
From: Jan Chapman <janradio@gmail.com>
Sent: Tuesday, June 11, 2024 8:10 AM
To: John Sych
Subject: T.J Max

Mr. Sych,

I couldn't find a group e-mail for commissioners but please share my thoughts regarding a larger sign for T.J. Max, definitely not necessary, their shoppers are loyal and will find the store along with new customers.

My lifetime career was marketing and a sign that much larger isn't going to make a difference at the cash register, quality and price wins, with the internet people will locate.

Thanks in advance, Jan Chapman

Sent from my iPad

From: Frank Greenlaw <thegreener@yahoo.com>
Sent: Wednesday, June 12, 2024 12:38 PM
To: John Sych
Subject: Urgent include this email in tonight's 6-12-24 planning commission meeting minutes

Do include this email in tonight's minutes. I am Frank Greenlaw and have lived in this Forestlane Subdivision since Jan. 1969 over 55 years. And it's literally just 1 block north of the Cherryland Centre. Also another big residential development is going on just west of and in front of the Younkers store where there is a development that wants to put in a dog park.

I walk with a neighbor almost everyday around our horseshoe sub which is almost a mile around and back and while doing so the dogs at some of these residences start barking and all of a sudden all the dogs in the subdivision start a chorus of barking. I've already had neighbors calling me and asking me if I was the one complaining about their 2 dogs barking as they had someone sent them a mail telling them to silence the constant barking. I told the neighbor I was not the one who sent them a letter and don't know who did.

All this subdivision and the new residential sub in the back of Younkers DONT NEED is a dog park filled with multiple more dogs chiming in with more barking. Plus can you imagine all those dogs doing their daily duties and a south wind comes up drifting into our sub even though they say they will so call clean it up which in the daytime means a lot of wait times before they even do.

As far as I am concerned it's going to create more unnecessary NOISE AND EXCREMENT POLLUTION PERIOD IN two residential areas that are well kept.

So PLEASE DO NOT allow this to happen. I also saw in the Ticker Newsletter I receive almost daily where part of your department is to include more residential homes. This area is NOT A PUBLIC PARK. People that want a dog park can fine a public park and use that.

I am Frank T Greenlaw
912 N Forestlane Dr
Traverse City MI 49686
Phone [231-9475795](tel:231-9475795)

And thank you for reading and passing this email into your minutes tonight June 12, 2024

Frank T. Greenlaw 🙄

6/12/2024
Provided prior
to Twp Meeting

Attention Garfield Twp. Planning Commission: Regarding the proposed Special Use permit at 492 W. Potter Rd. Brandy Waslawski parcel #05-036-025-40 Bed and Breakfast establishment.

Please be advised that Brandy Waslawski has currently been running a VRBO weekend rental for at least two years now if not more. She has also been running commercial business (Love Clean) from this property for several years.

1. VRBO being run since 2023 or prior.
2. Commercial Cleaning Company being run for multiple years.
3. This property is unkempt
4. Utility Trailer out front for commercial laundry bags to be dropped in.
5. Excessive traffic all hours of day and night.
6. Noise and nuisance issues.
7. Trampoline finally had net put up after at least 2 rentals with children jumping without a net.
8. Grey water from kitchen runs outside
9. Weekly trash overflows and makes its way to our yard and into the orchard.
10. Weeds as tall as trees-causing bugs, ticks, spiders, rodents etc.
11. Deck facing our home within 100 feet. With grill for the renters to spend all the time out there.
12. Property owners not on site.

We have purchased our home in an agricultural setting for peace and quiet. As the planning commission knows single family homes are few and far between, with the rise of multifamily apartments, condos, town homes etc. We need to preserve the single family dwelling locations. A bed and breakfast should be considered a multi-family home, and should be run in a location for such things. The property owner should have thought of that prior to her purchasing this property here.

Profits are being made illegally from a single family home that is being run as a vacation rental property since at least 2023 or before.

Brandy Waslawski packs her motor home each week and drives off property on Thursday or Friday and does not return to the property until that Monday or Tuesday. They do not stay on site and have no intention of staying on site to run this Bed and Breakfast. It will continue to be run as a VRBO.

If this is approved the precedent will be set, and more and more single family homes will want to rent out their homes. If this VRBO is allowed to break the Township and City ordinances as they have been, then everyone will try to do it. Developers will crawl out of the woodwork to come to this area and make a profit. Completely disrupting the peace and quiet of this single family setting and all settings like it. B&B's will pop up in every neighborhood in Garfield twp.

