
From: Carol Bragg <caroletterbragg@yahoo.com>
Sent: Saturday, September 21, 2024 3:05 PM
To: John Sych; Steve Hannon
Subject: High Tops restaurant and sports bar

I want to voice my concerns about the site plan approval for a sports bar and restaurant (High Tops) going in near Qdoba. I live in a condo on the corner of Carson Street and Woodward Avenue and I am very concerned to have such an increase in noise and traffic right next door to my home. The added noise (no sound proofing planned) is concerning enough but I am very worried about the increased amount of traffic necessitated by such a large amount of customers for a 1700 seat night club. Is this a done deal at this time or is there a chance another location could be chosen? Customers of High Tops would in all probability be coming and going late into the night and into the early morning hours thereby disturbing nearby residents. I would like to state that in my opinion this business would not be "harmonious" or "compatible" with the surrounding area or "minimize any adverse effects" on neighbors as stipulated in the site plan approval process. Currently there is a minimum of vehicular traffic during the night with little to no noise to disturb the residents. High Tops's business would be conducted, I believe, during the night and early morning hours and therefore interfere with the peace and quiet of the neighborhood.

Please do something to at least minimize the noise caused by this business and the vehicle traffic that would be inevitable.

Sincerely,
Carol Bragg
a concerned nearby condo owner

From: CAROLYN STRAND <kettas@aol.com>
Sent: Tuesday, September 24, 2024 5:30 PM
To: John Sych; Steve Hannon
Subject: High Tops Nightclub

Dear Planning Commissioners,

My name is Carolyn Strand and I live on Woodward Ave and I am the president of Kensington West Association. I recently read that the High Tops bar and restaurant would like to add a nightclub bringing the establishment up to 1900 capacity. I am very much opposed to the nightclub idea mainly that the establishment is not harmonious or compatible with the surrounding area. I have read that the entrance would be in the back of the old Sears building and I am very concerned about the noise coming from the club. I worry that we will be disturb by the music emanating from the club and the parking lot noise, especially in the late hours. Even if the entrance was placed in the front, I think the surrounding neighbors would still be bothered by the noise. And although they say there is adequate parking, I do fear that people will park on Woodward to avoid the traffic after concerts. Also the access point for cars would be using Qdoba's drive and that drive is already a very congested area. Although we have looked forward to the revitalization of the mall, we feel more appropriate businesses should move in. To me, this seems more of a good fit for Grand Traverse Mall which has adequate parking and is set back away from neighbors. I have spoken with the majority of the homeowners and they agree that this would upset our community. Please do not approve the nightclub request.

Thank you,

Carolyn Strand
512-659-9678

From: Christopher Remy <cpremy@gmail.com>
Sent: Saturday, September 14, 2024 2:50 PM
To: Chris DeGood; John Sych
Subject: Concert venue in the Cherryland Mall?

Greetings!

I saw the Ticker on September 12th and read about the proposed Nightclub/Concert venue at Cherryland Mall and wanted to go on record that I think that would be a very poor fit for our neighborhood. I really appreciate you and the planning commission tabling this for further consideration. I would be very concerned about noise, traffic and parking that this business would bring and ask you to take into consideration the following issues in regards to this.

Noise; The backside entrance of the Cherryland Mall, where the venue's entrance is proposed, is approx. 600ft from our back porches on Woodward Ave and about the same distance to the backyards of the Forest Lane Dr neighborhood. I truly believe, with some years myself in the concert/event industry, that no amount of internal sound abatement would keep the bass from a 2000 person concert from resonating through the houses in both neighbors. Back when Streeters was open all the way across Garfield Ave we could hear & feel the bass from their larger events, imagine what that'll be like only 600ft away from your house.

Traffic; I would also be very concerned about the activity that 2000 people would create in the parking lot. Even when there are smaller gatherings of people in that parking lot on a summer night we can hear people clear as day when our windows are open. You might also be aware that the back parking lot of the Cherryland Mall became an attractive nuisance this summer for drag racing and car meet ups for people doing donuts, burnouts and speeding, we had to work with the Sheriff's dept on numerous occasions to put a clamp down on this activity and while the Sheriff's Dept. were super responsive, I can easily picture this kind of behavior returning as patrons were leaving a concert or nightclub, alcohol doesn't make for the best behavior or neighbors.

