



David M. Phillips, Clerk
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MEMORANDUM

DATE: December 21, 2015
TO: Superior Township Board of Trustees
FROM: David M. Phillips, Township Clerk
RE: Sutton Ridge/ Redwood Rezoning

On April 20, 2015, Redwood Acquisition, LLC submitted an Area Plan Petition with the Township for the 30 acres, which was previously approved as Bromley Park Condos, Phase II. The petition constitutes a major change to the Area Plan, which was approved in 2001 and then amended in 2002. The process to approve a major change to an area plan is addressed in Section 7.106A.2.a of the Zoning Ordinance. Major changes to an approved Area Plan require an amendment to the approved petition and Area Plan and approval of such amendments must follow the procedures and standards for a new petition as set forth in Section 7.102. It is basically processed as a new submittal of an area plan.

The applicant's schedule before the Planning Commission was as follows:

- March 25, 2015, Pre-Application Conference, no action by the Planning Commission
- May 27, 2015, Public Hearing, Planning Commission postponed taking action (at applicant's request)
- July 22, 2015, Additional discussion, Planning Commission postponed taking action (at applicant's request)
- October 28, 2015, Additional discussion, Planning Commission concurred with the Planner's recommendation in regards to the eight proposed ordinance deviations and recommended denial of the petition.

All three meetings of the Planning Commission were well attended by residents who lived near the proposed development. Minutes from all three Planning Commission meetings are included. Also included are copies of any written or emailed comments from residents and others.

Included are the following documents:

- 12-11-2015 Memo from Planning Assistant Deborah Kuehn, which outlines the actions taken by the Planning Commission
- Planner Donald Pennington's July 16, 2015 report, "Area Plan – Regulatory Flexibility Report"
- Planner Donald Pennington's July 16, 2015 report, "Area Plan Amendment Report"

- Civil Engineer Jacob Rushlow's July 15, 2015 report
- May 27, 2015 Planning Commission Minutes
- July 22, 2015 Planning Commission Minutes
- October 28, 2015 Planning Commission Minutes
- Comments received for the May 27, 2015 Planning Commission Meeting
- Petition to Vote "NO", received for the May 27, 2015 Planning Commission Meeting
- Comments received July 22, 2015
- Emails received by David Phillips
- Bennett Building LLC letter dated October 25, 2015
- Letter Agreement dated October 21, 2015 between Bromley Park Condominium Association and Redwood Acquisition LLC
- Flash drive provide by Redwood, overview of Redwood developments
- Bromley Park Area Plan, drawing date June 6, 2001, one page
- Final Site Plan for Bromley Condos, drawing date February 6, 2002, three pages
- Redwood-Sutton Ridge Apartments Preliminary Site Plan by CESO, dated March 14, 2015, one page
- Letters, emails or other comments received for the December 21, 2015 meeting

History of Development

The second reading and adoption of the original Approved Area Plan for the Bromley Park homes (266 homes and 264 attached Condominiums) with a drawing date of June 6, 2001, was approved by the Township Board on October 15, 2001. However, during the site plan review and approval process for only the condominiums, the Planning Commission approved minor changes to the original Approved Area Plan that resulted in a reduction of density, some changes to the streets and other minor changes. The approved Final Site Plan, drawing date February 6, 2002, was approved by the Planning Commission on March 13, 2002 and became the Approved Area Plan for the Condominiums. It should be noted that the 2002 Approved Area Plan/Final Site Plan for the condominiums proposed 90 units in Phase I. Phase II included 135 units, all with basements, including seven-8 unit, two-story units along the west property line of the Plan. The proposed 2015 Amended Area Plan is for 127 units, none with basements and all of which are one-story units. The action before the Board is to amend only the portion of the 2002 Approved Area Plan contained in the 30.7 acres that constitutes Phase 2 of the Bromley Condominiums. No changes are proposed for all other property and development indicated on the Approved Area Plan.

The 266 single family homes were started in December of 2002 and sold quickly. By August of 2005 all of the single family homes were completed, sold and occupied. The 93 attached condo units which comprise Phase 1 of Bromley Condos were started in October 2002 and were constructed and sold at a much slower pace. Bromley Park LLC (the "LLC"), which owned the condominiums, experienced financial problems. The last building permit was issued in 2004 and in about 2008, the LLC basically "walked away" from the project and the bank took control of the project but was not pursuing finishing uncompleted units or starting any new units. The bank was basically protecting their asset until they could sell. In 2008, 77 units in Phase 1 were completed and occupied, 8 units had completed exteriors but needed interior work completed. 8 units were not started at all. No work was done on any of the unfinished units until 2011 when the current owner purchased the unfinished units in Phase 1 and all of Phase 2.

The owner began to finish the Phase 1 units with unfinished interiors. By 2014, the 8 units with unfinished interiors in Phase 1 had been completed, were sold and were occupied. The last 8 units in Phase 1 remain never started.

In Phase 2, the underground utilities have been installed but no streets or units have ever been started. The current owner listed Phase 2 for sale. Redwood Apartments said they have an offer on the property but do not own the property.

CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN

December 11, 2015

Superior Charter Township Board of Trustees
Superior Township
Washtenaw County, Michigan

RE: STPC #15-02 Sutton Ridge Area Plan, 127 single-story apartments on the 30.7 acre undeveloped portion of the Bromley Park Condominium community.

Dear Members of the Board of Trustees:

The Superior Township Planning Commission held a public hearing on the Sutton Ridge Area Plan on May 27, 2015. At the developer's request, action was postponed until July 22, 2015 to allow them time to provide the Planning Commission with additional information. At the July meeting, the area plan was discussed and the developer asked for another postponement until October 28, 2015.

During the October meeting, the Planning Commission took two actions on the Area Plan. The first was to make a recommendation on the developer's requested deviations from the zoning ordinance. Section 7.003(1) of the zoning ordinance allows deviations from standards if the result is an improved development. The deviations must be approved by the Township Board

A motion was made by Phillips and supported by Steele to concur with the planner's report dated 7-16-15 and recommend to the Township Board approval of deviations #1 and #2; approval of #5 on the condition that changes are made as provided in the report; and rejection of #3, #4, #6, #7 and #8.

The motion carried unanimously.

The second action was to make a recommendation on the Area Plan itself.

*A motion was made by Comr. Phillips and supported by Comr. Brennan that the Superior Township Planning Commission, having reviewed STPC#15-02 Sutton Ridge Area Plan dated 7-7-15 and the related reports, recommends to the Superior Township Board **DENIAL** of the Area Plan based on the following analysis of the standards of Section 7.102.C (Special District Approval-Standards of Petition Review) of the Superior Township Zoning Ordinance:*

*C.1 **Growth Management Plan polices** - As indicated in Section 2.01 of the Township Planner's report (Area Plan Amendment*

Report) dated July 16, 2015 the petition is compatible with the Superior Township Master Plan. **The standard is met.**

- C.2 **Ordinance standards** - As indicated in the Township Planner's report (Area Plan – Regulatory Flexibility Report) dated July 16, 2015 the petition requires eight deviations from the Zoning Ordinance standards and the Planning Consultant recommends approval of only two of the deviations. **The standard is not met.**
- C.3 **Public facilities** - The petition is adequately served by public facilities and services, using the water and sewer services that were installed for the original Area Plan, and conceptually, the same street layout. **The standard is met.**
- C.4 **Open space and recreation areas** – The petition identifies open space but the recreation areas in the original Area Plan were removed; however, an open space and recreation improvement plan could be provided at the preliminary and final site plan stages. **The standard is not met.**
- C.5 **Common areas and improvements** – The petitioner will be required to make satisfactory provisions in the Development Agreement to provide for the financing and maintenance of improvements shown on the plan for open space and common use areas included in the development. **The standard should be met in the Development Agreement.**
- C.6 **Location and layout** – As indicated in Section 3.01 of the Township Planner's report (Area Plan-Amendment Report) dated July 16, 2015 the petition is similar in dwelling unit design, development intensity, pedestrian access and the amount of traffic associated with it so the location and layout is compatible with the existing neighborhood. **The standard is met.**
- C.7 **Compatibility of land uses** - The following findings of fact were determined:
1. *The petition is incompatible with the original Area Plan because it is an apartment use wedged into an established condominium and single-family community.*
 2. *The petition will create issues of financial fairness because the parties creating financial conditions on the existing neighborhood may not necessarily be the bearers of the cost.*
 3. *The petition does not comply with the intent of the original area plan to provide condominium and single family owner-occupied residences.*

The standard is not met.

- C.8 *Minimize adverse impacts. The noise, odor, light, or other external effects connected with the proposed petition is expected to be the same as would be in the original Area Plan. **The standard is met.***
- C.9 *Preservation of natural features. The petition will not create any disturbance to natural features any more than the original Area Plan. **The standard is met.***
- C.10 *Streets. As indicated in the Township Planner's report (Area Plan – Regulatory Flexibility) the petitioner proposed a network of internal drives rather than private streets as approved in the original Area Plan and requested a deviation from the requirement to provide streets. The deviation is recommended to be rejected. **The standard is met if the deviation is rejected and the streets are constructed to Township standards.***
- C.11 *Pedestrian facilities. As indicated in the Township Planner's report (Area Plan – Regulatory Flexibility) dated July 16, 2015, the petitioners requested a deviation from the requirement to provide sidewalks along both sides of internal streets. The deviation is recommended to be rejected. **The standard is met if the deviation is rejected and the requirement for sidewalks on both side of the streets remain.***

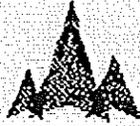
The motion carried with the following vote: Yes – Brennan, Findley, Gardner, Guenther, McGill and Phillips No – Steele; Absent – None ; Abstain – None.

Enclosed for your information are the Township Planner's and the Engineer staff reports, minutes from the three Planning Commission meetings, a petition from area residents against the area plan and written comments received in the office .

Sincerely,

Deborah L. Kuehn
Planning Administrator

Attachments



Donald N. Pennington Land Use Planning And Consulting

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AREA PLAN - REGULATORY FLEXIBILITY REPORT

Superior Charter Township Planning Commission

Sutton Ridge Apartments

Report Date: July 16, 2015

1. Description

1.01 Action Requested. Approval of eight (8) requested deviations from specific development-related Zoning Ordinance requirements associated with a major amendment to the approved Area Plan for the unbuilt phases of the Bromley Park Condominiums Planned Community (PC) development on parcel #J-10-35-100-006 to alter the development concept from 135 attached condominium units served by private roads to 126 single-story apartment units with attached garages served by access drives.

1.02 Applicant. Redwood Acquisition LLC, 23775 Commerce Park, Ste. 2, Beachwood, OH 44122.

1.03 Owner. R4 Properties LLC, 10356 Bouldercrest Dr., South Lyon, MI 48178

1.04 Location. Parcel # J-10-35-100-006; 30.77 acres south of Geddes Road and adjacent to the Bromley Park Condominium and Bromley Park Subdivision in the northeast quarter of section 35.

2. Review of Proposed Ordinance Deviations

Section 7.003 (Regulatory Flexibility) allows for the option of Township Board approval of "limited deviations" from specific Zoning Ordinance standards. However, this Section is not intended to serve as a means by which to waive whole sections of the Zoning Ordinance, or to authorize development that is not consistent with that envisioned by the Township Master Plan. Permitted deviations are required to "result in a higher quality of development than would be possible without the deviation."

The applicant has identified a total of eight (8) proposed ordinance deviations. Our comments on each request follow:

#	Requested Deviation(s)
1	<p>Section 5.206A.1.b. (minimum side-to-side separation distance)</p> <p>Comments: The requested four-foot deviation is minimal, and would have no adverse impact on the site design or relationship of the proposed buildings to neighboring land uses. The proposed deviation would facilitate the inclusion of additional variation in the mix of dwelling unit types, and in the building façade of proposed building "B." <u>We have no objection from a planning perspective to approval of deviation #1.</u></p>

#	Requested Deviation(s)
2	<p>Section 5.206A.1.c. (minimum rear-to-rear separation distance)</p> <p>Comments: The requested three-foot deviation is minimal, and would have no adverse impact on the site design or neighboring land uses. The proposed 42-foot separation between buildings “G” and “L” is an improvement from the original planned 35-foot separation distance shown between the equivalent buildings on the approved Bromley Park Condominium final site plan at this location. <u>We have no objection from a planning perspective to approval of deviation #2.</u></p>
3	<p>Section 7.201A (Vehicular Access)</p> <p>Comments: Rather than the private streets shown on the approved Bromley Park Condominium final site plan, the applicant has proposed a network of internal drives to provide access to individual dwelling units, similar to the arrangement that would be acceptable for apartment developments in the R-7 (Multiple-Family Residential) zoning district. Some guest parking is proposed along the internal access drives in an arrangement that would not be possible if internal vehicular access is provided via public or private streets (see deviation #7).</p> <p>The proposed vehicular access may be more convenient and cost effective for the developers, but it does not add to the character of the development or <i>“result in a higher quality of development than would be possible without the deviation”</i> (Section 7.003.5.). <u>We recommend that deviation #3 be rejected.</u></p>
4	<p>Section 7.201B (Pedestrian Access)</p> <p>Comments: This provision of the general standards for all Special Districts effectively requires that a sidewalk be provided along both sides of internal streets and access drives to provide pedestrian access to “each lot or principal building” in the development. The applicant has proposed to provide internal sidewalks along only one side of the internal access drives, which would reduce development costs but would not add to the development’s character or result in a higher quality of development. <u>We recommend that deviation #4 be rejected.</u></p>
5	<p>Section 7.201F.6.a. (Meadhurst Dr. perimeter open space setback)</p> <p>Comments: A minimum 50-foot wide area of perimeter open space is required adjacent to the short section of Meadhurst Dr. public road that was part of phase 1 of the Bromley Park Condominium development. A note on sheet C4.1 indicates that the applicant plans to seek an abandonment of this short section of public road right-of-way in favor of a private easement that would maintain access to the Bromley Park community pool.</p> <p>A building was shown on the approved Bromley Park Condominium final site plan at this location, when the property was part of a larger development. The proposed deviation would permit building “K” to remain at its proposed location, whether the public road stub is abandoned or not. Otherwise the proposed building would have to be substantially altered or eliminated from the plan. <u>We have no objection from a planning perspective to approval of deviation #5, provided that a minimum 25-foot long space for parking in the driveway between the sidewalk and garage door is provided for each unit in building “K.”</u></p>

#	Requested Deviation(s)
6	<p data-bbox="394 285 1382 317">Section 7.201F.6.b. (Bromley Park Subdivision perimeter open space setback)</p> <p data-bbox="394 331 1393 541">Comments: The perimeter open space setback area adjacent to the Bromley Park Subdivision will be required by the Zoning Ordinance to be substantially landscaped to create an effective visual buffer between the multiple-family and single-family residential land uses. Since only minimal plantings are permitted within the utility easements, the applicants were directed to measure this setback area from the edge of the existing drain easement, rather than the property line.</p> <p data-bbox="394 556 1393 730">Decks, patios, and similar structures and improvements are not permitted within this open space setback area, so the proposed deviation would be greater than proposed on the Area Plan, and would extend further to include unit #18. Without the requested deviation, the configuration or location of building "C" and the associated rear decks/patios for units #18-21 would have to be altered.</p> <p data-bbox="394 745 1393 877">The proposed deviation would be more convenient for the developer, but would restrict space for landscape improvements, and would not add to the development's character or result in a higher quality of development. <u>We recommend that deviation #6 be rejected.</u></p>
7	<p data-bbox="394 898 987 930">Section 8.06E.3. (parking space ingress/egress)</p> <p data-bbox="394 945 1393 1119">Comments: This provision of the general parking standards prohibits the creation of parking spaces that would require a motorist to back out directly onto a street. The applicant has proposed to provide some guest parking along the internal access drives in an arrangement that would not be possible if developed as private streets (see deviation #3).</p> <p data-bbox="394 1134 1393 1308">More importantly, the same safety concerns would apply whether the internal vehicular access for this development is provided by public or private streets, or by the proposed internal access drives. This is particularly true on "Drive B" where the proposed guest parking spaces between units #57-58 and #78-79 are offset in a manner that creates additional potential vehicle maneuvering conflicts.</p> <p data-bbox="394 1323 1393 1430">The proposed parking arrangement would reduce development costs, but would not add to the development's character or result in a higher quality of development. <u>We recommend that deviation #7 be rejected.</u></p>
8	<p data-bbox="394 1451 1057 1482">Section 7.201C (Design and Construction of Streets)</p> <p data-bbox="394 1497 1393 1707">Comments: This provision of the general standards for all Special Districts requires that all internal streets "<i>be designed and constructed according to established standards for public streets, unless a deviation is approved.</i>" The proposed internal access drive "<i>concrete drive cross-section</i>" is depicted on sheet C5.0, along with the Washtenaw County Road Commission's typical medium density residential road cross-section.</p> <p data-bbox="394 1722 1393 1892">The applicant has not provided any supporting information to demonstrate that their proposed alternative design is superior to the Township's established standards, or that the alternative would "<i>result in a higher quality of development than would be possible without the deviation</i>" (Section 7.003.5.). <u>We recommend that deviation #8 be rejected.</u></p>

3. Conclusion

Section 7.003 (Regulatory Flexibility) allows for the option of Township Board approval of limited deviations that would result in a higher quality of development than would be possible without the deviation. Of the eight (8) requested deviations from the site design and development standards of the Zoning Ordinance, we have no objection from a planning perspective to approval of deviations #1 and #2, and approval of a modified deviation #5; all as described in our report.