If you do the math on this 1 property at 492 W. Potter rd. with its 3 bedrooms that's a minimum of 3 cars per rental period coming and going minimum of 3 times a day, 9 trips daily, 20 plus trips per weekend. On top of the Brand New Round About. Plus the utility Trailer out front of the property that is used for Love Clean employees to drop off bags of laundry daily. We are talking a large amount of regular daily and weekend traffic.

We had an American Dream. To own a home in a quiet single family setting. We have sank our life savings into this dream and suddenly find ourselves next to an unlawful business run by convicted felons, employed by convicted felons, coming and going all hours of the day and night, added traffic, noise, and the total fear of whom is coming and going and checking out our kids, and our belongings or whom is staying over on the weekend. What weapons they have or if we can trust anyone. We live in fear.

This went from mildly concerning to completely life altering.

Tourist go on vacation to party, let loose and have a great time. Unfortunately they are doing it, less than 100feet from our home and altering our quality of life. This is and will affect our property value!!! Taking away yet another piece of our American Dream. Retirement and financial stability.

Please consider these concerns when deciding on this Bed and Breakfast and how it will affect not only us but all the neighbors that clearly share this land that adjoins the orchard. AS you can see all of our yards are lined up in a row and no one has any fencing or privacy of any kind. Please see pictures.

Thank you Concerned Neighbors at 438 Potter Rd. West.

Please use discretion due to Gene's violent tendencies.

Also note the dog is often without leash or chain. We feel like hostages in our home.

Please let us know the outcome or this decision.

Mike & Joe Kalfleisch

231-758-4124

Concessions that should be made :- move deck to other side of house.