Parking, even though staff feels there is adequate parking, I ask you to consider that if there was a sold out event happening at this venue while the other Cherryland businesses are operating and add in the parking needed for future businesses such as a 24/7 Golf etc the parking will fill quickly. Our neighborhood would become the defacto default overflow parking for the mall, this has happened in the past when there was a presidential political rally that used the Cherryland Mall as it's overflow parking and when that was full our whole street filled with cars everywhere, some places they double parked and even parked in the open lot across the street from our house. The Woodward Ave neighborhood already has very very limited parking for those of us who live there and isn't equipped to be an overflow parking area for a large nightclub/concert venue.

Once again we appreciate all you do and appreciate you taking a pause to further look into this. A 2000 person nightclub/concert venue is not a "harmonious" and "compatible" use of a property that is only 600ft from the back porches of two different neighborhoods and no amount of sound abatement or 'buffering the rear area from neighbors with a new wall and landscaping' will prevent this from becoming a nuisance and potentially even driving down housing values in two very quiet neighborhoods that back up to the venue. In the past I believe the commission had passed on a proposed storage facility for potential neighborhood disruptions due to late traffic and noise and I believe the township should definitely pass on this proposal for the same reasons. As the saying goes 'just because you can do something doesn't mean you should'

Once again thank you for your time and consideration!

Cheers

Chris & Stacy Remy
1705 Woodward Ave. TC

From: Curtis Parvin <cparvin@sbcglobal.net>
Sent: Saturday, September 21, 2024 1:32 PM
To: John Sych; Steve Hannon
Subject: Planned nightclub

I was recently informed there are plans to put a 1700 seat nightclub in what was the old Sears store in Cherryland Mall. As a resident of one of the new Kensington West Condos on Carson Street I'm concerned about the potential late night noise pollution this will cause. I'm sure my neighbors on Carson Street and Woodward Avenue share this concern. Please consider carefully the impact this will have on our neighborhood.

Respectfully,
Curtis Parvin

[Sent from AT&T Yahoo Mail for iPhone](#)

From: homeportnetwork@gmail.com
Sent: Tuesday, October 8, 2024 4:10 PM
To: John Sych
Cc: Steve Hannon
Subject: Cherryland Mall Night Club

John and Steve,

I am writing in support of the proposed night club at the old Sears location at the Cherryland Mall. I believe it is zoned perfectly and is a good reuse of that space. I believe the neighborhoods around the area can be satisfied with some required sound proofing and proper traffic control to the main roads. Thank you,

Best Always,

Deb

Deb Brown, Broker
Home Port Network, Inc
Cell: 231-342-9222



Virus-free. www.avast.com

From: Inger J <ingerjay@gmail.com>
Sent: Sunday, October 6, 2024 12:28 PM
To: John Sych; Steve Hannon
Cc: Deven Larrance KPE; Katie Knorr 1731 Woodward Ave
Subject: URGENT, Read by Oct 8th - CHERRYLAND CENTER, Tennant/Neighborhood Concerns

Good morning, John and Steve,

I am the resident and owner of 1701 Woodward Avenue, Traverse City, MI. I am writing because I have recently become aware that there are plans being voted on regarding potential occupants of the old Sears Building at the Cherryland Center. It was shared with me that the township is considering allowing a Night Club to be allowed at that site.

I have lived at my address for 15 years now and have seen and heard many things happening in the parking lot just beyond our backyards. Oftentimes, township noise ordinances are not observed by people going through that space as it is not monitored, at least not well enough, to prevent disruptions to neighborhood residents between 10pm -6am.

Any business that operates between 8am - 10pm would potentially not present a conflict for the adjoining residential community. A night club, however, most likely is not intending to close each night at 10pm. People coming and going in that parking lot after 10pm into 11pm, 12pm, 1am or 2am would most assuredly cause noises, whether amped up mufflers or those in disrepair, people squealing tires (which happens more often than you'd think), or, in this case, people coming out inebriated and unaware of how much their voices are carrying, whether it be by singing, yelling back and forth across the parking lot or fighting/screaming at each other, that invariably comes with people attending night clubs (and the consumption of alcohol).

Unfortunately, there are other factors that will possibly increase as well. We have had many loitering vehicles in the old Sears parking lot. They are parked literally 50 yards or less from the most southern unit on our property. These vehicles and their occupants are sometimes there for weeks, and in other cases, it appears they are there during the day 'doing business' out of their cars.

The residents of the Woodward avenue communities are not a high socio-economic class. They are regular working folk who peacefully coexist and are trying to have a place to escape to at the end of the day where they can safely and peacefully enjoy their friends and loved ones, and raise their families. Having and maintaining a peaceful community that allows for that in a more densely populated neighborhood is difficult enough in itself (and the people currently living in this neighborhood who are already pulling that off should be applauded. I urge you to please help set them up for success.). Adding a nightclub within almost 100 yards of these families would definitely have an impact and influence, and I unfortunately have to say that it, in reality, would not be a positive one.