We recommend rejection of the requested deviations #3, #4, #6, #7, and #8, which do not appear to satisfy the criteria for granting the requested regulatory flexibility.

Respectfully submitted,

Donald N. Pennington
Rodney C. Nanney, AICP
Land Use Planning Consultants

This report is made to the Planning Commission, and is the property of Salem Township. The report addresses the completeness of the application and issues of concern. While reports may be provided to applicants and may be helpful to them, the report is not generated for the applicant and does not necessarily address all items that may be raised by the Commission or required by the Zoning Ordinance. The report is not binding upon the Township, and final authority to determine all matters, including completeness of application, remains with the Planning Commission. In all cases, it is the responsibility of the applicant to carefully review the Zoning Ordinance and Master Plan, and to ensure that all requirements have been met.



Donald N. Pennington *Land Use Planning And Consulting*

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AREA PLAN AMENDMENT REPORT
Superior Charter Township Planning Commission
Sutton Ridge Apartments

Original Report: May 21, 2015
Current Report Date: July 16, 2015

1. Description

- 1.01 Action Requested.** Approval of a major amendment to the approved Area Plan for the unbuilt phases of the Bromley Park Condominiums Planned Community (PC) development on parcel #J-10-35-100-006 to alter the development concept from 135 attached condominium units served by private roads to 126 single-story apartment units with attached garages served by access drives.
- 1.02 Applicant.** Redwood Acquisition LLC, 23775 Commerce Park, Ste. 2, Beachwood, OH 44122.
- 1.03 Owner.** R4 Properties LLC, 10356 Bouldercrest Dr., South Lyon, MI 48178
- 1.04 Location.** Parcel # J-10-35-100-006; 30.77 acres south of Geddes Road and adjacent to the Bromley Park Condominium and Bromley Park Subdivision in the northeast quarter of section 35.

2. Area Plan Review

Section 7.200 (General Standards) includes a set of general conditions that apply to all Special Districts, while Section 7.301 [Planned Community (PC) Special District] includes design and development requirements that apply specifically to PC projects. Other Zoning Ordinance site design standards also apply, except where a deviation is proposed on the Area Plan and accepted by the Township Board. The following review comments on the revised Sutton Ridge Area Plan dated 7/7/2015 are based in part on Section 7.102C (Standards for Petition Review), and are intended to ensure compliance with ordinance standards as the preliminary and final site plans are developed:

- 2.01 Compatibility with the Master Plan.** The Master Plan's Map 6-4 (Future Land Use) shows the subject land to be planned for a mixture of urban residential development. The description of this designation on page 6-21 of the Master Plan includes the following: "*New residential development is expected at a density of four dwelling units per acre and is likely to occur via the Planned Community zoning classification....*" The revised Sutton Ridge Area Plan depicts a residential density of 4.09 units per acre, which is a reduction of one unit from their initial plan, and represents a 7% reduction in residential density from the approved Bromley Park Condominium Phase 2 final site plan density of 4.39 units per acre. The overall density of the combined Bromley Park/Sutton Ridge development would remain consistent with the Master Plan if the proposed Area Plan amendment is approved.

2.02 Ordinance standards. The proposed development is required to conform to all applicable Zoning Ordinance requirements, except for specific deviations accepted by the Township Board as part of Area Plan approval. See our Regulatory Flexibility Report for additional comments on the proposed deviations.

2.03 Circulation and access. The overall development includes a total of three (3) ingress/egress points off Meadhurst Drive, Wexford Drive, and West Avondale Circle, which is consistent with the approved Bromley Park Condominium Area Plan. Private sidewalks are proposed along one side of each internal access drive, along with new public sidewalk along the east side of Meadhurst Drive and south side of Wexford Drive. A pedestrian connection to the Township Park at the southwest corner of the development site is also planned. See our Regulatory Flexibility Report for additional comments.

2.04 Public facilities. Public water and sanitary sewer lines and stormwater management facilities are available to serve the proposed development. Site maintenance plans are detailed on page 6 of the supplemental information provided by the applicant.

2.05 Open space. Multiple open space areas are incorporated into the proposed site layout, including both wetlands and upland areas, as depicted on sheet L-1. The total area of open space within the development is further described in the "Area Plan Table" on the cover sheet. The following comments apply to the proposed open space elements and data:

(1) The total open space area listed on the cover sheet is misleading, as it appears to subtract out only the footprint area of the proposed buildings, rather than the planned land area for all structures, access improvements, and other impervious surfaces. The actual percentage of open space within the proposed development, as depicted on sheet L-1, appears to be closer to 25% of the total acreage. However, this should be verified by the applicant in a revised Area Plan table.

(2) The proposed locations and arrangement of planned open space within the development is consistent with the requirements of Section 7.203 (Open Space Regulations).

(3) Per Section 5.206A.3. (Recreation Areas), "*Passive or active recreation areas (such as seating areas, playgrounds, swimming pools, walking paths and other recreational elements) shall be provided [as part of any multiple-family development in the Township] in accordance with the intended character of the development. Such areas shall be centrally and conveniently located to be physically and visibly accessible to residents, and shall not be located within any required yard setbacks or required building separation areas.*"

Recreation improvement details are not required to be included on the Area Plan, but will be required to be shown on the preliminary and final site plans for the development.

2.06 Parking and loading. The revised Area Plan includes resident parking in the garages and driveways of the proposed units, along with some additional guest parking adjacent to the internal access drives. The following comments are based

upon the applicable requirements of Article 8.0 (Off-Street Parking...):

- (1) The proposed garage and driveway parking is sufficient to satisfy the minimum requirements for multiple-family development specified in Section 8.05 (Schedule of Off-Street Parking Requirements).
- (2) The proposed guest parking is not consistent with Section 8.06 (Design Requirements...). The proposed parking for the leasing office attached to building "G" creates an unacceptable gap in the sidewalk along the internal access drive, and is also not consistent with Section 8.06. See our Regulatory Flexibility Report for additional comments.
- (3) The guest parking shown near the intersection of drives "B" and "C" may inhibit visibility at this pedestrian crossing.

2.07 Preservation of natural features. The proposed layout generally follows the Bromley Park Condominium Area Plan layout related to preservation of natural features, with one significant exception. The Bromley Park plans included preservation of a significant landmark tree on the site (labeled on sheet C3.0 as "Wetland M"). However, this tree has since died, so the proposed plans do not include protection of this area. Several other small wetland pockets along the west side of the site are also proposed to be filled per applicable requirements.

2.08 Building layout and design. The proposed building layout is generally consistent with the approved Bromley Park Condominium Area Plan. The revised building designs depicted on sheets A1.1 through A1.4 consist of ranch-style attached units clad with vinyl siding, premium vinyl shakes, and stone veneer. Section 14.09B (Residential Building Exteriors) limits the area of vinyl, aluminum or steel siding to 50% of the total area of the front and side dwelling elevations.

The revised elevations include expanded areas of stone veneer on all of the proposed buildings. A separate "*masonry façade calculations*" document has been provided by the applicant's architect to confirm that the areas of proposed vinyl siding for each building are less than 50% of the total façade area. The calculations appear to be consistent with Section 14.09B, but will be subject to further review and final action as part of the site plan review process.

2.09 Area Plan information requirements. The revised Area Plan conforms to the minimum requirements of Section 10.07 (Required Site Plan Information), with two minor exceptions as noted below:

- (1) Each proposed open space area is not specifically outlined and dimensioned on sheet L-1. This item of information is not necessary to confirm compliance with applicable ordinance requirements, but would be helpful to verify the accuracy of open space data listed on the cover sheet.
- (2) The general areas of cutting and filling are not specifically identified on the sheet C3.0. However, this parcel was previously graded as part of the Bromley Park Condominium development, and the notes on sheet C3.0 indicate the limited areas where additional grade changes are planned.

As noted in Section 10.07, an item of required information not applicable to the project may be omitted from the plan, subject to Planning Commission acceptance.

3. Compatibility

The potential compatibility of the proposed Sutton Ridge development with the adjacent Bromley Park Subdivision was a topic of substantial concern during the public hearing. The importance of compatibility between land uses is also reflected in the following additional review criteria listed in Section 7.102C (Standards for Petition Review):

3.01 Location and layout. Section 7.102C.6. requires that *“The location of the proposed uses, layout of the site, and its relation to streets giving access to it, shall be such that traffic to, from, and within the site, and assembly of persons in connection therewith, will not be hazardous or inconvenient to the project or the neighborhood.”*

- (1) Based on the similarity in dwelling unit design, the amount of traffic associated with the proposed Sutton Ridge development is not anticipated to exceed the amount that would have been generated by the Bromley Park Condominium Phase 2 development, as depicted on the approved final site plan for that project.
- (2) The existing public roads in the neighborhood and access to Geddes Road were designed to accommodate a development of similar intensity and impact to that proposed by the applicant.
- (3) If an adequate internal pedestrian network is provided within the Sutton Ridge development in a manner that connects to and completes missing links in the adjacent public sidewalk network, the proposed development can be compatible with the neighborhood in terms of pedestrian access.

3.02 Compatibility of land uses. Section 7.102C.7. requires that, *“The proposed...mix of housing unit types and densities...shall satisfy the intent of the proposed Special District, conform to applicable use standards and limitations, and be acceptable in terms of convenience, privacy, compatibility, and similar standards.”* Section 7.102C.8. also addresses the compatibility issue by requiring that *“noise, odor, light, or other external effects from any source whatsoever, which is connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses.”* The following compatibility-related findings should be considered:

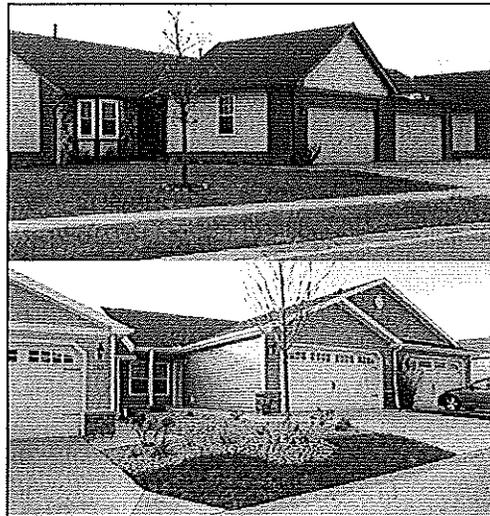
- (1) The general character and layout of the proposed development is consistent with the approved Bromley Park Condominium Area Plan.
- (2) Extensive landscaping is proposed along the common lot boundary with the adjacent Bromley Park Subdivision to minimize visual impacts from the Sutton Ridge project. Because all existing and proposed land uses in the area are residential, an additional transition buffer area is not required.
- (3) A *“condominium”* is not a land use per se, but rather is a means by which real property is divided into individual units, where ownership and occupancy are governed by deeds. In a similar way, *“rental apartment”* describes occupancy of individual residential units governed by leases. While the change from a condominium development and other proposed site alterations would constitute a major change from the approved Bromley Park Condominium Area Plan, the types of residential land uses are similar in character, appearance, and potential impact.

(4) As defined in Article 17.0 (Definitions), both the existing Bromley Park Condominium and proposed Sutton Ridge dwelling units would be considered to be “attached townhouses,” or what the approved Bromley Park Condominium Area Plan referred to as “attached single-family dwellings.”

(5) As noted on page 11 of the supplemental information provided by the applicant, the existing homes and condominium units in Bromley Park can be leased, just as the Sutton Ridge units are proposed to be.

(6) At the Township’s suggestion, the applicant has included their rules and regulations for tenant behavior as an exhibit on sheet C5.0 of the revised Area Plan. If accepted by the Township Board as part of an Area Plan approval, these standards (which address noise, cleanliness, maintenance, parking, and other conduct-related conditions) would apply to the property, regardless of future ownership changes.

(7) As noted by the applicant, these lease addendum standards are more restrictive, as compared to the existing Bromley Park Condominium bylaws, and are designed to ensure an “atmosphere of peace and quiet.”



Existing Bromley Park condominium units (top), as compared to an example of Redwood's proposed rental units (below).

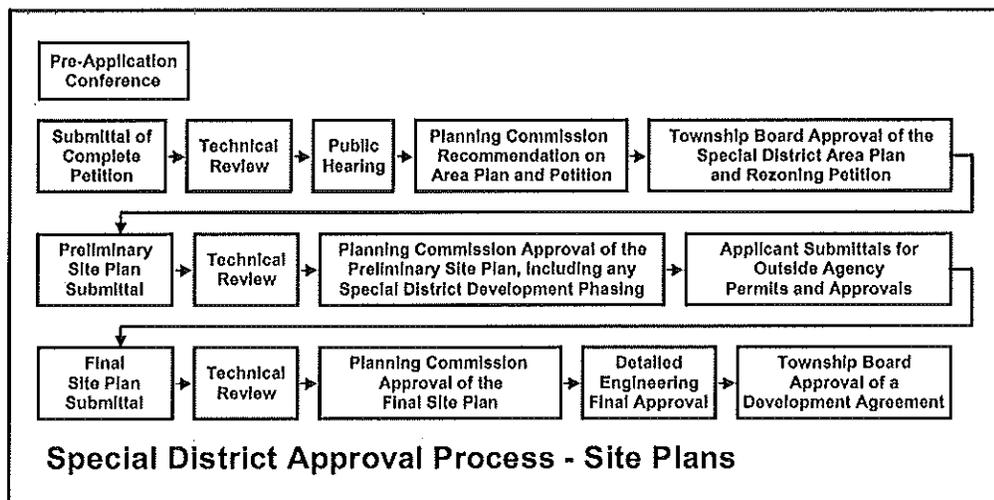
4. Other Considerations

4.01 Scope of Area Plan approval. Section 7.102D (Effect of...Area Plan Approval) limits the scope of PC Area Plan approval to include only the following elements:

- acceptance of the overall development concept and any requested deviations from Zoning Ordinance requirements;
- general site layout;
- conceptual building design and location(s);
- preliminary street network;
- permitted land uses; and
- range of dwelling types, and maximum number of permitted dwelling units.

Other elements shown on the Area Plan, such as landscaping improvements and detailed building elevations, may be evaluated as part of Area Plan review, but are not “set in stone” by Area Plan approval.

4.02 Planned Community approval process. The following flowchart taken from Article 7.0 (Special District Regulations) summarizes the approval process for this type of development:



- (1) As noted in the flowchart, Area Plan approval is only one of the early steps in the review process. If approved, detailed site plan and engineering reviews would follow.
- (2) The following information is offered in response to some questions have arisen about the relationship of the Area Plan to any development agreement associated with the project or property:
 - An approved Area Plan becomes part of the zoning of the property, defining the list of allowable land uses in the PC development.
 - A development agreement is a voluntary contract between the Township Board and the developer. As noted in the flowchart, this is the last step in the development approval process.
 - Per Section 14.03 (Development Agreement), the contents of this voluntary contract typically address the details of construction, including performance guarantees, timing of development activities, and other issues of mutual concern. Planned land uses may be noted in the development agreement, but this should not supersede the authority of the Area Plan and Zoning Ordinance to govern permitted uses in the development.
 - The Township Attorney has confirmed in his 7/8/2015 letter that the existing Bromley Park Condominium development agreement remains in effect for this parcel, including any commitments associated with the Bromley Park Community Association.