- Put up 8 Foot Fence Along property line
- mow



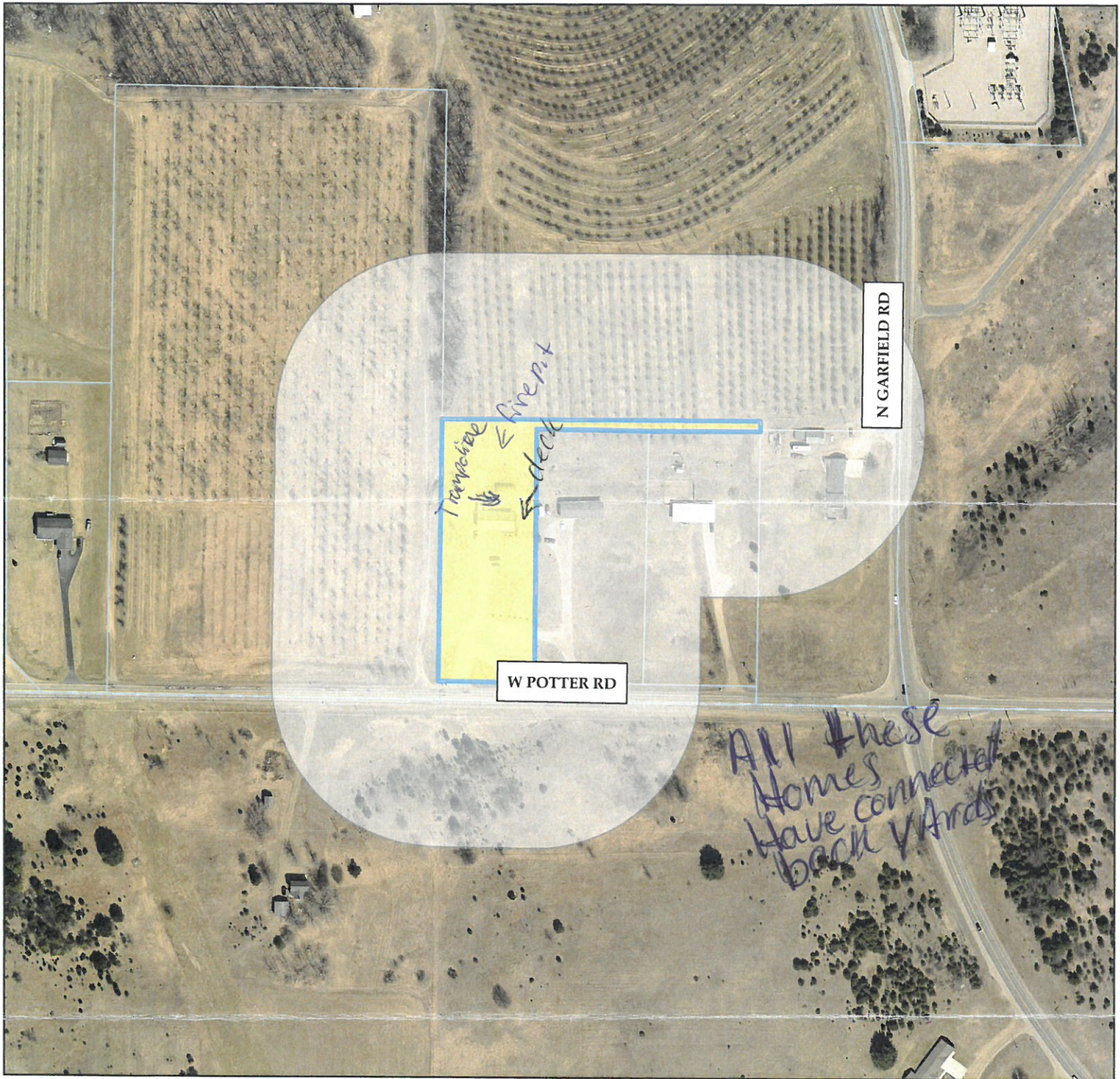












All these homes have connected back yards



Printed: 5/21/2024
 Folder: I:\GarfieldGIS\Projects\Public Hearing Notices

**Proposed Special Use Permit - 492 W Potter Road
 Potter's Home Retreat Bed and Breakfast
 Public Hearing Notice**

Charter Township of Garfield
 3848 Veterans Drive
 Traverse City, MI 49684
 Phone: 231.941.1620
 Fax: 231.941.1688



Legend	
	Garfield Township Parcels
	Proposed Potter's Home Retreat B&B
	300-foot notice area

NOT A LEGAL SURVEY

This map is based on digital databases prepared by the Charter Township of Garfield. The Township does not provide any warranty, either express or implied, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate. Always contact a surveyor to be sure of where your property lines are located.

Expedia

App



> [Traverse City Hotels](#) >

The Potter's Home Retreat B & B

< See all properties



Entire home

The Potter's Home Retreat B & B

Traverse City, MI

*Google Search
live listing
6/12/24*

*live on
Vrbo
+
Expedia*



48

Overview

Amenities

Policies

Location

10

Exceptional

See all 2 reviews >



[Overview](#)[Amenities](#)[Policies](#)[Location](#)

About this property

Entire place

You'll have the entire home to yourself and will only share it with other guests in your party.

The Potter's Home Retreat B & B

Take it easy at this unique and stylish getaway. We have filled this space with indoor tropical plants for a tranquil vacation. We do not keep any chemicals in the home, every product is eco-friendly and safe. We picked The Potter's Home Retreat as a name because we honor our Heavenly Father with our personal and business lives. It is our hope that you will find peace and uniqueness here.

Our space is set up for a relaxing stay. Our indoor plants create a serene environment, and we hope for your love of plants to match ours.

Guests can access the whole upper level and the whole outdoor property of 3.5



[Overview](#)[Amenities](#)[Policies](#)[Location](#)

Our space is set up for a relaxing stay. Our indoor plants create a serene environment, and we hope for your love of plants to match ours.

Guests can access the whole upper level and the whole outdoor property of 3.5 acres. Please do not park in front of the lower level garage door.

Other things to note

We have a tenant living in the lower level of the house. There is no inside access to the two separate living spaces.

Property manager

BRANDY C WASLAWSKI

Languages

English

[See less about this property.](#)



Check-in
Select date



Check-out
Select date





google.com/s



3



vrbo potters home r



All

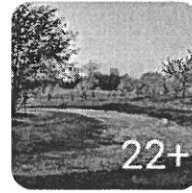
Images

Maps

Forums

Shopp

The Potter's Home Retreat



Vacation home rental agency · Open

Overview

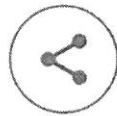
Services

Reviews

Photo



CALL



SHARE



SAVE



Open 24 hours



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Google Play

Vrbo Vacation ...





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The Potter's Home Re... is in Traverse City.



Aug 30, 2023 · 🌐

A playful addition to our new bed and breakfast! Let the kiddos bounce by day and let the adult shenanigans come out at night.



Net was not installed Memorial week 2021 4 children including parents Rented & jumped on it.