I am a fan of night clubs, I very much enjoy going out, socializing, dancing and the like. However, I do not enjoy that it could be at the expense of the well being of a neighborhood community.

Ultimately, I would like you to find a better fit for a tennant at the Cherryland Center, a business that will

help promote community and preserve positive influences to the nearby young families. If I was not required to be out of town for work on October 9th, I would most definitely be there to share these concerns and others and strongly ask you to vote No to the proposed Nightclub at Cherryland Center.

I, along with the other owners of Kensington Park East, greatly appreciate your sincere consideration of our concerns. Thank you for your time.

Sincerest regards,

Inger Jay
1701 Woodward Avenue
Traverse City, MI 49686
231-499-8070

15 year board member of Kensington Park East Condo Association

From: Jerry-Nan Stewart <jernanstewart@gmail.com>
Sent: Tuesday, October 8, 2024 12:01 PM
To: John Sych
Subject: High Tops night club at Cherryland Mall

Good afternoon-

We are owners of a condo unit on Woodward Ave. in Garfield Township and wish to express our adamant opposition to a night club in the old Sears location at the previous Cherryland Mall.

We feel that it would create additional noise and traffic and late into the early morning hours - which noise already is disruptive late at night due to vehicles racing in the parking lot. It has occurred frequently, both summer and winter! We have called the police but unfortunately they cannot respond quickly enough to actually "catch" the culprits.

There is no physical separation between our community and the parking lot except a wooded area and a fence which is likely intended to limit access. We don't believe that any additional sound proofing or tall fence or wall would create a noise barrier strong enough to prevent us from feeling infringed upon - not to mention the potential antics of impaired customers!

In conclusion, we are encouraging the Garfield Township board and/or the Planning or Zoning Commission to reject approval for High Tops with or without restrictions.

Jerald & Nancy Stewart
1717 Woodward Ave

From: Steve Hannon
Sent: Tuesday, September 24, 2024 5:36 PM
To: Kathy Johnson
Cc: John Sych
Subject: RE: Proposed Night Club at Cherryland Center

Hello Kathy,

Thank you for your comments. We will forward them to the Planning Commission.

Sincerely,

Stephen Hannon, AICP
Deputy Planning Director
Charter Township of Garfield

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

-----Original Message-----

From: Kathy Johnson <kjohnsonc75@gmail.com>
Sent: Tuesday, September 24, 2024 3:19 PM
To: Steve Hannon <shannon@garfield-twp.com>
Subject: Proposed Night Club at Cherryland Center

Hi Steve~

Thank you for serving Garfield Township and for listening to constituents of this township.

My concern is the possibility of a night club going in at Cherryland Center with an entrance/exit and parking on the backside of the Sears building. I was raised and have lived in Garfield Township for a big part of my life and now have retired and live on Woodward Ave. The small, quiet neighborhood atmosphere is nice and we've enjoyed this location since 2018.

I feel strongly that a night club in this location will disrupt the residents along Woodward Ave and Carson St as well. The noise level from loud music and the coming and going of cars is not a good fit for a neighborhood of families with children, working couples and retirees.

Please help keep this neighborhood quiet and peaceful and vote no on the proposed night club at Cherryland Center.

Very truly~

Kathy and Donn Johnson
1736 Woodward Ave
Traverse City, MI 49686

From: Kathy Johnson <kjohnsontc75@gmail.com>
Sent: Tuesday, September 24, 2024 3:16 PM
To: John Sych
Subject: Proposed Night Club at Cherryland Center

Hi John~

Thank you for serving Garfield Township and for listening to constituents of this township.

My concern is the possibility of a night club going in at Cherryland Center with an entrance/exit and parking on the backside of the Sears building. I was raised and have lived in Garfield Township for a big part of my life and now have retired and live on Woodward Ave. The small, quiet neighborhood atmosphere is nice and we've enjoyed this location since 2018.

I feel strongly that a night club in this location will disrupt the residents along Woodward Ave and Carson St as well. The noise level from loud music and the coming and going of cars is not a good fit for a neighborhood of families with children, working couples and retirees.

Please help keep this neighborhood quiet and peaceful and vote no on the proposed night club at Cherryland Center.