5. Conclusion

The revised Sutton Ridge PC Area Plan dated 7/7/2015 is substantially complete, and is ready for Planning Commission review. The conceptual land use arrangement, range of dwelling units, and proposed dwelling unit density depicted on the Area Plan are generally acceptable, based upon applicable Master Plan policies and Zoning Ordinance standards. We recommend that the following be addressed by the Planning Commission as part of review, deliberation, and action on the application:

- 5.01 Any action on this application by the Planning Commission should be in the form a motion to recommend to the Township Board approval, denial or approval with conditions.
- 5.02 The Planning Commission should also make recommendations to the Board regarding acceptance or rejection of each of the proposed Zoning Ordinance deviations noted on the Area Plan's cover sheet.
- 5.03 Separate motions may be made regarding the proposed deviations and the Area Plan amendment, or these recommendations may be combined into one motion.
- 5.04 Per section 7.102A.6., reasonable conditions may be required by the Township Board as part of Area Plan approval to *"ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity; to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land; and to promote the use of land in a socially and economically desirable manner."*

If the Planning Commission recommends approval of the proposed Area Plan to the Township Board, the following minimum recommended conditions should be incorporated into the motion:

- All items identified in the reports of the Township Engineer dated 7/15/2015 and Township Planner dated 7/16/2015 shall be satisfactorily resolved by the applicant on an updated, "as approved" Area Plan.
- All necessary site design changes associated with final Township Board approval or denial of requested Zoning Ordinance deviations shall also be satisfactorily resolved by the applicant on an updated, "as approved" Area Plan.
- The "as approved" Area Plan shall be subject to administrative review by the Township Engineer and Township Planner to confirm compliance with applicable ordinance requirements and conditions of approval, prior to submittal of any preliminary site plans for this development.

Respectfully submitted,

Donald N. Pennington
Rodney C. Nanney, AICP
Land Use Planning Consultants

This report is made to the Planning Commission, and is the property of Superior Charter Township. The report addresses the completeness of the application and issues of concern. While reports may be provided to applicants and may be helpful to them, the report is not generated for the applicant and does not necessarily address all items that may be raised by the Commission or required by the Zoning Ordinance. The report is not binding upon the Township, and final authority to determine all matters, including completeness of application, remains with the Planning Commission. In all cases, it is the responsibility of the applicant to carefully review the Zoning Ordinance and Master Plan, and to ensure that all requirements have been met.



ARCHITECTS. ENGINEERS. PLANNERS.

July 15, 2015

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road
Ypsilanti, MI 48198

Attention: David Phillips, Township Clerk

Regarding: **Sutton Ridge Apartments**
Area Plan Review
OHM Job # 0140-15-1018

On the Township's behalf, we have reviewed the material prepared and submitted by CESCO, Inc. for the above referenced project. A brief summary of the project, followed by our review comments, have been provided below.

The materials submitted consist of an Area Plan amendment for the construction of 22 apartment buildings, containing 126 single story apartment homes. The site is in the southwest quarter of Section 30 located south of Geddes Road in the area previously planned as the Bromley Park Condominiums Phase 2. Public water and sewer are available and is proposed to be installed throughout the development connecting to existing Township's water and sewer system. A stormwater management system is proposed throughout the development as a public drainage district. Vehicle access is proposed through three connections to existing public roads and will be installed through the development as private drives. On street parking is not permitted and off street parking areas are proposed at various locations. Based on the information presented we offer the following comments for your consideration:

Required Zoning Ordinance Information

1. The applicant shall illustrate approximate areas of cut/fill needed for the project grading.

Engineering Comments

2. The section of existing aggregate surface utility maintenance path shall be paved and connected to the proposed private drive and the public utility easements for water and sewer.
3. It appears that the existing sanitary sewer is within ten (10) feet of multiple buildings along the south side of Drive "C". Based on record plan information from the Bromley Park Subdivision the depth of the existing sanitary sewer west of proposed unit 105 appears to be between thirteen (13) and fifteen (15) feet. Due to the depth of this existing sanitary sewer, building units 106-119 along the south side of Drive "C" shall be adjusted to provide additional separation as required.
4. Dimensions shall be provided for all proposed easements. Separate easements shall be provided for water main, sanitary, and storm sewer, and shall be labeled as such on the plans. Utility easements widths shall be in conformance with the Township's standards.

Conclusion

We have reviewed the material, dated June 30, 2015, for the above referenced project on the Township's behalf. At this time, we recommend the planning commission consider approval of the area plan conditional upon the above comments being addressed administratively and incorporated into the plan set during the site plan process.

If there are any questions with this review please call us at (734) 522-6711.

Sincerely,
OHM Advisors



Rhett Gronevelt, P.E.



Jacob Rushlow, P.E.

cc: Ken Schwartz, Township Supervisor (via e-mail)
Richard J. Mayernik, C.B.O, Building Department (via e-mail)
Keith Lockie, Utilities Director (via e-mail)
Deborah Kuehn, Planning Coordinator (via e-mail)
Don Pennington, Township Planner (via e-mail)
Kellie McIvor, Redwood Development LLC (via e-mail)
Dan Keever, CESO Inc. (via e-mail)
File

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5-1 CALL TO ORDER**

Chairman Guenther called the regular meeting to order at 7:30 p.m.

5-2 ROLL CALL

The following members were present: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele. Also present were Don Pennington and Rodney Nanney, Township Planners, Jacob Rushlow, Township Engineer and Rick Mayernik, Building/Zoning Administrator.

5-3 DETERMINATION OF QUORUM

A quorum was present.

5-4 ADOPTION OF AGENDA

A motion was made by Gardner and supported by Phillips to adopt the agenda as corrected, changing the order of public hearings to allow the hearing on the Sutton Ridge Area Plan to be first and to add an Item B. to Correspondence. The motion carried.

5-5 APPROVAL OF MINUTES

A. MINUTES OF THE MARCH 25, 2015 REGULAR MEETING

A motion was made by Brennan and supported by Phillips to approve the minutes as corrected. The motion carried.

5-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

5-7 CORRESPONDENCE

A. Northfield Township – Notice of Intent to Amend the Master Plan

A motion was made by Brennan and supported by Phillips to receive the Notice of Intent. The motion carried.

B. Letter from Brian and Annette Burak, 9566 Glenhill Dr. opposing the Sutton Ridge Area Plan.

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A motion was made by Brennan and supported by Phillips to receive the letter. The motion carried.

5-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

B. STPC#15-02 Sutton Ridge Area Plan, 127 single-story apartments on the 30.7 acre undeveloped portion of the Bromley Park Condominium community. (Amendment to the Bromley Park Area Plan)

1. Public Hearing

A motion was made by Brennan and supported by Phillips to open the public hearing. The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele
No: None
Absent: None
Abstain: None

Kelli McIvor, representing the applicant Redwood Acquisitions, described the plan. She said the proposed development is comparable to the development approved for the Bromley Park Condominium Phase 2 plan. She said one difference was the original plan had 135 dwelling units and the Sutton Ridge Area Plan has 127 dwelling units. She noted that Redwood owns several rental communities in Michigan. She said the company builds, owns and manages all of the developments. She said the company markets to empty-nesters and residents who are not looking for amenities such as tot lots, swimming pools and club houses. She said there are no government subsidies and the development is privately funded.

McIvor said they met with some of the residents of Bromley Park and heard some of the concerns about traffic. She cited traffic study data that reports trip generation numbers are lower for renters than for owner-occupied dwellings. She said another concern expressed by the Bromley Park residents was about how the rental-units will affect their property values. She referred to a study from the MIT Center for Real Estate that concluded there were no impacts of rental housing on the value of owner occupied housing. She talked about the successful mix of rental and owner-occupied housing.

Tracy Pitt, 10175 E. Avondale said the existing Bromley Park community is a good mix. She said the addition of 300 renters does not fit into the community and will increase traffic and depress property values. She submitted a petition

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to Chairman Guenther with signatures of persons opposed the Sutton Ridge project.

Kathleen Hubbs, 1878 Kenwyck Dr., said she lives in the condominium community and pays association dues to maintain the site. She asked if the rental development would contribute to maintenance.

Vera Augustniak, 9633 Wexford Dr., said that the proposed development is an apartment complex situated within an owner-occupied community. She said apartment-living and subdivision-living are different. She said as an example, a homeowner cannot move out of the neighborhood whenever she feels like it the way renters can.

Don Haidys, 1836 Wexford Dr., asked who would be responsible for bonding the road. He said Superior Township may like the additional tax revenue brought in by the apartments but it will hurt the existing residents.

Ron Horvath, 1821 Wexford, said he disagreed with the speakers opposed to the development. He said the Township has a responsibility to offer a variety of housing options and the plan presented is not very different from the originally approved plan. He said he would like to see the vacant land weed patch in his back yard cleaned out.

Stephen Wiemero, 9651 Wexford, said he was concerned about security with the walking path behind Bromley Park. Phillips said the path was constructed to provide the Township utility department with access to water and sewer lines. He said the Township also saw it as an amenity. He said he shared the concern about security issues.

Eric McGuigan, 9987 W. Avondale Circle, said he moved into the neighborhood three years ago because it is a quiet community where children can move around without getting hurt. He said the plan does not do enough to protect the children in the neighborhood. He said he invested in safety when he moved into the community and said safety and security will be lost if the apartment project is developed. He asked what the Township will do to protect the character and integrity of the existing neighborhood.

David Bedwell, 9663 Wexford, said that the apartments will not be adjacent to the Bromley neighborhood, they will be "within" the community. He noted that the current residents pay extra money to plow and maintain the streets. He said before he moved in he read the Township's Master Plan and bought into it.

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Don Mills, 10227 E. Avondale, said he did not see a problem with the project. He asked if there was another option for access to the apartments.

Victoria Evans, 10187 E. Avondale Circle, said she was concerned that adding apartments would stigmatize the neighborhood. She said the Township should wait for the real estate market to improve and attract investors to buy and finish the condominium development.

Juanita Bell, 9867 High Meadow, said she loved her community. She noted that new homes were being built in Brookside and Prospect Pointe. She said adding apartments into the Bromley neighborhood was unfair to the current residents who have made investments and pay association fees to maintain the area.

Karen Cant, 10245 E. Avondale Circle, said she was concerned that the apartments would be rented to students. She said she thought the Township was jumping the gun and taking the first project that came along.

Phillips explained how the proposal came to the Township. He said the Township did not solicit the project. He said Redwood is a business and the owners have the right to propose a development. Pennington described the original Bromley Park Area Plan. He also noted that the Planning Commission is only advisory to the Township Board and that the Township Board makes the final decision.

Residents at 9559 Glenhill, 9771 Ravenshire and 10251 E. Avondale said the plan is not a good fit for the neighborhood and it will drive down housing values.

Dale Patterson, 9642 Wexford, said he was concerned about the walking path.

Perry Kapano, 10257 Avondale, said when he bought his home Pulte (the original developer) told him that houses and condominiums would be built. He asked how low the rents will go if Redwood cannot get the proposed \$1,200 per month. McIvor (Redwood) answered that they have never had to reduce their rents or use Section 8 funds. She did not know how many of the other Redwood developments were situated near low-income housing.

There were questions about putting up a gate to separate the apartments from Bromley Park. There was also a comment that if the apartments were adjacent to Bromley, there would not be as many concerns, but instead it is in the middle of Bromley Park and would exist separately.

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Lillian Newsome, 9635 Wexford, said she would not have bought her house if she knew apartments would be built within the community.

There were no additional public comments.

A motion was made by Phillips and supported by Gardner to close the public hearing. The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele
No: None
Absent: None
Abstain: None

2. Deliberation

Rodney Nanney presented the Planner's report dated 5-21-15. He said this was the first step of the proposed development process. He said at this meeting, the Planning Commission is looking at the general concept of the plan and not at engineering issues. He noted that the intended drives are private and will be maintained by the developer. He referred to the standards for area plan review within the zoning ordinance and how the proposed plan did or did not meet the standards. He said the original Bromley Park Area Plan was approved under a previous zoning ordinance and that the current ordinance has stricter standards, including the façade standards.

Nanney said that Section 7.003 (Regulatory Flexibility) of the zoning ordinance allows for the option of Township Board approval of "limited deviations" from specific site design and dimensional standards, subject to Planning Commission review and recommendation. He reviewed the minimum deviations that would have to be added to the area plan for the Planning Commission's consideration. He said the plan is complete except for the items that require regulatory flexibility. Phillips said that not all of the deviations have been identified.

Gardner questioned the compatibility of rental housing with owner-occupied condominium and single-family housing. He said he was concerned with the way the project is nested within the neighborhood. He asked if there were other Redwood development locations where the rental units are totally dependent on a private road system.

Gardner said there are several standards that the area plan must meet and that the Planning Commission must be satisfied have been met. He read the compatibility standard:

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Section 7.102(C)(7) Compatibility of land uses. The proposed use(s), mix of housing unit types and densities, or mix of residential and non-residential uses shall satisfy the intent of the proposed Special District, conform to applicable use standards and limitations, and be acceptable in terms of convenience, privacy, compatibility, and similar standards.

McIvor said compatibility was already determined by the Township when they approved the style of dwelling units for Bromley Park. She said the only thing not determined was how the residents paid for their dwelling units. She said Redwood wants to be a good neighbor and is taking over the existing storm water system.

Gardner said the issue of compatibility needs to be satisfied because it was originally approved as condominiums and single-family homes.

Guenther said based on the information presented, he was not concerned about density, layout or design of the proposed development because it appears that generally the plan can meet most of those standards. He said he is concerned about compatibility. He said unlike homeowners, renters are transient and have no ownership interest in the property. He said this is a qualitative difference. He said he was concerned because zoning should protect property rights and residents have a reasonable expectation of such protection when they buy into a subdivision or condominium

Findley asked if Redwood had any rental communities near universities and consequently had experience renting to students. She noted that Redwood cannot discriminate against college students so she questioned how they could avoid renting to them. McIvor said that credit scores and the lack of certain amenities and the inclusion of many restrictions make the apartments, such as Sutton Ridge, unattractive to college students.

Guenther said the Township cannot force Redwood to keep to its business model and cannot prevent them from turning Sutton Ridge into Section 8 housing units if the demand were weak. Alternatively, he asked what would happen if there was so much demand for the apartments there became no incentive to maintain them. He cited rental housing in Ann Arbor where the student demand is so high there is no incentive to maintain the property.

McGill asked how Redwood could guarantee they will not lower the rents. A representative from Redwood said if the rents were lowered, the company would not be able to pay its bills. He said Redwood has never been in a situation where it had to reduce the rents.

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Findley said the Bromley Park residents were promised a condominium development. Phillips said he had concerns about how it would fit in. He said Redwood has a good reputation and the number of dwelling units will be less than originally planned. He said it was a unique situation and he did not think it was ready for Planning Commission action at this meeting.

McIvor said that Redwood does have a good reputation but she agreed the area plan was not ready for Planning Commission action. She said Redwood would like to meet the Township engineers and planners again. She asked for a postponement of action.

Steele said he shared some of the concerns expressed, but noted there is more regulatory control over the maintenance of rental apartments than there can be over who is going buy the house next door. He asked how many of the Bromley Park condominiums were rented out.

Guenther said he was still concerned about compatibility and noted that the Planning Commission will apply the Zoning Ordinance standards as they are written.

3. Action

It was moved by Phillips and supported by Gardner to honor the applicant's request to postpone action on STPC#15-02 Sutton Ridge Area Plan – Amendment to the Bromley Park Area Plan until the Jun 24, 2015 or July 22, 2015 regular meeting of the Planning Commission to allow the applicant time to provide additional information to the Planning Commission.

The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele.
No: None
Absent: None
Abstain: None

Chairman Guenther noted the time and requested a motion to extend the Planning Commission meeting after 11:00 p.m. It was moved by Brennan and supported by Findley to continue the Planning Commission meeting past 11:00 p.m. The motion carried.

A. STPC#15-01 Rezone 6 acres at 3880 Vorhies from R-1 (Single Family Residential) to A-1 (Agricultural)

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1. Public Hearing

A motion was made by Gardner and supported by Phillips to open the public hearing. The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele
No: None
Absent: None
Abstain: None

Jen Ferris, representing the applicant Lou Ferris, 4000 Vorhies, described the request. She said the property was purchased nine years ago with the intention to grow and sell produce as a community farm not a production farm.

Elizabeth Peacock, 3873 Vorhies, spoke in support of the rezoning.

There were no other comments.

A motion was made by Phillips and supported by Gardner to close the public hearing. The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele
No: None
Absent: None
Abstain: None

2. Deliberation

Nanney presented the Planner's report dated 5-19-15. He said he recommended A-2 zoning rather than the A-1 requested. He said with A-2 zoning, the applicant could still use his land in the manner proposed. He noted there was already an A-2 district adjacent to the subject parcel and A-2 was compatible with the area. He said A-1 zoning could be considered spot zoning

Guenther reviewed the Findings of Fact outlined in the Planner's report.

3. Action

A motion was made by Phillips and supported by Gardner that the Superior Township Planning Commission recommends to the Superior Township Board, approval of STPC#15-01, the rezoning of 6 acres at 3880 Vorhies from R-1 to A-

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2; finding the change satisfies the required Findings of Fact in Section 18.06 of the Zoning Ordinance and addressed in the Planner's report dated May 19, 2015.