Posts About More ▾

2

1 share

Like Comment Send Share



The Potter's Home Re... is in Traverse City.

Sep 1, 2023 · 🌐

Another great review



Joeey's review of your place

The Potter's Home Retreat B & B



Overall rating

5 ★

Public review

This home is by far the best furnished home I've ever stayed in! The home is immaculate, fun, well stocked and comfortable! I cannot recommend it enough, will definitely stay anytime. Beautiful, serene area and close to downtown. Host was extremely accommodating and responsive!

not a property

Reply to Joeey

Comments from last year stays from Facebook



Posts

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The Potter's Home Retreat B & B's posts



The Potter's Home Re... is in **Traverse City.**



Sep 17, 2023 · 🌐

More great rating from great guests!
#bandb #business #pleasure
#vacationrental #firstdayoftheweek



Zack's review of your place

The Potter's Home Retreat B & B



2023

Overall rating

5 ★

Public review

100% the nicest Airbnb I've ever stayed in! Would recommend their place and would definitely stay

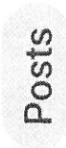




The Potter's Home Retreat B & B

89 likes · 103 followers

We have created a unique space with tropical plants to vacation to in Northern Michigan



Details

Page · Hotel





Posts

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The Potter's Home Retre...



Aug 30, 2023 · 🌐



Another great review for our Bed and Breakfast!

Public review

Brandy's place was amazing. Where do I even begin? We came for an extended weekend to celebrate my birthday. Brandy was very accommodating and very responsive. She allowed us to check in early which we didn't really end up taking advantage of but it was nice that the option was available.

Upon entering the home my jaw dropped open and my eyes were wide as I explored all of the beautiful plants and decor. I couldn't stop smiling. I am a big time plant person as I find plants very therapeutic and beautiful. She has impeccable taste and it's exactly my style. Being a Christian I also really enjoyed the theme of faith that was all over the home. On a peaceful street amongst the cherry trees this is a cozy little sanctuary. I did not want to leave!! She had everything you could need and more.

She also made my bday a little extra special by leaving an extra treat. Very thoughtful. The home is about 15m from Bryant park beach and 17m from Clinch. Thank you Brandy I hope to be back!!!

*cherry trees
not owned
by Brandy
owned
by
Act
Memories*





Posts About More ▾



The Potter's Home Retre...

Sep 3, 2023 · 🌐

We keep hearing this from our guests! **ONE OF THE BEST VACATION RENTAL THEY...** See more



Kevin's review of your place

The Potter's Home Retreat B & B

Sep 1 - 3, 2023

Overall rating

5 ★

Public review

One of the best Airbnb's I've stayed in! Lots of good kitchen accessories for cooking unlike many other Airbnbs I've stayed in. Cozy, clean, and a really nice place 🍷

👁️ 2

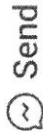
1 share



Like



Comment



Send



Share



June 11, 2024

Charter Township of Garfield
Attn: Stephen Hannon
3848 Veterans Drive
Traverse City, MI 49684

RE: *Application for Special Use Permit – Proposed Wireless Communication Facility*

Dear Mr. Hannon:

Please see the below responses and a summary of the actions taken in response to the comment letter from the Planning Staff dated May 21, 2024. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

1. Existing Facilities – The application indicates that “[no] existing towers are located within the 0.5-mile search area or within 1.0 mile of the proposed tower location.” Staff found while researching records that an existing water tower in the Heritage Estates subdivision includes cellular equipment on the water tower. The water tower location was not noted on the RF Statement of Network Need. Please clarify if this location was discovered when reviewing potential locations for the tower and if so, why it was determined not to meet the applicant’s needs.

Response: The proposed height of the communications tower is 155ft and was determined by Verizon’s Radio Frequency Engineers as the minimum height needed in order to fill in Verizon’s coverage gaps in this area. The existing water tower is roughly 68ft tall which is less than half of the proposed tower height and is located outside of Verizon’s initial search area. Colocating additional equipment would also be challenging due to the location of the existing antenna equipment on the tower and would require Verizon’s equipment to be installed at an even lower height in order to avoid causing interference with the existing carrier’s equipment. Due to the existing available height of the water tank, this structure was determined to not meet Verizon’s needs.