Very truly~

Kathy and Donn Johnson
1736 Woodward Ave
Traverse City, MI 49686

From: kchristopher908 <kchristopher908@att.net>
Sent: Tuesday, October 8, 2024 7:37 PM
To: John Sych
Subject: Night Club at Cherry land Mall.

As a former Traverse City police officer i am voicing my concern about allowing a night club at this or any location in our town.

Sent from my Verizon, Samsung Galaxy smartphone

From: Kristine Shreve <shreve.kristine@gmail.com>
Sent: Monday, September 16, 2024 8:24 PM
To: John Sych
Subject: Proposed nightclub in Cherryland Center

Good evening,

I just was informed of the plan to put a nightclub, called High Tops, in the Cherryland Center. While I do support new business coming into the Cherryland Center, and would like to see that complex revitalized, I do have many concerns about the proposed nightclub.

First, parking in the back means we would hear everyone entering and exiting the club. Second, a nightclub also has the potential for drinking, people being drunk and all the chaos that can entail. Third, I would guess that a nightclub would be noisy and I don't see a way that our condo complex would be shielded from that noise.

We already have issues with loud cars and loud people at Cherryland Center. Adding a nightclub to the mix would only make that problem worse, and make our complex a less desirable place to live.

There are just too many issues that accompany having a nightclub where it is proposed. The impact on our quality of life as homeowners would be adversely impacted. I would like to request that this proposal be denied.

Sincerely,

Kristine Shreve
1703 Woodward Avenue.

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Founder - Women in Garment Decoration Facebook Group

Connect on Linked In - <https://www.linkedin.com/in/kristine-shreve-711b342/>

From: Myriam Parker <myriamtrv@yahoo.com>
Sent: Monday, September 16, 2024 1:19 PM
To: John Sych
Subject: Night club/cherryland mall

To the planning commissioners: as condo owners on Woodward Avenue, we do NOT want a night club next door, we already have many, many problems and noise at night!! with car and motorcycle racing, racing down the parking lot and harassing the neighbors, I personally had to call the police MANY TIMES! so PLEASE DO NOT ALLOW A NIGHT CLUB THERE!! for the sake of the condo owners!!! As a residential neighborhood we do not feel it is a good decision for this building. Myriam Parker/Condo Owner Sent from my iPhone

From: Patricia Parvin <pparvin@sbcglobal.net>
Sent: Saturday, September 21, 2024 1:44 PM
To: John Sych; Steve Hannon
Subject: Nightclub

I've learned that a nightclub is planned for the old Sears store in Cherryland Mall. I live on Carson Street behind the mall and I worry about the late night noise and traffic this will cause. Please consider carefully the impact this will have on our neighborhood.

Sincerely,
Pat Parvin

[Sent from AT&T Yahoo Mail for iPhone](#)

From: r.nink@charter.net
Sent: Tuesday, October 8, 2024 11:48 AM
To: John Sych; Steve Hannon
Subject: Night Club Plan for Cherryland Mall

My wife and I live at 1744 Woodward Avenue located just behind the Cherryland Mall parking lot. We strongly feel that the location for this Night Club is a **very poor** choice backing right up to a residential area. Especially given the size of the proposed night club. The parking lot for this club is located right in front of our condo. The noise from the club and cars leaving the club at all hours of the night would make our lives a living hell.

We also believe there are a lot better uses for this area.(like a grocery store, etc) something that would support the residential area and improve our quality of life here.

We would strongly request that this proposal for a Night Club in that location be **denied**.

Sincerely,
Robert & Alice Nink
1744 Woodward Ave
Traverse City, MI 49686

From: Bristow, Susan <Sbristow@mhc.net>
Sent: Monday, September 23, 2024 1:09 PM
To: sbristowupnorth@gmail.com; John Sych
Subject: Letter to the planning committee

Hi John,

Thanks for your suggestion.

Please forward my letter to the Planning Committee.

September 23, 2024

Dear Planning, Commission,

Nightclubs do not belong in residential areas!!

I live directly behind the old Sears building and I understand that there is interest in turning this into a Night Club. I am very concerned because I do **NOT** want this night club.

I am a homeowner; I fear the Night Club would bring down the value of my home due to the increase in noise this will make in the middle of the night and there will most certainly be an increase in crime and violence due to increase in substance abuse. We already hear too many police sirens and ambulance sirens now.