The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele.
No: None
Absent: None
Abstain: None

5-9 REPORTS

A. Ordinance Officer

A motion was made by Gardner and supported by Brennan to receive the reports for March-April and April-May. The motion carried.

B. Building Inspector

A motion was made by Findley and supported by Gardner to receive the reports for March and April. The motion carried.

C. Zoning Administrator

A motion was made by Brennan and supported by Steele to receive the report for April. The motion carried.

5-10 OLD BUSINESS

A. STPC#13-09 Master Plan Update – Technology Center Area Plan

Phillips reported that the Administrative staff and the planners have met with some of the owners of property within the proposed Technology Center district. He said due to the late hour, further discussion and review of the plan should be postponed until the next regular meeting of the Planning Commission.

5-11 NEW BUSINESS

There was no New Business.

5-12 POLICY DISCUSSION

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There was no Policy Discussion.

5 -13 ADJOURNMENT

A motion was made by Brennan and supported by Gardner to adjourn at 11:29 p.m. The motion carried.

Respectfully submitted,
David Phillips
Planning Commission Secretary

Deborah L. Kuehn
Recording Secretary
Superior Charter Township
3040 N. Prospect
Ypsilanti, MI 48198 (734) 482-6099

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7-1 CALL TO ORDER**

Chairman Guenther called the regular meeting to order at 7:35 p.m.

7-2 ROLL CALL

The following members were present: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele. Also present were Don Pennington and Rodney Nanney, Township Planners, Jacob Rushlow, Township Engineer and Rick Mayernik, Building/Zoning Administrator.

7-3 DETERMINATION OF QUORUM

A quorum was present.

7-4 ADOPTION OF AGENDA

A motion was made by Steele and supported by Gardner to adopt the agenda as presented. The motion carried.

7-5 APPROVAL OF MINUTES

A. MINUTES OF THE MAY 27, 2015 REGULAR MEETING

A motion was made by Brennan and supported by Gardner to approve the minutes as corrected. The motion carried.

7-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

7-7 CORRESPONDENCE

A. Sutton Ridge Area Plan

1. Petition and supplemental comments from residents and property owners to *Vote "NO" on Proposed rezoning of Parcel #J-10-35-100-006 for Apartment Construction.*

A motion was made by Gardner and supported by Brennan to receive the petition. The motion carried.

2. Letter supporting the plan.

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A motion was made by Phillips and supported by Brennan to receive the letter. The motion carried.

3. Letters opposing the plan.

A motion was made by Gardner and supported by Brennan to receive the letters. The motion carried.

B. Charter Township of Plymouth – Notice of the Distribution of the Adopted Master Plan for Land Use.

A motion was made by Brennan and supported by Phillips to receive the notice. The motion carried.

C. Pittsfield Charter Township – Notice of Intent to Update Existing Master Plan.

A motion was made by Brennan and supported by Phillips to receive the notice. The motion carried.

7-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

There were no Public Hearings.

7-9 REPORTS

A. Ordinance Officer

A motion was made by Findley and supported by Brennan to receive the reports. The motion carried.

B. Building Inspector

A motion was made by Steele and supported by Brennan to receive the reports. The motion carried.

C. Zoning Administrator

A motion was made by Findley and supported by Brennan to receive the report. The motion carried.

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7-10 OLD BUSINESS

- A. STPC#15-02 Sutton Ridge Area Plan - Amendment to the Bromley Park Area Plan, a 127 single-story apartments on the 30.7 acre undeveloped portion of the Bromley Park Condominium community - Postponed from the May 27, 2015 meeting.

Guenther said the public hearing on the Sutton Ridge Area Plan was concluded at the May 27, 2015 Planning Commission meeting, however, he would permit additional public comments on a limited basis after the presentation by the applicant.

Kelli McIvor, representing the applicant Redwood Acquisition, presented additional information on the proposal. She began by stating that Redwood received unanimous approval from the Ypsilanti Township Board for a project in the Township. She said they addressed Ypsilanti Township's concern about the apartments becoming Section 8 rentals by including the prohibition of any government subsidies into the development agreement to the extent permitted by law. She said they also included a reference to the Ypsilanti Township's Property Maintenance Ordinance.

She noted that the Bromley Park Condominium Association does not prohibit the renting of units and does not require a credit check of anyone renting a unit. She said Redwood requires a credit check. She said Redwood's standard lease is more restrictive for residents than are the Bromley Park condominium rules. She said the lease restrictions demonstrate that Redwood is committed to creating a compatible land use.

Tyler Tennant, an attorney representing Redwood Acquisition, addressed the Planning Commission regarding his letter dated June 30, 2015 and included in the application materials. He said when the Bromley Park Development Agreement was signed, the Sutton Ridge site was identified as Phase 2 of Bromley Park Condominiums and was designated for future expansion. He said the Bromley Park Master Deed stated that the area of Phase 2 could be added into the master deed if done within a six year period which ended May 22, 2009. He said because the Master Deed was not amended for that purpose, the expansion area is not subject to Bromley Park Master Deed, the composite Deed or Bromley Park Bylaws. He said it is subject to the Bromley Park Development Agreement.

Tennant stated that none of the documents related to Bromley Park included restrictions on leasing and Bromley Park owners can lease their houses and

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condominiums. He said the proposed Sutton Ridge use is identical to approved use of the Bromley Park condominiums. He said the use does not vary because of ownership.

Tennant said the Bromley Park Development Agreement states that the only permitted principal use on the property is attached, single-family dwelling units. He said he talked to the Township's attorney Fred Lucas and referred to Mr. Lucas's letter dated July 8, 2015 and included in the Planning Commission packet. He said he disagreed with two of Mr. Lucas' points: 1) that the apartments are not permitted under the current development agreement and the agreement would have to be amended to permit them; and 2) that Sutton Ridge is subject to the Bromley Park Condominium Owners Association. Tennant said there is no difference between the condominium use and the apartment rental use. He said he disagreed that the Sutton Ridge project is subject to the Bromley Park Condominium Association. He said if he met with Mr. Lucas, they would probably come to an agreement on the issues.

McIvor said one of the concerns expressed at the previous meeting was the possibility that the units could be used for Section 8 housing to the extent permitted by law. She said Redwood would include in the development agreement a specific prohibition against using Section 8. She said Redwood would also include a reference to staying in compliance with the Superior Township Property Maintenance Code. She said Redwood is also prepared to make an annual contribution or a one-time payment for maintenance of the private roads.

Chairman Guenther opened the meeting for public comments.

Brian Burak, 9566 Glenhill, said he was concerned about a south side road connection. McIvor said the connection has been removed and replaced with a turn-around.

Tracy Pitt, 10175 E. Avondale asked the Planning Commission to put themselves in the shoes of Bromley Park residents. She said every homeowner bought their home with the expectation that the remaining lots would be developed with owner-occupied housing. She said Bromley Park residents are subject to rules the renters will not be subject to. She said it will be a recipe for disaster and there is no means to hold them to their promises. She suggested Redwood find another parcel in the Township that is not in the middle of an owner-occupied neighborhood.

Beth Gurkey, 9559 Glenhill asked if the applicants found examples of other Redwood communities nested within an owner-occupied community. McIvor

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said she found three and described them. Jennifer Swarup, 10161 E. Avondale asked if they were located in back of the communities. Leslie Hartig, 9783 Ravenshire, noted that because the project in Michigan has not been built, there is no information to show if it is compatible. McIvor said there are many Redwood communities that back up to single-family houses and there have been no problems.

There was a question about whether or not the request was a rezoning action and if the sign advertising the public hearing could be removed. Nanney explained that the area plan amendment process is a zoning process and must be approved by the Township Board. He said the sign should be removed.

Robert Choate, 9650 Wexford, said he was concerned about the two access points near the Bromley Park pool. He asked why they were putting the apartments so close to the condominiums when there is other land available.

Kathleen Hubbs, 1878 N. Kenwyck, said Kenwyck is a private road and she asked how other people could be stopped from using it.

Someone asked if Redwood was asked to build out the original condominium project. McIvor said Redwood is not a builder for hire so they would not accept such a proposal and none had been offered.

Victoria Evans, 10187 E. Avondale, said she is a realtor and that property values and condominium values in the area are increasing. She said there still is a chance that the Bromley Park Condominiums can be built out and the current owners will get the value from their property.

Someone in the audience said she attended the Township Board meeting on Monday night and heard the Township Supervisor remark that renters cause problems. She said the Township can do better.

Tracy Pitt, 10175 E. Avondale asked how the disagreement between the attorneys Mr. Lucas and Mr. Tennant is to be resolved. Guenther suggested that if the area plan is approved, the approval could be made subject to the amendment of the Bromley Park Development Agreement.

Someone in the audience asked about the utility path and who had the responsibility for maintaining it and securing it from trespassers. She asked if additional measures could be taken to barricade the path from public use so that the peace and safety of all residents is maintained. Phillips said the path belonged to the Township and was needed for access to sewer lines. He said it was not a part of Redwood's proposal.

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Karen Cant, 10245 Avondale asked about the results of Redwood's search for other developments near colleges. McIvor showed a table of results that indicated fourteen developments are within fifteen miles of a college. She said seven of the developments had no student renters; six had had 1% to 3 % student renters and one had 18% of its residents as medical or graduate students.

There were no additional public comments.

Nanney presented his *Area Plan Amendment* report dated July 16, 2015. He noted that the project has been reduced to 126 units and he referred to page 5 of the area plan report to describe the area plan approval process. He said the area plan defines the uses that are permitted on the site. He stopped explaining the area plan review and began reviewing his *Regulatory Flexibility Report*, dated July 16, 2015. He said the zoning ordinance allows an area plan to deviate from some of the regulations of the ordinance if the deviation will result in a higher quality development. He reviewed the deviations requested by Redwood. The deviations included: 1) Reduce the side to side distance between buildings from 28.25 feet to 24.25 feet; 2) Reduce the rear-to-rear building separation from 45 feet to 42 feet; 3) Allow access to be via private drives rather private or public streets; 4) Provide sidewalks on only one side of each drive; 5) Deviate from the 50-foot open space requirement along the short section along the Meadhurst Dr.; 6) Deviate from the 20-foot setback for areas not adjacent to roads; 7) Allow some vehicles to back out onto the drive, which is otherwise prohibited; 8) Deviate from the Design and Construction of Streets engineering standards.

Nanney recommended approving deviations #1 and #2 and a modified #5. He also recommended rejecting deviations #3, #4, #6, #7 and #8. He suggested the Planning Commission act on the deviation requests separately from the action on the area plan.

Returning to the *Area Plan Amendment* report, Nanney noted that the proposed open space meets the minimum 25% required by the zoning ordinance, however some recreational amenities will also be required. He noted that a copy of the apartment rules are published on the plan so they will become part of the governing documents.

Nanney concluded that the revised Sutton Ridge PC Area Plan dated 7-7-15 is substantially complete and is ready for Planning Commission review. He said the conceptual land use arrangement, range of dwelling units, and proposed

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dwelling unit density depicted on the area plan is generally acceptable, based upon applicable Master Plan policies and Zoning Ordinance standards.

Rushlow presented the OHM report dated July 15, 2015. He cited some information that must be provided on the plan and could be reviewed administratively.

Phillips asked how much the area plan would change if the Planning Commission approved only the deviations recommended in the Planner's report. Nanney said sidewalks would be required on both sides of the road and the buildings would have to be set back further from the road.

Steele noted the utility path was scheduled on the Bromley Park Area Plan to become a bike path. He said if it is not to be used as a bike path, it will also have to be modified on the plans.

Gardner said he appreciated the work Redwood had done in trying to meet the concerns of the Planning Commission and the community. He said there were still issues that had to be addressed. He said the first was financial fairness for the current Bromley Park residents. He said the development should not cause any financial burden of the current homeowners. Gardner also said the questions surrounding the development agreement needed to be resolved.

Guenther addressed comments to Attorney Tennant. He said the letter from Township Attorney Fred Lucas states that the development agreement runs with the land and includes the undeveloped Bromley Park Phase 2 parcel. He said the petitioners have a major amendment to the Bromley Park Development Agreement ahead of them. He said the issue is not leasing; it is whether or not the proposed use is compatible with the existing use. He said for example, the same use (residential) is allowed in both R-1 and R-7 zoning districts but they may not be compatible. He noted that the Planning Commission is reviewing the Sutton Ridge Area Plan because it is considered a Major Change from the approved Bromley Park Area Plan. He said the standards for considering a plan a Major Change include if there is a change in concept, in use, in character and/or a change in the type of dwelling unit. McIvor said she thought the decrease in density from the Bromley Park Area Plan was the reason the Sutton Ridge Area Plan was considered a Major Change.

Guenther said zoning provides some assurance of stability for the existing residents. He said it defeats their reasonable expectation of stability to have apartments built within the middle of the neighborhood. He said there are qualitative differences between leasing and owning a home such as a vested and non-vested interest. He said the Township does not have a mechanism to

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enforce the developer's good intentions. He said he would have no problem supporting the project if it were located somewhere else in the Township.

Phillips said he wanted to discuss the point about creating an unfair financial burden for the existing residents. He referred to the Bromley Park Homeowners Association, the Bromley Park Condominium Association and the Bromley Park Community Association. A comment was made from the audience about the quality of the apartments being less than the quality of the condominiums.

Findley said she appreciated the time Redwood spent in considering the Township's concerns and she said she too would support it if it were a stand-alone community. She said however, the Bromley Park residents were promised a condominium development. Redwood's attorney Tennant said the Township did not promise a condominium development. He said it is not a vested property right. Guenther said it may not be a promise per se but it is a reasonable expectation within the very same development.

Steele said he read the study presented by Redwood addressing the effect of rental housing on owner-occupied dwellings. He said the study concluded that there was no impact of renters on nearby home values. Tenant said it is the character of the occupant that can cause problems in any neighborhood. He said the zoning ordinance regulates residential uses and not the character of the occupants.

McGill asked how Redwood could guarantee that Sutton Ridge remains luxury apartments. He asked what would happen if Redwood has to reduce the standards. McIvor referred to the lease restrictions and said they will be memorialized in the area plan documents.

Steele said he read the planner's report and interprets it to mean that the proposed plan is compatible with the surrounding land uses. Guenther said he did not think it was within the purview of the planning consultant to determine compatibility. He said he could not support the plan based on the situations presented.

A motion was made by Findley and supported by Brennan to recommend denial of SPTC#15-02 Sutton Ridge Area Plan.

The Planning Commission discussed the need to re-negotiate the Bromley Park Development Agreement because of the references to a condominium development made throughout the agreement. Tennant agreed that the development agreement had to be amended. Phillips asked if Redwood would

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be willing to negotiate with the Bromley Park Condominium Association. Tennant said the Bromley Park Condominium Association does not have standing to enforce the development agreement against the expansion area. Gardner said he did not think a lot of effort should be made until the control of the development agreement is understood. He said the goal should be to reach a three party development agreement.

McIvor requested a postponement until the applicants could investigate the issues raised around the development agreement.

A motion was made by Findley and supported by Brennan to withdraw the motion to deny. The motion carried.

A motion was made by Phillips and supported by Gardner to continue the Planning Commission meeting past 11:00 p.m. The motion carried.

A motion was made by Phillips and supported by Steele to postpone action on STPC#15-02 Sutton Ridge Area Plan- Amendment to the Bromley Park Area Plan, at the petitioner's request, until the August 26, 2015 regular meeting, to allow the petitioner time to provide additional information and meet with the Township Attorney to clarify the process of amending the Bromley Park Development Agreement.

The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele
No: None
Absent: None
Abstain: None

B. STPC#13-09 Master Plan Update – Technology Center Area Plan

Due to the late hour, discussion on the Master Plan Update was postponed until the August 26, 2015 meeting.

7-11 NEW BUSINESS

There was no New Business.

7-12 POLICY DISCUSSION

There was no Policy Discussion.

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7-13 ADJOURNMENT

A motion was made by Brennan and supported by Gardner to adjourn at 11:15 p.m. The motion carried.

Respectfully submitted,
David Phillips
Planning Commission Secretary

Deborah L. Kuehn
Recording Secretary
Superior Charter Township
3040 N. Prospect
Ypsilanti, MI 48198 (734) 482-6099

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10-1 CALL TO ORDER**

Chairman Guenther called the regular meeting to order at 7:30 p.m.

10-2 ROLL CALL

The following members were present: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele. Also present were Don Pennington and Rodney Nanney, Township Planners, Jacob Rushlow, Township Engineer and Rick Mayernik, Building/Zoning Administrator.

10-3 DETERMINATION OF QUORUM

A quorum was present.

10-4 ADOPTION OF AGENDA

A motion was made by Findley and supported by Phillips to adopt the agenda as presented. The motion carried.