2. Setbacks – Section 792.F(3)(b) indicates that all antenna supporting structures must “be set back a distance equal to their overall height from the lot line of any lot that contains a residential use, that is vacant but may be used for residential purposes, or that is within a residential zoning district...” The proposed wireless tower is on the same parcel as an existing house shown on the site plan, and the parcel is zoned as A-Agricultural. Looking at the site plan, the proposed tower is within 140 feet of the house and the tower is 155 feet tall. The application describes how the tower is designed to fall within an 80-foot radius; however, this standard of the Zoning Ordinance still must be met. The application indicates that there are no existing residential uses as shown on the Zoning Map in Exhibit K. Please clarify how this finding was determined when there is an existing house shown on the site plan.

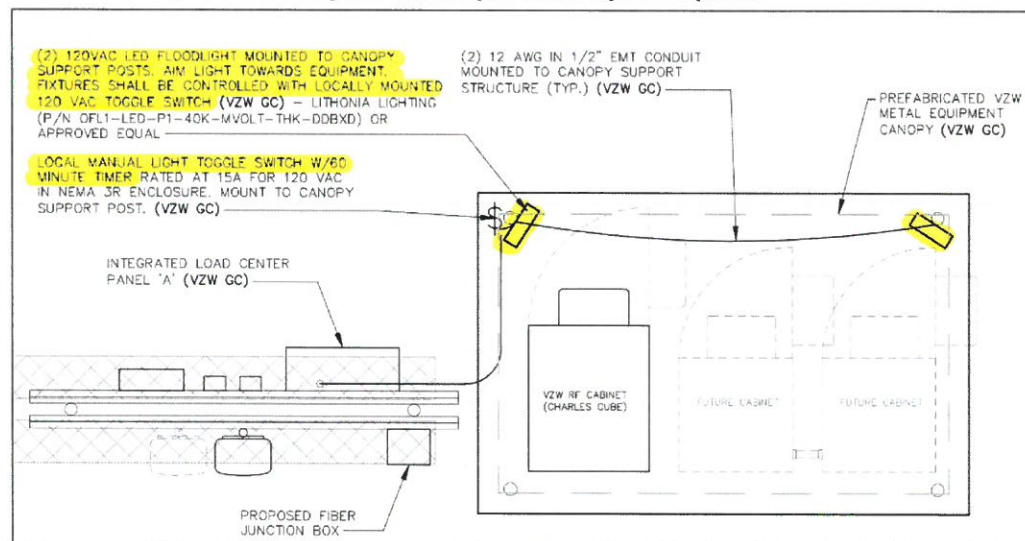
Response: Our interpretation of the ordinance is that the tower must be setback 155ft from the lot line of any residential uses or residential zoning districts directly adjacent

to our parcel in order to be mindful of the existing residential neighbors. The proposed tower location is meeting this setback requirement from all residential properties and residential zoning districts, which are located along the East and West property lines. TowerNorth is also working directly with the property owner who currently resides at the existing house and all parties are in agreement with the proposed tower location. We believe that the intent of the ordinance is being met, and in addition, a fall zone letter has been provided by the tower manufacturer stating that the tower is designed to collapse within an 80ft radius, which would be contained within the existing property boundaries.

3. Zoning Ordinance Standards – The purpose statement for Section 423 Special Use Permits indicates that every “special use permit application or amendment shall, at a minimum, be required to comply with every requirement contained in each article of this ordinance.” Staff offers comments on the following sections of the Zoning Ordinance:

- a. Lighting – The site plan notes there “are two, low wattage (21W), LED lights proposed as part of this project.” Please provide details on the proposed lighting including cut sheets for the proposed fixtures and a photometric plan to determine if the lighting standards of Section 517 are met.

Response: The proposed lights will be located on the equipment canopy/shelter as shown in the example sketch below. The lights are aimed downwards towards the equipment in order to illuminate the area for maintenance personal that may be on site at night. The lights are operated with a toggle switch with a maximum 60-minute timer and would only be on while someone is on site for safety and security purposes. No lighting is proposed on the tower itself. Additional details and/or a photometric plan can be provided upon request.



- b. Stormwater Management – Stormwater shall be detained on site and the stormwater system is subject to review by the Township Engineer. Please provide an escrow application for stormwater review.

Response: We are reviewing the submittal requirements for the stormwater review and escrow application (stormwater calculations, drainage arrows, and soil information) for our proposed site and we will work directly with the Township Engineer to submit a formal application and/or determine if any additional stormwater management is required.