Along with an increase in crime & violence, the increase in noise will be too much to bear at all hours of the night. It is very loud already with the increase in air traffic. Now the airport is looking to expand its airport with the proposed \$120 million dollar expansion. This will increase the number of flights in and out of the airport. In 2023 there was a marked increase in travelers to 700,000 people! With the inevitable expansion the increase air traffic noise will certainly increase even further with this expansion from the hours of 6 am to midnight.

A nightclub will increase noise all night long! Loud base noises that cannot be cancelled out by an addition of a wall outside. I am a nurse and Munson Medical center, how am I going to care for our local community if I can't get rest! There will be an increase in crime due to an increase in substance abuse in the area, and an increase in car accidents. We also have many children in that will be affected by this noise all night long!

A business like a Nightclub does not belong in residential areas.

In the past I have advocated Garfield Township for a sidewalk down Barlow to increase the safety of non-motorized vehicles and pedestrians needing a safe place to walk for families, people with no other transportation other than a bike and a Night Club will increase risks for drinking and driving and make this neighborhood unsafe for these same people!

In addition, the protected land behind the mall and increase in noise and traffic will interfere with the preservation of this land and the birds and wildlife who inhabit it. There are at least 13 bird species that I have personally counted out of the 25 birds local to the State of Michigan. This nightclub will disturb the peace throughout the entire night for them as well.

Please consider the quality of my life and the quality of life of our very concerned neighborhood. Please keep our crime down due to increased substance abuse in the area. Please make this a safe community for our non-motorized vehicle travelers and pedestrian commuters by turning down this proposal of the Nightclub behind my home. I don't want to move if the noise and increase in crime become unbearable and once more, I have nowhere to move to. The cost of living is too high in Traverse City, I don't want to have to endure an increase in noise 24 hours a day and a poorer quality of life this Nightclub will most certainly bring.

Please do not approve this Nightclub. This neighborhood needs to be preserved for the families, the nurses and care providers, the retired and disable, and the children who live in our neighborhood. We need and require a few hours of peace every night we deserve to keep us all safe from an increase in crime and accidents this will bring.

Nightclubs do not belong in residential areas!!

Susan Bristow

1721 Woodward Ave

Traverse City, MI

Best regards,
Sue Bristow

From: cecase2@charter.net
Sent: Wednesday, October 9, 2024 10:49 AM
To: John Sych
Subject: Neighborhood Zoning Problem...

October 9, 2024
Charlotte E. Case
975 N.Forestlane Dr.
Traverse City MI 49686

Dear Council Members (John Sych and Steve Hannon),

My son and I are against having another night club, equivalent to the previous Lucky Jack's night club. Lucky Jack's was replaced by the current Harvest Bible Chapel in our area. A night club at Cherryland Mall within close proximity including the obligatory loud music, crowds, litter, traffic, and likely property value loss would not be a good result. Again, we say NO to this option. If necessary, a club can exist in a proper setting away from residential interference. We want to keep our neighborhood clean, and quiet for all people, which I think includes people's experience at Cherryland Mall. Thanks very much for hearing us on this matter and for your good work in administrating our county.

Sincerely, Charlotte E. Case and Jason C. Baum
cecase2@charter.net and jcbaum@charter.net if you need to contact us...Blessings!

John Sych

From: Hal Schimpke <hschimpke@gmail.com>
Sent: Wednesday, October 9, 2024 3:02 PM
To: John Sych
Cc: Steve Hannon
Subject: Proposed Night Club at Cherryland Mall

I not able to attend the meeting tonight so I am providing input with this email.

The proposed Night Club is very problematic for several reasons. A primary issue is the potential for excessive noise. At the very least is the likely noise from the music unless there is sufficient sound proofing. And also there is the parking lot. Even a well behaved crowd will be quite noisy and it is very likely the crowds will be anything but well behaved.

Also I am concerned about some patrons will park on Woodward and walk through the openings in the fence to enter the venue. This must not be allowed.

The residents of of the Kensington Condos are mostly older persons and we should not be exposed to excessive noise, especially at night.

There are also residents who live on the east side of Woodward. They deserve a quiet and Normal environment. And some residents legally park on Woodward, and cause no problems.

And, there are residents of the apartments just south of the condos. Many of them have children, who definitely do not need to be exposed to excessive noise and commotion at night.

The way the TC area is growing it appears likely that the vacant Mall buildings can be occupied by a business that is far more conducive to the area.

I wonder how many commissioners and others involved with this would be anxious to have a night club or other noisy business in their neighborhoods?

I wonder if Philip Beehler would desire to have such in his neighborhood? Doubt that very much. There must be other ways he can fill his wallet with \$.

Harold Schimpke

Sent from my iPhone