10-5 APPROVAL OF MINUTES

A. MINUTES OF THE SEPTEMBER 23, 2015 REGULAR MEETING

A motion was made by Phillips and supported by Brennan to approve the minutes as corrected. The motion carried.

10-6 CITIZEN PARTICIPATION

There was no Citizen Participation.

10-7 CORRESPONDENCE

There was no Correspondence.

10-8 PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

There were no Public Hearings.

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10-9 REPORTS**

A. Ordinance Officer

A motion was made by Findley and supported by Phillips to receive the report. The motion carried.

B. Building Inspector

A motion was made by Brennan and supported by Phillips to receive the report. The motion carried.

C. Zoning Administrator

A motion was made by Phillips and supported by Gardner to receive the report. The motion carried.

10-10 OLD BUSINESS

A. STPC#15-02 – Sutton Ridge Area Plan – Amendment to the Bromley Park Area Plan (Postponed at the August 26, 2015 meeting.)

Kelli McIvor, representing the applicant Redwood Acquisitions, addressed the Commission and thanked the Commission for considering the proposal. She referred to the signed *Letter Agreement* between Redwood Acquisition and the Bromley Park Condominium Association, dated 10-21-15 and promising a \$75,000 payment to the Association to be used to maintain roads and/or other items as the Condominium Association sees fit. She said the Planning Commission instructed Redwood to meet with the Bromley Park Condominium Association because the Association is a party in the original Development Agreement and in the maintenance of the roads.

Nanney presented the planner's report dated July 16, 2015 (*Area Plan Amendment Report*) noting the plan had not changed since the report was written. He said the area plan provides all of the information required by the zoning ordinance. He said the proposed Sutton Ridge apartment buildings are similar in design to the Bromley Park condominium buildings in the approved plan for Bromley Park Condominium – Phase 2.

Nanney referred to his report dated July 16, 2015, (*Area Plan – Regulatory Flexibility Report.*) He said the report addresses the eight deviations from the zoning ordinance requested by the applicant. He said he recommends approving only two. He said the Planning Commission's action includes

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making a recommendation to the Township Board on the proposed area plan petition and making recommendations on each of the eight requested deviations.

Chairman Guenther said that even though the meeting was not a public hearing he would invite additional public comment.

Ken Hubb, 1878 N. Kenwyck asked if the site was zoned for residential or commercial use because the use as apartments is as a business.

Rob Defay, 1999 Wexford and Treasurer of the Bromley Condominium Association, discussed the agreement reached between Redwood Acquisition and the Condominium Association Board. He said the Condominium Board contacted an attorney who advised them that they had very little legal standing that would affect the proposed development. Defay said that however, because the Association spends funds in maintaining Wexford Dr. and for snow removal, there should be some contribution from any new development. He said the Association Board saw the *Letter Agreement* as a way to gain some financial support and limit raising condominium fees. He said the Association Board agreed not to oppose the proposed Sutton Ridge area plan.

Nancy Wazienski, 10227 E. Avondale said she did not understand how the developer could reach an agreement with the Condominium Association because she thought the proposed development was under the Township's authority. She asked if the agreement was legal.

Tracy Pitt, 10175 E. Avondale, said there are other areas in the Township where the Sutton Ridge project could be built and fit in. She said the Bromley Park homeowners are not willing to count on the developer's promises. She said there is no independent street access to the apartments and there will be signs separating the apartments from the owner-occupied homes and this will affect the sale of homes. She read a letter from Barnett Building stating the desirability of single-family houses or condominiums at the proposed Sutton Ridge location.

Eric McGuigan, 9983 W. Avondale, said the Bromley Park Homeowner's Association made attempts to meet with the Sutton Ridge developers. He said there is a market for housing on that site other than apartments.

Ken Hubbs, 1878 N. Kenwyck, said he is concerned that the signs identifying the apartments will cause visitors to think the condominiums are part of the apartment development.

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Ryan Vaughan, 9983 W. Avondale said he did not approve of the apartments because a renter's mentality is different from an owner's mentality.

Brian Burak, 9566 Glenhill Dr. said that because the developer has trouble meeting the requirements and requests of the Planning Commission and has to come back meeting after meeting, how can the Township depend on the developer to provide a quality development?

Jonathan Roelofs, 9624 W. Avondale, said the signs and the driveway for the apartments will be directly behind his home. He said he did not want to raise his daughter across from an apartment development.

Vicki Evans, 10187 E. Avondale, said she is a realtor who owns both a house and a condominium in Bromley Park. She said it may be time to litigate to protect the site. She said the Township has a legal defense fund that was used to stop the rezoning off of Geddes.

Alyssabethe Gurkey, 9559 Glenhill, said the Bromley Park residents want to live in harmony in an owner-occupied community. She said that was more important than the risk of any litigation.

There were no additional public comments.

The Planning Commission discussed the proposal. Phillips noted that the plans have not been changed since they were last reviewed in July 2015. Steele asked if the proposed internal vehicular access was different from the access approved in the Bromley Park Area Plan. Nanney said the proposed vehicular access was the same as in the approved plan.

The Planning Commission discussed the existing Development Agreement. Phillips explained that generally development agreements begin as contracts between a developer and the Township. He said they are signed after a project has been approved. He said in the Bromley Park case, the Bromley Park Condominium Association is the successor to the original developer. Gardner asked if Redwood plans to seek an amendment to the Development Agreement. McIvor said yes.

Guenther said the existing Development Agreement calls for condominiums. He said he was not sure what the *Letter Agreement* means except that the Condominium Association agrees to not object to the Sutton Ridge apartment development. He said the Planning Commission is being asked to take action on a request for which there is still uncertainty about who are the legal parties in the development agreement.

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Kelli McIvor said Redwood Acquisitions has provided the Township with more information than is required by the Zoning Ordinance at this time in the review process. Guenther asked how the \$75,000 payment was decided. McIvor said it was based on a percentage of the Condominium Association's street maintenance budget.

Gardner asked if Redwood offered any financial equity to the Homeowner's Association. McIvor said she said she did not think the Homeowner's Association had the same issues as the Condominium Association and Redwood has not made a proposal to them.

Gardner said he used three criteria to evaluate the proposal: financial equity, legal issues affecting the Development Agreement, and compatibility issues. He said that when he originally identified these criteria at a previous meeting, it was with the intention that Redwood would work with both the Condominium Association and the Homeowner Association.

Guenther said he agreed with the three criteria and that the said the biggest issue is that of compatibility. He said there is a perceived incompatibility between renters and owners that is recognized by Federal agencies, noting that the Federal Housing Administration (FHA) and Fannie Mae will not lend money for a housing project if more than 50% of the dwelling units are to be rental. McIvor said the 50% threshold was in response to the 2008 financial crash as a way to create investor stability.

Guenther said it was still unclear who are the current parties in the development agreement. Phillips said the Planning Commission should not get stuck on the Development Agreement. He said the Planning Commission should proceed with a recommendation and let Redwood continue at their own risk.

The Planning Commission discussed the proposed plan in terms of the eleven zoning ordinance standards of Section 7.102.C.: *(1. Growth Management Plan policies, 2. Ordinance standards, 3. Public facilities, 4. Open space and recreation areas, 5. Common areas and improvements, 6. Location and layout, 7. Compatibility of land uses, 8. Minimize adverse impacts, 9. Preservation of natural features, 10. Streets, 11. Pedestrian facilities.)*

Guenther asked if the plan met the first standard *Growth Management Plan policies*. Nanney said it meets the goal of providing a mix of housing.

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Nanney said the second standard, *Conformance to the Ordinance Standards* is the requirement that the plan conforms to all zoning ordinance requirements. He said this is where the request for deviations is addressed. He referred to his report: *Area Plan – Regulatory Flexibility Report* dated 7-16-15. He said eight deviations are requested but only two of them are recommended for approval: reducing the side to side distance between buildings; and, reducing the minimum rear to rear yard separation. He said the other six requested deviations should be denied.

Guenther said based on Nanney's report (*Regulatory Flexibility*), he was not willing to agree that the second standard (*Conformance to the Ordinance Standards*) has been met given the number of deviations requested. Steele suggested the standard could be considered conditionally met, depending on the action on the requested deviations. He noted that the Planning Commission did not request that the plans be changed to show the rejection of the deviations before the Planning Commission's action.

Guenther asked if any of the Commissioners disagreed with the planner's recommendations on the requested deviations. Phillips asked for an explanation on the request for a deviation from the requirement that all streets be built to public street standards. Jacob Rushlow, the Township Engineer, said private roads must meet public road standards and consequently, the drives in Sutton Ridge will be required to be built to private roads standards and be required to be crowned down the center. Nanney said there will also need to be sidewalks on both sides of the "street" not just on one side. Phillips said roads and sidewalks are the biggest issues in the requested deviations.

Guenther noted that there is no recreation system shown on the area plan. He said therefore he cannot conclude that the standard for *Open space and recreation areas* has been met. Nanney said the plans will be required to show some recreation area and or common areas.

Guenther asked about the standard of *Compatibility of land uses*. He noted that the development is proposed to be wedged next to the Bromley Park condominium development. Gardner said this does not meet the intent of the original intent of the Special District. Steele said the Planning Consultant's report said the development is compatible and that the standard is met. Guenther questioned the appropriateness of the Planning Consultant making a determination of compatibility.

Nanney suggested the Planning Commission take action on the requested deviations as required by Section 7.003(1): *Proposed deviations shall be*

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identified on the Area Plan, and shall be subject to review and recommendation by the Planning Commission and approval by the Township Board.

A motion was made by Phillips and supported by Steele to concur with the planner's report dated 7-16-15 and recommend to the Township Board approval of deviations #1 and #2; approval of #5 on the condition that changes are made as provided in the report; and to reject #3,#4,#6,#7 and #8.

The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele.
No: None
Absent: None
Abstain: None

A motion was made by Phillips and supported by Brennan that the Superior Township Planning Commission, having reviewed STPC#15-02 Sutton Ridge Area Plan dated 7-7-15 and the related reports, recommends to the Superior Township Board **DENIAL** of the Area Plan based on the following analysis of the standards of Section 7.102.C (Special District Approval-Standards of Petition Review) of the Superior Township Zoning Ordinance:

- C.1 **Growth Management Plan polices** - As indicated in Section 2.01 of the Township Planner's report (*Area Plan Amendment Report*) dated July 16, 2015 the petition is compatible with the Superior Township Master Plan. **The standard is met.**
- C.2 **Ordinance standards** - As indicated in the Township Planner's report (*Area Plan – Regulatory Flexibility Report*) dated July 16, 2015 the petition requires eight deviations from the Zoning Ordinance standards and the Planning Consultant recommends approval of only two of the deviations. **The standard is not met.**
- C.3 **Public facilities** - The petition is adequately served by public facilities and services, using the water and sewer services that were installed for the original Area Plan, and conceptually, the same street layout. **The standard is met.**
- C.4 **Open space and recreation areas** – The petition identifies open space but the recreation areas in the original Area Plan were removed; however, an open space and recreation improvement

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plan could be provided at the preliminary and final site plan stages. **The standard is not met.**

- C.5 **Common areas and improvements** –The petitioner will be required to make satisfactory provisions in the Development Agreement to provide for the financing and maintenance of improvements shown on the plan for open space and common use areas included in the development. **The standard should be met in the Development Agreement.**
- C.6 **Location and layout** – As indicated in Section 3.01 of the Township Planner’s report (*Area Plan-Amendment Report*) dated July 16, 2015 the petition is similar in dwelling unit design, development intensity, pedestrian access and the amount of traffic associated with it so the location and layout is compatible with the existing neighborhood. **The standard is met.**
- C.7 **Compatibility of land uses** - The following findings of fact were determined:
1. The petition is incompatible with the original Area Plan because it is an apartment use wedged into an established condominium and single-family community.
 2. The petition will create issues of financial fairness because the parties creating financial conditions on the existing neighborhood may not necessarily be the bearers of the cost.
 3. The petition does not comply with the intent of the original area plan to provide condominium and single family owner-occupied residences.
- The standard is not met.**
- C.8 **Minimize adverse impacts.** The noise, odor, light, or other external effects connected with the proposed petition is expected to be the same as would be in the original Area Plan. **The standard is met.**
- C.9 **Preservation of natural features.** The petition will not create any disturbance to natural features any more than the original Area Plan. **The standard is met.**

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C.10 **Streets.** As indicated in the Township Planner's report (Area Plan – Regulatory Flexibility) the petitioner proposed a network of internal drives rather than private streets as approved in the original Area Plan and requested a deviation from the requirement to provide streets. The deviation is recommended to be rejected. **The standard is met if the deviation is rejected and the streets are constructed to Township standards.**

C.11 **Pedestrian facilities.** As indicated in the Township Planner's report (*Area Plan – Regulatory Flexibility*) dated July 16, 2015, the petitioners requested a deviation from the requirement to provide sidewalks along both sides of internal streets. The deviation is recommended to be rejected. **The standard is met if the deviation is rejected and the requirement for sidewalks on both side of the streets remain.**

The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill and Phillips.
No: Steele
Absent: None
Abstain: None

A motion was made by Brennan and supported by Findley to continue the meeting after 11:00 p.m. The motion carried.

10-11 NEW BUSINESS

A. STPC#15-05 Superior Farm and Garden Final Site Plan – 2121 Prospect Rd.

Uldis Vitins, representing the applicant, said he was available to answer questions from the Planning Commission.

Nanney presented the planner's report dated 10-20-15. He said the planners are satisfied with plan. He said landscaping screening will be provided by the applicant and given to the adjacent property owner for planting on the property. He said the only issue remaining is the receipt of the outside agency permits and approvals.

Rushlow presented his report dated 10-16-15. He said the applicant did a great job in addressing his earlier comments and he took no exception to the plan as proposed.

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Guenther reminded the Planning Commission that because of the consent judgment covering the site, the Planning Commission was only reviewing the plan for compliance with the ordinance and standards and referring it to the Township Board for final action.

It was moved by Phillips and supported by Findley that the Superior Township Planning Commission has reviewed and discussed STPC#15-05 Superior Farm and Garden Final Site Plan, which includes the plan dated 10-12-15; the Township Planner's report dated 10-20-15; the Township Engineer's report dated 10-16-15; and other related materials, and finds that STPC#15-05 as submitted is in compliance with the Township's ordinances and standards, including but not limited to: Section 10.07 (Required Site Plan Information); Section 14.09.C (Non-residential Building Standards); Section 14.100.5 (Evergreen Screen); and Section 14.11 (Exterior Lighting) with the following exception: As required by Section 10.10, documentation of the necessary outside agency approval has not been provided. Furthermore, the Planning Commission indicates this is a useful addition to the Township that provides an unmet need.

The motion carried with the following vote:

Yes: Brennan, Findley, Gardner, Guenther, McGill, Phillips and Steele.
No: None
Absent: None
Abstain: None

10-12 POLICY DISCUSSION

There was no Policy Discussion.

10 -13 ADJOURNMENT

Chairman Guenther adjourned the meeting at 11:10 p.m.

Respectfully submitted,
David Phillips
Planning Commission Secretary

Deborah L. Kuehn
Recording Secretary
Superior Charter Township
3040 N. Prospect
Ypsilanti, MI 48198 (734) 482-6099

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. By shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

Please vote no on the proposed rezoning.

Thank you for your consideration

Lisa Madsen. Bromley Park resident.

*received at 5-27-15
PC meeting*

May 27th, 2015

Superior Township Planning Commission:

As longtime homeowners in the Bromley Park subdivision, we are writing to express our concerns regarding the proposed rezoning of our neighborhood to allow the Redwood Apartment complex to be built. We are resolutely opposed to this rezoning and we thank you for your consideration of the following concerns:

Creating a walking path connecting our neighborhood to Danbury Park is injudicious when we already have petty crimes – car break-ins, tires slashed etc. Facilitating the entrance and egress of outsiders will likely exacerbate these problems.

There are currently homes for rent in the Starwood Homes Manufactured Home Park next door to our subdivision of Bromley Park. This repudiates the argument that there is a need for rental properties in the area.

As proposed, Redwood’s apartments would not be part of our association or our community at all, but are proposing to plant themselves in our midst. If they construct these apartments, Redwood would be breaking with their typical pattern of building an independent complex.

Similarly, Redwood’s claims that there is a need for convenient senior living facilities is also invalid as there is a high end senior living facility two miles away on the corner of Beck and Geddes.

Other ranch style homes are being built in a subdivision one mile away, off Geddes. Redwood does not have evidence to support their claims that people will rent their properties, especially when people can buy comparable properties for roughly the same price point in the same general area.