- c. Landscaping – The cover letter notes that the existing parcel has pine trees and landscaping along the property lines which provide natural screening. The site plan shows an extensive existing landscape buffer on the south side and in the northwest corner near the proposed tower. Please clarify if there is any existing or proposed landscaping on the east side of the site facing Zimmerman Road. If there is insufficient landscaping on this side, please provide additional plantings to meet this standard.

Response: There are existing trees located on the east side of the proposed tower which will provide additional natural screening of the tower from the public ROW. Please see the site photos on the following page of the existing landscaping and trees located along the east side of the property near Zimmerman Road. The location of the existing trees is currently shown on the site plans but a revised set of plans depicting the true scale of the tree canopies on the east side of the site can be provided prior to the next Planning Commission meeting.



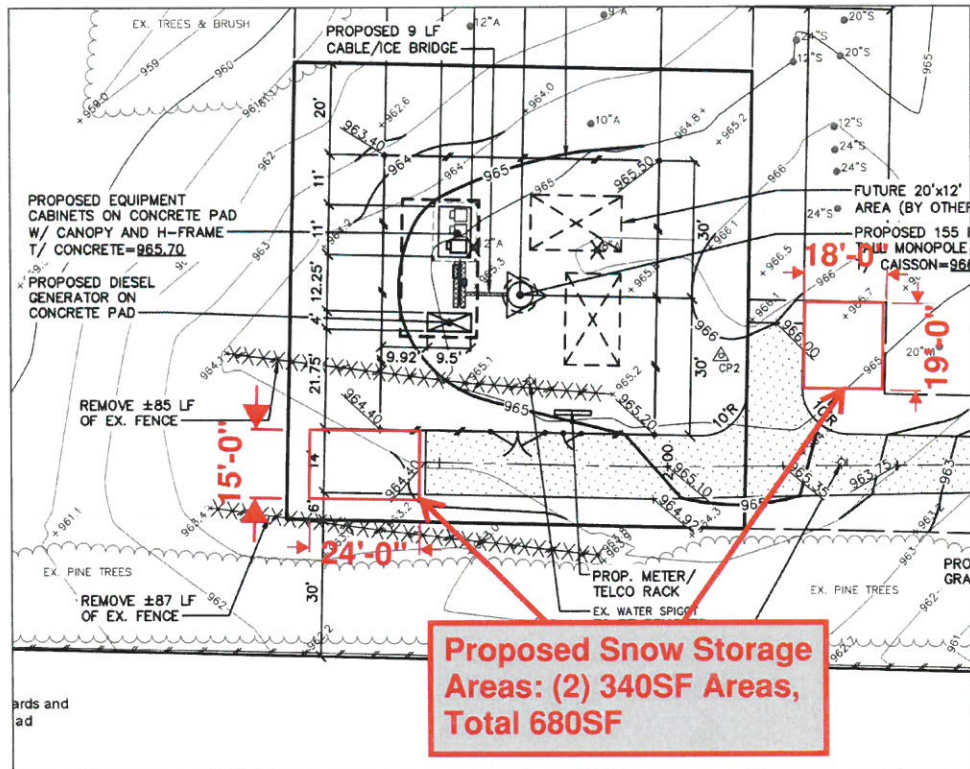
Figure 1: Photo Taken Facing West near Zimmerman Road



Figure 2: Photo Taken Facing East towards Zimmerman Road

- d. Snow Storage – The application indicates that a parking space and turnaround area will be installed to provide adequate parking. Snow storage is required for any parking areas with 2,700 square feet or more as described in Section 551.E(6). This is understood to include maneuvering lanes and drives. The site plan shows a proposed gravel drive which appears to take up at least 2,700 square feet. Please indicate on the site plan an area for the snow storage which meets the standards of Section 551.E(6).

Response: The proposed gravel drive, parking space and turnaround area is approximately +/-3,400 square feet. Per the standards of 551.E(6), a ratio of 10 square feet per 100 square feet shall be used to determine the on-site storage area, which is approximately 340 square feet. Please see the two (2) proposed snow storage areas below located within the lease area and access easement of the wireless facility. Each area is approximately 340 square feet for a total of 680 square feet. A revised set of plans will be made available before the next Planning Commission meeting.



We trust these responses adequately address your comments. If you have any questions or require any additional information, please reach out to me directly.

Sincerely,

Jaime Mathew
Civil Engineer (IL)
Ph: (630) 487-3489
Email: Jaime.mathew@kimley-horn.com