15 AM  
**To:** John Sych <jsych@garfieldmi.gov>  
**Cc:** Kathy Bower <kabowers24@yahoo.com>; Suzie Murphy <sumur730@aol.com>; Mark Plotzke <markplotzke@gmail.com>; Sierra Novak <sierraslobodecki@gmail.com>  
**Subject:** Feb. 12, 2025 Planning Commission Meeting Request and Proposal

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To: Chris De Good  
Chairman  
Garfield Township Planning Commission via John Sych

John Sych  
Planning Director  
Garfield Township Planning Department

From: Jan Freeman  
President  
For the Board of Directors  
Eagle View Home Owners Association

Regarding: Copper Ridge Major Amendment PUD Request

Date: February 11, 2025

Chris and John

The Board of the Eagle View Home Owners Association would like to request that we have an opportunity at the first public comment session at the February 12, 2025 Planning Commission meeting to respectfully propose to the Commission a delay of a recommendation on the Copper Ridge Major PUD request to the Township Board for their review and approval until an additional public hearing takes place.

According to Section 423 (G) Amendments (1) General (a) An amendment is a request for any enlargement, expansion, increase in intensity, relocation, or *modification of any condition of a previously approved and currently valid special use permit*. Amendments shall be classified as an Administrative Amendment, a Minor Amendment or a Major Amendment and shall be processed in accordance with § 423.G.(4) Administrative Amendments, § 423.G.(5) Minor Amendments, or § 423.G.(6) Major Amendments.

Section 423 Special Use Permits (G) Amendments (6) Major Amendments states that Any proposed amendment other than those provided for in § 423.G.(4) Administrative Amendments and § 4.23.G.(5) Minor Amendments are considered a major amendment and shall be approved in the same manner and under the same procedures as are applicable to the issuance of the original special use permit approval.

As the facts indicate:

1. The staff information shared in the handout Copper Ridge PUD Major Amendment – Findings of Fact – February 12, 2025 Planning Commission indicates that after meeting with Township Planning staff the applicant provided a list of uses on February 4, 2025 to planning staff. The Planning staff has indicated on on Page 2 of 7 that they have concerns with the list as presented on February 4, 2025 by the applicants. Those include Retail, Low Volume and Retail, Medium Volume (*proposed in Building 10*) and Dwelling, Multiple Family, including short-term stays (*proposed in Buildings 3 and 4 and Building 10.*)
2. As of this time there is no indication as to the intent of the Copper Ridge PUD applicants on acceptance of the recommendations on the List of Proposed Permitted Uses and definitions by staff and included in the Finding of Fact dated February 12, 2025.
3. There has not been sufficient time to allow for notice to the public as to the potential change in the specifics of the intended use of these four building sites in the Copper Ridge PUD that has come about by work between the Planning Commission staff and the applicants. We see this in fact as a significant change in the PUD Major Amendment application requested by Sarah Keever on behalf of Copper Ridge LLC dated December 4, 2024 with narrative dated October 7, 2024.
4. As indicated in the Garfield Township Zoning ordinance Section 426-B-(3) (a) The Planning Commission shall hold a public hearing on the development application. We believe that in fact the public hearing on December 11, 2024 was a preliminary hearing that did not include vital information to the public that is the heart of the Major Amendment application.
5. We strongly believe that the community at large has the right to have knowledge and public input into the allowed intended uses of the four sites in Copper Ridge PUD and the definitions that define these uses. That this public input is valuable data for the Planning Commission to have before making a final recommendation to the Township Board.
6. We respectfully request your consideration after the Commission review and discussion of Agenda Item- Unfinished Business PD-2025-12 – Copper Ridge PUD Major Amendment of approval of the following motion:

**MOTION THAT Application SUP-2000-08-O, submitted by Sarah Keever on behalf of Copper Ridge for an amendment to the Copper Ridge Planned Unit Development, BE Tabled and the COPPER RIDGE PUD Major Amendment be sent for a second public hearing with the revised List of Proposed Permitted Uses and definitions being provided to the public.**

Thank you for your consideration.

Jan

Jan Freeman  
President  
Eagle Vale Home Owners Association  
Cell 715 271 9601