Ultimately, the strongest arguments come from a January 2015, 55 page, comprehensive study done by Washtenaw County that reports on the housing and infrastructure of the county. This report was a key factor in Ypsilanti Township’s rejection of a Redwood development project in February 2015. Among other noteworthy information, the report cites the following:

- “Right now the market is doing an adequate job of addressing significant portions of the rental housing needs of working families. But families with poor credit and work histories, disabilities, or other challenges are not being served by the market...” (pg. 5) Those in need of housing are not the target demographic of Redwood’s construction. Their target demographic is “empty-nesters and young professionals”.
- The report emphasizes the need for affordable units, with proximal access to public transportation and job centers (pg. 6). These apartments, if located within Bromley Park, would not meet any of these needs.
- The conclusion states, “We [Washtenaw County] need to stop building luxury housing” (pg. 55). During the initial informational meeting with Bromley Park residents, Redwood representatives stated that they offer a high-end product.

As Superior Township residents, we do not feel the proposed rezoning for the Redwood development is beneficial to the long term needs of the township. Thank you for considering our concerns.

Sincerely,

Brian and Annette Burak
Bromley Park Residents
9566 Glenhill Drive
Superior Township, MI 48198

*included in
May packet.*

Deborah Kuehn

From: David Phillips
Sent: Wednesday, May 13, 2015 8:57 AM
To: Deborah Kuehn
Subject: FW: Redwood Apartment Development

Deborah,
Could you please forward the below email to the planning commission.

Thanks.

David Phillips, Superior Township Clerk
3040 N. Prospect Road
Ypsilanti, MI 48198
TX: 734-482-6099
FAX: 734-482-3842
Email: davidphillips@superior-twp.org

From: Alyssa Gurkey [<mailto:lyswithjoe@gmail.com>]
Sent: Wednesday, May 13, 2015 6:49 AM
To: Ken Schwartz; davidphillip@superior-twp.org; Brenda McKinney
Subject: Redwood Apartment Development

Good morning Ken,

I am a Bromley Park resident in a single family home. We, as a subdivision (both condo and homes) are very upset about the proposed rezoning for an attached subdivision of rental apartments.

I have attached an article from mlive, in which Ypsilanti Township is faced with the same potential. It mentions many of our concerns and our wish is that the Superior Township officials will see this as the Ypsilanti Twp ones do. Please be advised, we are also working on a petition for the upcoming May 27th hearing.

I have emailed the addresses listed on the township website, please forward this to any other parties that may deal directly with this matter.

http://www.mlive.com/news/ann-arbor/index.ssf/2015/05/ypsilanti_township_likely_to_r.html

Thank you for your time and attention to this matter,
Alyssa Gurkey

Sent from my iPad

"senior targeted" rental units that are part of the larger development, and that piece of the plan could sink the entire project.

"Should one component of the plan not be acceptable then the entire plan is not acceptable," said township planning director Joe Lawson.

The development, called Majestic Lakes, is proposed for the southeast corner of Tuttle Hill and Textile roads with 377 new multifamily condos, senior rental housing units and single-family homes.

That includes 37 new detached homes at the Ponds of Lakewood off Textile Road on which 16 condo units were previously built; 81 new single-family homes on 50-foot lots in the Villages at Majestic Lakes off Tuttle Hill; and 116 new single-family homes on 60-foot lots in the Majestic Lakes Estates.

Board members voting against the project said they didn't believe there is a need for more rentals in the township and they were concerned that the condos could end up becoming section 8 housing.

The plans were referred back to planning commission which had previously (http://www.mlive.com/news/ann-arbor/index.ssf/2014/09/plans_for_392_new_senior_targe.html) recommended the board deny the project due to the number of rentals already in the area, Lawson said.

"The plan submitted is not harmonious to the surrounding neighborhood," Lawson said.

He added that the builder, Ohio-based Redwood Management, only builds and manages rental properties and wouldn't agree to build single-family homes intended to be sold.

Redwood representatives previously described the properties as condominiums "with a luxury feel" that would be targeted to local empty nesters for between \$1,200 and \$1,400 per month. Each unit would have two bedrooms and baths, and an attached garage.

Officials from Redwood, who couldn't be reached for this story, also previously said around 65 to 75 percent of its tenants are at least 55 years old, and their younger residents are typically looking for a quiet neighborhood. But no deed restriction or lease policy barring younger residents could be put in place due to housing discrimination concerns.

Lawson acknowledged the number of new home starts are still low, but said they are picking up and the township needs to carefully consider each proposed development.

"Regardless of the number of units that are proposed, if the commission and board feel that the proposed use is not a good fit for the neighborhood or the Township as a whole, then we should not approve such a development," he said. "Development is beginning to pick up and we don't necessarily need to jump on the first project that comes along if it does not meet the goals and objectives of our community."

No date is set for the plans to be back before the planning commission.

FOR SALE
Ann Arbor, MI

FOR SALE
Dexter, MI



Real Estate



Martin Bouma

Pla Crum

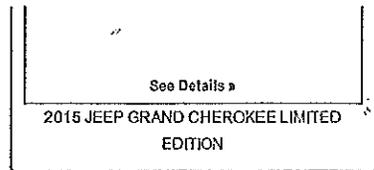
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(http://www.mlive.com/entertainment/index.ssf/2015/05/who_voice_read_news_article)



'The Voice' 2015 Top 4 finale recap, plus predictions; can anyone beat Sawyer Fredericks?

(http://www.mlive.com/entertainment/index.ssf/2015/05/the_voice_read_news_article)



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1

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(http://www.mlive.com/news/saginaw/index.ssf/2015/05/midcommented_news_article)

Presented at 5.27.15
meeting. Officially
received 7.22.15

Petition to Vote "NO" on Proposed Rezoning of
Parcel # J-10-35-100-006 for Apartment Construction

Petition summary and background: Redwood Living has proposed to rezone the vacant parcel in the back of Bromley Park (by the pool area) to build "condo style" apartments. Rezoning the vacant parcel in the back of the Bromley Park Subdivision/Condos for APARTMENTS poses several possible risks to the community. This is, and always has been intended to be, and "owners" subdivision. This is largely why most of us purchased our homes here. Bromley Park residents are severely against rental community development in our backyards. As our elected constituents, please preserve our wishes and do not pass the proposal.

Action petitioned for: We, the undersigned, are concerned citizens who urge our leaders to vote "NO" on the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction.

Printed Name	Signature	Address	Comment	Date
LA BAILLY		10253 E AVONDALE		5/24/15
KATHERINE BAILEY		10253 E AVONDALE		5/24/15
KATE BAILEY		10253 E AVONDALE		5/24/15
C. KUTAFER		10145 E AVONDALE		5/24/15
Manuel Guerrero		10142 E AVONDALE		5/24/15
DANA CIOCOIU		10127 E AVONDALE		5/24/15
CRISTIAN AURILCAI		10127 E AVONDALE		5/24/15
Tom Susik		10141 E AVONDALE		5/25/15
Christine Schultz		10162 E AVONDALE		5/25/15
Robert Wagner		10166 E. Avondale		5/25/15
RATSEL SWARUP		10141 E. AVONDALE		5/25/15

Petition to Vote "NO" on Proposed Rezoning of Parcel # J-10-35-100-006 for Apartment Construction

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 Redwood Living has proposed to rezone the vacant parcel in the back of Bromley Park (by the pool area) to build "condo style" apartments. Rezoning the vacant parcel in the back of the Bromley Park Subdivision/Condos for APARTMENTS poses several possible risks to the community. This is, and always has been intended to be, and "owners" subdivision. This is largely why most of us purchased our homes here. Bromley Park residents are severely against rental community development in our backyards. As our elected constituents, please preserve our wishes and do not pass the proposal.

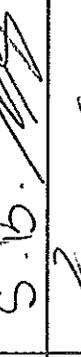
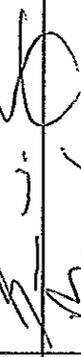
Action petitioned for:
 We, the undersigned, are concerned citizens who urge our leaders to vote "NO" on the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction.

Printed Name	Signature	Address	Comment	Date
Kyle Page	<i>Kyle Page</i>	9791 Ravenshore		5/24/15
Lori Page	<i>Lori Page</i>	9791 Ravenshore		5/24/15
ANN MURRAY	<i>Ann Murray</i>	9779 RAVENSHIRE		5/24/15
DONNA J. MILLS	<i>Donna J. Mills</i>	10227 E. AVONDALE CR		5/25/15
WARM CASHIN	<i>Warm Cashin</i>	10233 E AVONDALE CR		5/25/15
Cindy Calfin	<i>Cynthia Calfin</i>	10233 E. Avondale Cr.		5/25/15
Katherine Bailey	<i>Katherine Bailey</i>	10253 E. Avondale Cr.		5/25/15
Tim Smola	<i>Tim Smola</i>	10263 E Avondale		5/25/15
Annava Nasay-Smolá	<i>Annava Nasay-Smolá</i>	10263 E. Avondale		5/25/15
Christina Nasiev	<i>Christina Nasiev</i>	10263 E. Avondale		5/25/15
Daniel PPH	<i>Daniel PPH</i>	10175 E Avondale Cr.		5/26/15

Petition to Vote "NO" on Proposed Rezoning of Parcel # J-10-35-100-006 for Apartment Construction

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Action petitioned for: We, the undersigned, are concerned citizens who urge our leaders to vote "NO" on the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction.

Printed Name	Signature	Address	Comment	Date
Darren Testa		9861 High Meadows Dr, Upsi	No to the Apartments	5-24-15
Jenn Testa		9801 High Meadows, Upsi	- NO -	5/24/15
Juanita Bell		9807 High Meadows	- NO -	5-24-15
MARK URBANIAK		9871 HIGH MEADOW	NO	5-24-15
RICHARD STARKS		9883 High Meadow Dr	-	5-24-15
SORIN BATOG		9896 HIGH MEADOW DR	NO TO THE APARTMENTS	5/24/15
Siewer Gray		9988 W. Avondale	no!	5/24/15
Buffy Gray		9988 W. Avondale	no! No! No!	5/24/15
Michael Thomson		9983 W. Avondale	NO	5/24/15
Black Iron		9985 W. Avondale	NO	5/24/15
Chris Field		10165 E. Avondale		5/24/15

Alicia Famine	<i>[Signature]</i>	9745 Ravenshire Dr Superior Park Ridge			5/24/15
Robert Owsley	<i>[Signature]</i>	9737 Ravenshire Dr. Westmont			5-25-15
Semina	<i>[Signature]</i>	9732 Ravenshire			25-5-2015
Nehal Rahim	<i>[Signature]</i>	9734 Ravenshire Dr.			5/25/2015.
Urmila Ravennore	<i>[Signature]</i>	9738 Ravenshire Dr.		Not as safe for children.	5/25/2015
Dellia Ravennore	<i>[Signature]</i>	9738 Ravenshire Dr.			5/25/2015
Tokara Ravennore	<i>[Signature]</i>	7738 Ravenshire Dr.			5/25/2015
Alexa Weir	<i>[Signature]</i>	9746 Ravenshire Dr.			5/25/15
William West	<i>[Signature]</i>	9746 Ravenshire Dr.			5/25/15
Geletha Ramsey	<i>[Signature]</i>	9768 Ravenshire Dr			5/25/15

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Printed Name	Signature	Address	Comment	Date
Gabriel Bucio	<i>Gabriel Bucio</i>	9560 Glenhill Dr.		5/22/15
Alexander Konner	<i>Alexander Konner</i>	9553 Glenhill Dr		5/22/15
Chyanne Hipp	<i>Chyanne Hipp</i>	9553 Glenhill Dr.		5/22/15
Brenda Pearsall	<i>Brenda Pearsall</i>	9551 Glenhill Dr		5/22/15
Tawny Pearsall	<i>Tawny Pearsall</i>	9551 Glenhill Dr.		5/22/15
Mare de lao	<i>Mare de lao</i>	9548 Glenhill Dr		5/22/15
Xiaomin de lao	<i>Xiaomin de lao</i>	9548 Glenhill Dr		5/22/15
JEFF MENDEZA	<i>Jeff Mendez</i>	9545 GLENHILL DR		5/22/15
DANA HANDELIS	<i>Dana Handel</i>	9556 Glenhill Dr		5/22/15
DAVID SANDUCH	<i>David Sanduch</i>	9549 Glenhill Dr		5/22/15
STEPHA SANDUCH	<i>Stepha Sanduch</i>	" " " "		5/22/15

Nolanda Dunsmore	Volade Mbeu	9543 Glenhill Dr	5/22/15
Andrew Dunsmore		9543 Glenhill Dr	5/22/15
Ann Marie Brass	Ann Marie Brass	9538 Glenhill D	5/22/15
Corey Martin	Corey Martin Corey Martin	9538 Glenhill D	5/22/15
George Martin	George Martin	9538 Glenhill Dr	5/22/15
VENU NANDANDEI	Dr. V. Dasan	9534 Glenhill Dr	5/22/15
VASANTHI KOLLI	K. Vasanthi	9534 Glenhill Dr	5/22/15
Renuka Kambhampati	Rajee Khand	9532 Glenhill Dr	5/22/15
Sini Singaravelan	Sini	9532 Glenhill Dr	5/22/15
Vera Agushyniak	Uma Angustyniak	9633 Wexford Dr	5/22/15
DAVID Agushyniak	David Angustyniak	9633 Wexford Drive	5/22/15
Poza Nerejs	Poza Nerejs	9633 Wexford Drive	5/22/15
Andrew F Robbins	Andrew F Robbins	9632 Wexford Drive	5/22/15
Rebecca Robbins	Rebecca Robbins	9632 Wexford Dr	5/22/15
Elillian J Newco	Elillian J Newco	9635 Wexford Dr.	5/22/15
Alexandra Weber	Alexandra Weber	9637 " "	
Erik Weber	Erik Weber	" "	

5/22/15

Name	City	Address	Date
Raymond	9639 Wexford		5-22
Chase Sanders ()			
Patty Meakins	9636 Wexford		5-22
Thomas Meakins	9636 Wexford		5-22
Robert Bliss	9630 Wexford		5/22
ERIC MANCHA	9640 WEXFORD DR.		5/22
NICOLE MANCHA	9640 WEXFORD DR.		5/22
KRISTEN MCKEE	746 STONEHENGE, CANTON		5/22
SCOTT MCKEE	746 STONEHENGE, CANTON		5/22
DAN SCHILK	9640 WEXFORD DR.		5/22
ROS SCHILK	9640 WEXFORD DR.		5/22
STEPHEN WIEMERO	9651 WEXFORD DR.		5/22
Robert Choate	9650 Wexford Dr.	Bluf C C/A	5/22
TERRY Choate	9650 Wexford Dr	Bluf C C/A	5/22
Carolyn Tucker	9653 Wexford Dr.		5/22
Stephen Tubman	9677 W Abondale Cir.		5/22
Ryan Sullivan	9671 Wexford Dr		5/22

*Concern of origin.
Will submit for
official receipt 7-22-15*

Gene Pittenger Ypsilanti MI 48198 United States 2015-05-10 I'm signing because I'm afraid of lower home values and increased crime.

Christopher Cole Ypsilanti MI 48198 United States 2015-05-11 I do not want my property value to decrease, additional wear and tear on roads, and increased crime due to high turnover from renters.

Annette Burak Ypsilanti MI 48198 United States 2015-05-11 I am concerned about having a rental complex tucked away in the back of our subdivision that will not be a part of our community. However, my biggest concern is that a walking path would be constructed that would connect Bromley Park to Danbury Park, which is located in a high crime area. This makes me very concerned about the safety of my home and family.

JENNIFER Walter Ypsilanti MI 48198 United States 2015-05-11 All the above

Natalie Walter Huntingtown MD 20639 United States 2015-05-11 I'm signing because this will ruin our quiet little community. It will also cause my home value to go significantly down.

Emily Preston Rahim Superior Twp MI 48198 United States 2015-05-11 I do not want this extra traffic in our neighborhood.

Scott Gissendaner Ypsilanti MI 48198 United States 2015-05-11 I can't handle more crime in the neighborhood. We've already lost so much after the market fell. These values need to go up not down.

Marcel Leahu Ypsilanti MI 48198 United States 2015-05-11 I do not want the back end of my neighborhood turned into a string of apartments with tenants who have no investment in homeownership and who are less likely to care for their neighborhood.

Kevin DiCola Ypsilanti MI 48198 United States 2015-05-11 Density issues and potential loss of home values.

Todd Talford Ypsilanti MI 48198 United States 2015-05-11 I agree with the the risk of increased crime, road traffic, and devaluation of our homes.

~~Karen Cant Ypsilanti MI 48198 United States 2015-05-11~~
I want homeowners not renters in my sub. I also am AGAINST the footpath connecting our sub to MacArthur Blvd.

Derek Huffman Ypsilanti MI 48198 United States 2015-05-11
My house borders this proposed apartment complex. Right now I look at beautiful nature, I don't want the increased risk of crime that's associated with renters bordering my backyard.

Steve Celeste Ypsilanti MI 48198 United States 2015-05-11
I want Bromley Park to remain a neighborhood with people who have vested interests in property value and safety for those who live there. Zoning the land for apartments will increase crime risk.

Cheryl Crawford Ypsilanti MI 48198 United States 2015-05-11
I do not want renters in our community, nor do I want the entrance to this community directly in front of my house.

Lisa Hogan Ypsilanti MI 48197 United States 2015-05-11
I want to ensure a safe neighborhood for my children to grow up in. Worried about increased traffic as well as people in the area.

Eric Mancha Ypsilanti MI 48198 United States 2015-05-11
I love the direction the sub division is heading without these apartments/condos. Add more houses and make Superior Township the place to raise a family. If you want an apartment live in Ypsilanti or Ann Arbor.

KATHY SMITH YPSILANTI MI 48198 United States 2015-05-11
I live in the condos and bought there in 2010 because we were told the vacant land was only zoned for condos. I'm not in favor of apartments using our roads that we maintain through our HOA dues, including snow removal, and I'm not in favor of the walking trail connecting our area to MacArthur Blvd. either. Only homes or condos should be developed on that land, not rental properties.

KATHY SMITH YPSILANTI MI 48198 United States 2015-05-11
I live in the condos and we bought in Bromley Park because we were told the vacant land would ONLY be developed as condos. I'm not in favor of rental properties using our roads that we in the condos maintain through our HOA dues. I'm not in favor of the walking path connecting our condos to MacArthur Blvd either.

Abby Lantz Ypsilanti MI 48198 United States 2015-05-11
Possible issues as a result including a decrease in home values, increased traffic and the potential for more crime. Nothing positive can come from this that I can see.

Brian Clark Mount Laurel NJ 08054 United States 2015-05-11
Against rezoning in Bromley Park

Kierre Worsham Ypsilanti MI 48198 United States 2015-05-11
I care about the community in which my family lives and our

investment!

Diane Moore Ypsilanti MI 48198 United States 2015-05-11
I am opposed to having rental property in an area originally designated as 'owned' condominium property. I agree with all of the thoughts laid forth in this petition.

perry kapano superior twp MI 48198 United States
2015-05-11 We bought here 11 years ago on the premise that the undeveloped land behind us would be either condos or homes. Now Superior twp wants to sell us out with apartments and renters not owners. I as a home owner oppose this.

doug deskins Ypsilanti MI 48198 United States 2015-05-12
I believe that the addition of rentals will reduce not only property values, but also quality of the community.

Janie Tyra Ypsilanti MI 48198 United States 2015-05-12
I do not want the apartments being built in Bromley.

Jennifer Wiemero Ypsilanti MI 48198 United States 2015-05-12
I would love to see that land developed but I am concerned about them putting in a walking path near MacArthur Blvd.

Ken Hogan Ypsilanti MI 48198 United States 2015-05-13
no pathways adjoining MacArthur

jeremiah Karolak Ypsilanti MI 48198 United States 2015-05-13
Letting rental apartments become part of our community will lower property values, increase traffic, and possibly increase crime. Look at the apartments behind us. Huge problems, including murder. Plus, they want to put a path to the neighborhood behind us? Absolutely ridiculous, why not roll out a red carpet to more crime? Brilliant Superior Township! Need to vote you out of office for even considering this.

Ron Blevins Ypsilanti MI 48198 United States 2015-05-13
Proptery taxes will go up; value of my home will decrease. increase in crime will rise.....

Keisha Blevins Ypsilanti MI 48198 United States 2015-05-13
"One of the primary reasons people buy a home is the desire for a long term, stable environment that will thrive over time. Bromley Park, as it currently stands is a quiet, well maintained community of home owners who have invested their time, effort and energy into ensuring that our community remains a desirable place to live. Many of the current residents of Bromley Park are original home owners who in spite of a faltering economy and a failing housing market held onto their homes because they had a vested interest in their properties and our community. Renting, by its nature, does not provide the same benefits as homeownership and as a result renters do not have the same vested interest in

the properties they occupy because they do not own them and do not intend to reside in them for an extended period of time.

The development of rental properties in Bromley Park would not only increase wear and tear on our roads, lower property values, and potentially create an influx of crime due to the proposed creation of walking paths to surrounding areas, the development of rental properties would disrupt the harmony of the current neighborhood. "

Lee Twombly Ypsilanti MI 48198 United States 2015-05-15 For many of the same reasons/concerns voiced by neighbors

Timo Wiemero Ypsilanti MI 48198 United States 2015-05-16
I'm signing this petition because of degrading property values!

James Salter Ypsilanti MI 48198 United States 2015-05-17 Already have two renters living next door. 120 some odd more renters is a bad deal for Bromley Park as we know it.

Cheryl Horning Ypsilanti MI 48197 United States 2015-05-18
I care about my neighborhood.

Lee Lim Ypsilanti MI 48197 United States 2015-05-19
Bromley Park is not an apartment community.

Robert Choate Ypsilanti MI 48198 United States 2015-05-20
Our community does not need such an increase in traffic.

Jonathan Roelofs Ypsilanti MI 48198 United States 2015-05-21
This Redwood Apartment proposal is not consistent with the rest of the Brownley Park development and will negatively impact our community.

Pamela Schultz Ypsilanti MI 48198 United States 2015-05-26 I do not want an apartment complex built in the phase 2 section of our condominium section

received by PC
7-22-15

Deborah Kuehn

From: David Phillips
Sent: Friday, July 10, 2015 9:58 AM
To: Deborah Kuehn
Subject: FW: Reddwood Apartment Proposal

Another one to add to correspondence.

David Phillips, Superior Township Clerk
3040 N. Prospect Road
Ypsilanti, MI 48198
TX: 734-482-6099
FAX: 734-482-3842
Email: davidphillips@superior-twp.org

From: Lomakin, Galina [<mailto:lomaking@med.umich.edu>]
Sent: Friday, July 10, 2015 9:46 AM
To: David Phillips
Subject: Reddwood Apartment Proposal

Hello Dave,

Hello Dave,

My name is Galina Lomakin, I work at UM and reside at Bromley Park since 2003. When I bought my house, our subdivision was still under construction and back of Bromley Park was supposed to be finished by building residential single houses, then Pulte just walked away. I didn't buy my house to be surrounded by rental apartments and what is going on right now is outrages. It is unfair for all people living at Bromley Park, since I am positively sure, it will bring down the value of our homes. I am planning on seeing my attorney to find out if we have a legal case here.

Sincerely,

Galina Lomakin.

Electronic Mail is not secure, may not be read every day, and should not be used for urgent or sensitive issues

Deborah Kuehn

From: David Phillips
Sent: Friday, July 10, 2015 8:37 AM
To: Deborah Kuehn
Subject: FW: Stop Redwood Apartment Proposal!

Could you please include this with the other communications for the planning commission.

Thanks.

David Phillips, Superior Township Clerk
3040 N. Prospect Road
Ypsilanti, MI 48198
TX: 734-482-6099
FAX: 734-482-3842
Email: davidphillips@superior-twp.org

From: vcbharmony@aol.com [<mailto:vcbharmony@aol.com>]
Sent: Thursday, July 09, 2015 5:00 PM
To: David Phillips
Subject: Stop Redwood Apartment Proposal!

TO:
Officials, Boards and Commissions
Superior Township Officials
Superior Township Hall
3040 North Prospect
Ypsilanti, MI 48198

ATTN: David Phillips, Clerk

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction.

I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. By shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their

immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

Please vote no on the proposed rezoning.

Thank you for your consideration.

Respectfully submitted,

Valerie Bacoat, Home Owner
10183 E. Avondale Circle
Bromley Park
Superior Township, MI 48198
734.635.7260

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction.

I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums. There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is **not compatible** with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease.

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While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

Please vote no on the proposed rezoning.

Thank you for your consideration,

Greg + Tracy Pitt
10175 E. Arundale Circle

July 15th, 2015

Dear Board Member,

We are writing to address an issue that will be on the future agenda of the Superior Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 within the existing Bromley Park community for apartments constructed and managed by Redwood Apartments.

We purchased our home in Bromley Park as young newlyweds in March 2005. We were very excited about the prospects of starting our lives together within a wonderful new neighborhood in the great community of Superior Township. Soon afterward economic uncertainty took a particularly large hit on the Bromley Park community. Our home value decreased by nearly 50%. Many of our neighbors chose to short sell or foreclose on their houses, taking advantage of the system to 'upgrade' to a larger home elsewhere. The neighborhood started to decline as people stopped valuing their homes and many became rental properties. Instead of turning our back on our home, we chose to invest in our neighborhood as we started a new family in Superior Township. Finally after many difficult years Bromley Park has started to return to the wonderful community that we chose to raise our family in. It is a great, diverse mix of young families, professionals, and retirees of all demographics, most of which take great pride in their homes and their neighborhood. We are very concerned that allowing an apartment community to build completely within the confines of Bromley Park will drastically change that dynamic.

We hope that the board will be able to see our perspective and the perspective of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease, and more importantly the neighborhood dynamic will change. There is no doubt that many of us will feel that we have no choice but to sell our homes or turn them into rental properties.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. Shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. The investments we have in our home and community are too valuable for to gamble on a project that just does not fit here.

We want to ensure that our neighborhood continues to be a safe and welcoming place to raise our young family.

Please vote no on the proposed rezoning.

Thank you for your consideration,

Jonathan & Kimberly Roelofs

A handwritten signature in cursive script, reading "Jonathan & Kimberly Roelofs", enclosed in a rectangular box with a dotted border.

Homeowners of Bromley Park Lot #265 since March 2005

9624 W. Avondale Circle
Superior Township, MI
48198

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

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Please vote no on the proposed rezoning.

Thank you for your consideration,



Cheryl A. Crawford
9620 W. Avondale Circle
Superior Twp., MI 48198

Dear Board Member,

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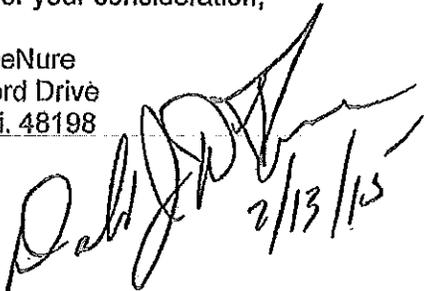
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Please vote no on the proposed rezoning.

Thank you for your consideration,

Donald J. DeNure
1886 Wexford Drive
Ypsilanti, Mi. 48198



2/13/15

received by PC
7-22-15

Deborah Kuehn

From: David Phillips
Sent: Tuesday, July 14, 2015 2:56 PM
To: Deborah Kuehn
Subject: FW: I'm for it.

Another communication for the planning commission packet.

David Phillips, Superior Township Clerk
3040 N. Prospect Road
Ypsilanti, MI 48198
TX: 734-482-6099
FAX: 734-482-3842
Email: davidphillips@superior-twp.org

From: KATHLEEN ILER [<mailto:ilerkathleen@hotmail.com>]
Sent: Tuesday, July 14, 2015 2:51 PM
To: David Phillips
Subject: I'm for it.

Mr. Phillips,

I am a resident of Bromley Park Condominiums and am FOR the development of the Redwood Apartment proposal.

I would like to see that area developed and this option sounds as if it would fit in with the area.

I don't agree with the home-owners' objections and wonder why, when so few of their homes would even back up to the development, they are sooooo upset.

Please forward this letter to all of the Township Officials.

Thank you.
Kathleen Iler

Received by PC
7-22-15

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

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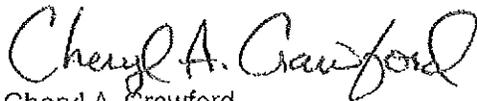
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Please vote no on the proposed rezoning.

Thank you for your consideration,



Cheryl A. Crawford
9620 W. Avondale Circle
Superior Twp., MI 48198

received by PC
7-22-15

Deborah Kuehn

From: David Phillips
Sent: Monday, July 20, 2015 9:56 AM
To: Deborah Kuehn
Subject: FW: Rezoning concern

For communications.

David Phillips, Superior Township Clerk
3040 N. Prospect Road
Ypsilanti, MI 48198
TX: 734-482-6099
FAX: 734-482-3842
Email: davidphillips@superior-twp.org

From: dingchang song [mailto:dingchang_song@yahoo.com]
Sent: Sunday, July 19, 2015 7:17 PM
To: David Phillips
Subject: Rezoning concern

Dear David,

We are the residents of 10239 E. Avondale Cir. Superior TWP.

My wife and I are very much concerned with the proposed rezoning in the back of Bromley Park to build apartments. I'd like to let you and all the township officials involved in this process know that we strongly oppose this proposal. Please feel free to forward this email to Mr. Kenneth Schwartz and all the officials.

We, like many in our neighborhood, bought this house based on how this piece of land was zoned at that time and we were told by the seller/builder that this entire neighborhood would be built for home owners.

We bought the house for home and we expect people living around care as much the neighborhood as we do - that only requires that they be home owners instead of apartment renters.

David and all the officials, please disapprove this proposal and help save our home!

Sincerely,

Dingchang Song & Hong Gao.

received by
PC
7-22-11

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

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Please vote no on the proposed rezoning.

Thank you for your consideration,

Christine Zahle

10162 E Arundale Cir

Superior Twp, MI 48198

586-557-6239

David Phillips

From: Denise Blasiola <dblasiola@sbcglobal.net>
Sent: Monday, May 11, 2015 5:53 PM
To: kenschwarta@superior-twp.org; David Phillips; Brenda McKinney
Subject: Proposed walking path

I am writing to express my concerns regarding the proposed walking path to connect Redwood/Bromley Park Sub to Danbury park. This is a TERRIBLE idea. We do not want to increase the ease of access to our community from a known higher crime area. Bromley Park currently has 2 parks to serve its residents. The proposed Redwood Community would be an enticement for crime because it will be very secluded in the back where you want the path. Please rethink this decision.

David Phillips

From: Alyssa Gurkey <lyswithjoe@gmail.com>
Sent: Wednesday, May 13, 2015 6:49 AM
To: Ken Schwartz; davidphillip@superior-twp.org; Brenda McKinney
Subject: Redwood Apartment Development

Good morning Ken,

I am a Bromley Park resident in a single family home. We, as a subdivision (both condo and homes) are very upset about the proposed rezoning for an attached subdivision of rental apartments.

I have attached an article from mlive, in which Ypsilanti Township if faced with the same potential. It mentions many of our concerns and our wish is that the Superior Township officials will see this as the Ypsilanti Twp ones do. Please be advised, we are also working on a petition for the upcoming May 27th hearing.

I have emailed the addresses listed on the township website, please forward this to any other parties that may deal directly with this matter.

http://www.mlive.com/news/ann-arbor/index.ssf/2015/05/ypsilanti_township_likely_to_r.html

Thank you for your time and attention to this matter,
Alyssa Gurkey

Sent from my iPad

David Phillips

From: patricio calupina <pcalupin@hotmail.com>
Sent: Friday, June 19, 2015 7:50 AM
To: Ken Schwartz; David Phillips; Brenda McKinney; nancycaviston@superior-twp.org; roderickgreen@superior-twp.org; lisaalewis@superior-twp.org; alexwilliams@superior-twp.org
Subject: Proposed Rezoning of Parcel #J-10-35-100-006

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction.

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Please vote no on the proposed rezoning.

Best Regards
Patricio Calupina

10201 E Avondale Circle
734-502-0730

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

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Please vote no on the proposed rezoning.

Thank you for your consideration,



Duane Schliobe 10171 E. Avondale
248-860-6592

Please do not let them
ruin our neighborhood!!!

David Phillips

From: Gary & Kathy Smith <gsmith6468@sbcglobal.net>
Sent: Sunday, June 21, 2015 3:47 PM
To: David Phillips
Subject: Proposed rezoning

Dear Board Member,

We are writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. We moved into Bromley Park Condominiums in 2010 with the understanding that the undeveloped area was zoned ONLY for condominiums. Now we're hearing that apartments are being considered. These are some of the concerns we hope you will contemplate before allowing that to happen:

1. The apartments would have access to our roads and create additional wear and tear. These roads are maintained through our HOA dues, including snow removal, black top repairs, curb cement repairs, etc. When the original developer walked away from our development without completing the final topcoat on the roads, condo owners were assessed more money in order to complete the work. Redwood would not be paying to help maintain our roads. Is that fair to the existing condo owners?
2. When Brian Rottinghaus took over the property and completed some of the unfinished units, he told us at a HOA meeting that he would finish the undeveloped land when values started to rise again. Values are rising again. One condo on Wexford Circle recently sold for \$150,000. Condos sell very quickly in our subdivision and neighboring area. In fact, Crystal Village recently started building phase two condos near Geddes and Denton. The Villas at Maple Creek near Geddes and Beck were successful in selling their condos too, and those units don't have basements and the economy was still suffering the effects of the recession. We realize Mr. Rottinghaus wants to sell his property, but with the economy improving and new housing units being built in our area, we believe he will find a developer willing to build condos on the land if you hold him to the way it is currently zoned.
3. Our proximity to several colleges is a concern, too. Redwood's representative told us at the township's meeting in early June that the apartments would be rented to a maximum of 4 people for somewhere around \$1400 a month. That's a good bargain (\$350 each) for students attending EMU or UM, but how would that effect our neighborhood? We don't have anything against college students, but we all know the kind of trouble young, unsupervised kids can get into. (We lived on campus back in the day.)

We could go on listing our concerns, but for the sake of brevity we'll finish with this: We hope you say no to the rezoning because it's the right thing for a local unit of government to do. You zoned it that way originally and we all bought our condos or homes under that assumption. We trusted the officials of Superior Township to live up to that promise. Please don't disappoint us taxpayers who far too often find reasons to be skeptical that government cares about them.

Thank you for your consideration,

Gary and Kathy Smith
1882 N. Kenwyck Drive
Superior Township, MI 48198

David Phillips

From: vcbharmony@aol.com
Sent: Thursday, July 09, 2015 5:00 PM
To: David Phillips
Subject: Stop Redwood Apartment Proposal!

TO:
Officials, Boards and Commissions
Superior Township Officials
Superior Township Hall
3040 North Prospect
Ypsilanti, MI 48198

ATTN: David Phillips, Clerk

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction.

I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. By shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

Please vote no on the proposed rezoning.

Thank you for your consideration.

Respectfully submitted,

Valerie Bacoat, Home Owner
10183 E. Avondale Circle
Bromley Park
Superior Township, MI 48198
734.635.7260

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

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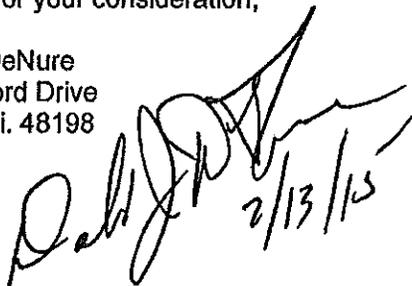
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Please vote no on the proposed rezoning.

Thank you for your consideration,

Donald J. DeNure
1886 Wexford Drive
Ypsilanti, Mi. 48198



2/13/13

David Phillips

From: Katherine Harvey <kdharvey@sbcglobal.net>
Sent: Monday, July 20, 2015 1:27 PM
To: David Phillips
Subject: Redwood Development Opposition

(Please forward our email to the Planning Commission. Thank you.)

Mr. Phillips,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. By shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

Please vote no on the proposed rezoning.

Thank you for your consideration,
Clayton & Katherine D. Harvey
1982 N. Kenwyck Drive
Superior Township, MI 48198

David Phillips

From: Kimberly Roelofs <kimberly.roelofs@gmail.com>
Sent: Monday, July 20, 2015 5:13 PM
To: David Phillips
Cc: Jonathan
Subject: Re: Redwood Apartment Opposition

Hi Mr. Phillips,

Thank you very much for the information. We will definitely take a look at it.

Thanks,
Kimberly Roelofs

Sent from my iPad

On Jul 20, 2015, at 11:24 AM, David Phillips <davidphillips@superior-twp.org> wrote:

Ms. Roelof,
I added a link to the bottom of the story on the Township's website,

http://superior-twp.org/news/redwood_rezoning_7_7_2015.doc,

It includes copies of the planner's reports and other planning commission documents that the Planning Commission will be using to make their recommendation.

David Phillips, Superior Township Clerk
3040 N. Prospect Road
Ypsilanti, MI 48198
TX: 734-482-6099
FAX: 734-482-3842
Email: davidphillips@superior-twp.org

From: Kimberly Roelofs [<mailto:kimberly.roelofs@gmail.com>]
Sent: Thursday, July 16, 2015 3:43 PM
To: David Phillips
Cc: Jonathan
Subject: Redwood Apartment Opposition

July 16th, 2015

Dear Mr. Phillips,

I had met you briefly after the June Board Meeting regarding the Redwood Apartments, and we are writing to further address the issue that will be on the future agenda of the Superior Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 within the existing Bromley Park community for apartments constructed

and managed by Redwood Apartments. Could please also forward this email on to Nancy Caviston, Lisa Lewis, Alex Williams, and Rodrick Green as we do not have email addresses for these board members? It would be much appreciated.

We purchased our home in Bromley Park as young newlyweds in March 2005. We were very excited about the prospects of starting our lives together within a wonderful new neighborhood in the great community of Superior Township. Soon afterward economic uncertainty took a particularly large hit on the Bromley Park community. Our home value decreased by nearly 50%. Many of our neighbors chose to short sell or foreclose on their houses, taking advantage of the system to 'upgrade' to a larger home elsewhere. The neighborhood started to decline as people stopped valuing their homes and many became rental properties. Instead of turning our back on our home, we chose to invest in our neighborhood as we started a new family in Superior Township. Finally after many difficult years Bromley Park has started to return to the wonderful community that we chose to raise our family in. It is a great, diverse mix of young families, professionals, and retirees of all demographics, most of which take great pride in their homes and their neighborhood. We are very concerned that allowing an apartment community to build completely within the confines of Bromley Park will drastically change that dynamic.

We hope that the board will be able to see our perspective and the perspective of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease, and more importantly the neighborhood dynamic will change. There is no doubt that many of us will feel that we have no choice but to sell our homes or turn them into rental properties.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. Shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. The investments we have in our home and community are too valuable for to gamble on a project that just does not fit here.

We want to ensure that our neighborhood continues to be a safe and welcoming place to raise our young family.

Please vote no on the proposed rezoning.

Thank you for your consideration,

Jonathan & Kimberly Roelofs

Homeowners of Bromley Park Lot #265 since March 2005

David Phillips

From: Don Ruth <dxr64@hotmail.com>
Sent: Tuesday, July 21, 2015 3:15 PM
To: David Phillips
Subject: Rezoning of Parcel #J-10-35-100-006

Dear Mr. Phillips,

I am writing you concerning the proposed rezoning of Parcel #J-10-35-100-006 for an apartment community.

The rezoning of this parcel for an apartment community does not fit in with the vision that you or the other members of the planning commission should have for this area of Superior Township. This property should remain zoned for owner occupied housing. To add a rental community to this area could tip it in a direction that would not be beneficial to property values or enticing to future development of the area.

An apartment community would bring more potential of depressed property value to an area already on the edge of a depressed area and tip the balance causing its spread. Its proximity to the areas Southerly of the proposed area will have the potential to lead this new development in the wrong direction creating a too large an area of depressed development for the surrounding area to the North sides to prevent its spread. The owner occupied and large tract properties to the Northern sides are the only things containing the area of depressed value housing to the South.

This new development would also place an unfair burden on the residents of the existing Bromley Park community by forcing access to this new development on them. The plans call for this new community to share the roads and sidewalks through the Bromley Park neighborhood to access the main thoroughfare of Geddes Rd. The residents of Bromley Park were led to purchase their homes with the understanding that parcel #J-10-35-100-006 was to eventually be owner occupied housing. Rezoning of this parcel is to surely affect their quality of life and their property values in a negative way.

The developer Redwood Apartments has set a precedent of neglected apartment communities as evidenced in their other Michigan developments. I implore the planning commission members to investigate and actually visit some of their other developments before approving this rezoning and allowing their development into our community.

We should not shun rental housing in Superior Township, but as a planning commission member you should ensure you see the bigger picture and try to find another area in Superior Township that is a better fit for these apartments to be built.

I ask that you please vote no on the rezoning of parcel #J-10-35-100-006 and keep it destined for owner occupied housing.

Regards,

Don Ruth
Superior Township resident

David Phillips

From: Justin Laurie <justin.laurie@gmail.com>
Sent: Wednesday, July 22, 2015 9:18 AM
To: David Phillips
Subject: Redwood Apartment Proposal

Hi David,

I hope you are well. I'm sure you have heard from some of my neighbors regarding our desire to stop the Redwood Apartment proposal. I just wanted to take a minute to echo those sentiments prior to the planning commission's meeting tonight.

Please forward this concern to all township officials.

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction.

I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. By shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we

have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

Please vote no on the proposed rezoning.

Thank you for your consideration!

Sincerely,
Justin Laurie
10264 E. Avondale Circle
Ypsilanti, MI 48198

David Phillips

From: Diane <dianemoore@comcast.net>
Sent: Wednesday, July 22, 2015 2:23 PM
To: David Phillips
Subject: Sutton Ridge-Redwood Apartments Plan Amendment

Dear Mr. Phillips,

Could you kindly share this letter with the other members of the Superior Township Planning Commission? I could not find email addresses for them on the Township website.

Thank you,
Diane Moore, 9870 High Meadow Dr., Bromley Park

To:
David Guenther, Chair
Jay Gardner, Vice Chair
Porshea Anderson-Taylor, Secretary
Brenda Baker
David Phillips, Board Representative
Patrick McGill
Dr. Robert Steele

Dear members of the Superior Township Planning Commission,

I am writing to ask you to vote no on the Sutton Ridge-Redwood Apartments application/request for Parcel #J-10-35-100-006 to be rezoned from its planned use for condo development to apartment development.

I live at 9870 High Meadow Drive in Bromley Park. My husband and I bought our home here in 2011. We did our homework before buying, making sure to find out what the area at the back of the Bromley Park condominium development was zoned as and what would be built there in the future. We were happy to find out it was zoned for condos and would be developed as such when the economy picked up. We placed a strong level of trust into the Township leaders that this would not change in the future.

When we moved into Bromley Park, there were still many foreclosures that were either vacant and up for sale or rented out. It appears, now in 2015, we are finally nearing the end of the time period of vacant, foreclosed homes dotting our neighborhood. Many of the homes that had been rented out to tenants previously, due to homeowners being upside-down on mortgages, are now being sold, including three on my street alone within the last month or so. The increase in home values over the last few years has allowed this to happen. As permanent owners move in, versus transient tenants, the effect on our neighborhood has been visible and very positive. Yards are cleaned up and lawns are being maintained with pride in the homes that have been sold to permanent owners. In many of the rental homes, the yards are poorly maintained, with no investment or commitment by the tenants into contributing to a beautiful neighborhood. We are therefore very happy to see the transition to having most of the homes in Bromley Park occupied by owners, invested in maintaining their property and committed to knowing their neighbors and helping each other as a neighborhood.

This background brings me back now to the development of the land Sutton Ridge wants rezoned. *I feel we had a reasonable expectation when buying here that the zoning would not change and the land would be developed with additional condos. I placed a level of trust into the leaders of Superior Township that this would not change.* My sister

lives in one of the Bromley Park condos and I can state, from her experience, and my own experience with the condo neighborhood, that currently the condos are a pleasant, cohesive part of our neighborhood with invested owners who care about everyone in Bromley Park. We share a community pool and have a strong neighborhood feeling together.

I am very upset and concerned about the possibility of apartments being built on the land instead of additional condos. I do not feel apartments are a good fit for this land, especially since they would be nested right into the middle of our home and condo development. Apartments typically have transient tenants who have little desire to be a vested part of the surrounding community in a neighborly sense. The apartments will add a lot of extra traffic to the roads that we, as homeowner and condo owners, pay to help maintain. Sutton Ridge has stated they will not be contributing toward the maintenance of our roads, only their own. It is true that the roads are ultimately the responsibility of the county to maintain, but realistically, very little money trickles down to our level of roads.

There is a fundamental difference between owners and renters. Owners are invested and incentivized to maintain their property and contribute to their community. Renters are transient and do not, for the most part, feel this same strong commitment and level of contribution. With so much land available in our township, I feel the Bromley Park land should remain zoned for condominium development. Condominiums have been selling quickly within a short drive down Geddes road, heading east. This bodes well for the Bromley Park land to be developed and sold as condos.

The management of Sutton Ridge-Redwood Apartments can make many promises but the fact remains that we do not have any idea whether they will keep them or not. It is very scary to me to rely on one corporate owner to maintain 127 units nestled within our neighborhood. What happens if they don't maintain it as promised? We are left with an unsightly mess nestled within our neighborhood, lowering our property values. What happens if they decide to sell the whole complex down the road? Or shortly after it is completed? Who's to say the next owner would maintain it or not turn it into Section 8 housing should the economy take a turn for the worse again? ***The decision made on this parcel will affect the future of all who live in the Bromley Park neighborhood.***

I appeal to you to please vote no on the Sutton Ridge-Redwood Apartments application for the rezoning of Parcel #J-10-35-100-006 and keep it, status quo, to be developed for condominiums only. If you lived here, what would you want nested within your family neighborhood?

Thank you for your consideration.

Respectfully,

Diane Moore
9870 High Meadow Drive
Superior Township, MI 48198

Barnett Building LLC.

Residential/Commercial Building and Remodeling
716 Mount Vernon Royal Oak, MI 48073
Telephone: 248/584-3711 Fax: 248/584-3722

October 25, 2015

To whom it may concern:

My name is Zack Barnett, owner and president of Barnett Building LLC. Along with my team of investors and architects, we recently had the opportunity to look at a piece of property Parcel #J-10-35-100-006 as a matter of interest for development in the near future. Upon reviewing this property and the surrounding community, we found it to be most desirable for the development of single family houses and/or condominiums.

Unfortunately we were just made aware of this parcel of property and are currently in contract to develop another piece of property which causes us to not be able to pursue the development of the above stated property at this time. However if there is an opportunity in the near future to revisit this development, we are willing, with interest, to do so.

Best regards,

Zack Barnett
President

Redwood

ACQUISITION

October 21, 2015

Bromley Park Condominium Association
Attn: Mr. Mark Hawley, Authorized Officer
4045 Stone School Road
Ann Arbor, Michigan 48108

Re: Letter Agreement between Bromley Park Condominium Association (the "Association") and Redwood Acquisition LLC ("Redwood") regarding proposed development by Redwood in Superior Township

Dear Mr. Hawley:

This Letter Agreement memorializes the agreements reached between the Association and Redwood as follows:

1. Redwood shall pay the Association the sum of Seventy-Five Thousand Dollars (\$75,000) (the "Payment") when Redwood closes on the purchase of the real property described in the attached Exhibit A (the "Property"). It is understood that the date of purchase ("Closing Date") will not occur until after, among other things, Redwood obtains all final and non-appealable approvals from all applicable governmental authorities for the intended development on the Property. The Payment shall satisfy all future financial obligations of Redwood to the Association of any kind whatsoever related to the Property and related to Redwood's development, use, and ownership of the Property. The Payment shall be used by the Association in any manner that it deems fit, but it is generally understood that the Payment is intended to defray the Wexford road maintenance costs incurred by the Association for the roads located within the Association which connect to the Property.

2. In exchange to Redwood's promise to make the Payment, the Association agrees to: (a) not contest or object to any legal action for quiet title or declaratory relief initiated by Redwood or any other party concerning the Property including, but not limited to, an action to declare the rights of parties in that certain Superior Charter Township Development Agreement dated September 3, 2002, recorded in Liber 4167, Page 516, Washtenaw County Records, on October 1, 2002; (b) not contest or object to any governmental approvals sought by Redwood relating to the Property including, but not limited to, a proposed amendment to the Bromley Park Area Plan; and, (c) notify each member/co-owner of the Association of the existence of this Letter Agreement and request that each member/co-owner abide by its terms.

You represent and warrant that the promises contained in this Letter Agreement are authorized by the Association, its directors and its members/co-owners and, to the



23775 Commerce Park • Beachwood, OH 44122
P: 216.360.9441 • F: 216.342.5433

Redwood
ACQUISITION

extent applicable, such authorization is memorialized in the appropriate resolutions, board actions or acknowledgments of the Association as required by the Association's bylaws and other governing documents. I represent and warrant that the promises contained in this Letter Agreement of Redwood are authorized by Redwood.

If the foregoing accurately reflects our agreements, please sign, date and return one executed copy of this Letter Agreement to me. Counterpart, facsimile and electronic signatures shall operate as an original and be effective for purposes of this Letter Agreement.

REDWOOD ACQUISITION LLC

By: _____

Its: _____

Dated: _____

Accepted and agreed:

BROMLEY PARK CONDOMINIUM ASSOCIATION

By: Kenneth Deaton

Its: ~~Authorized Representative~~ PRESIDENT

Dated: 10/21/15



23775 Commerce Park • Beachwood, OH 44122
P: 216.360.9441 • F: 216.342.5433

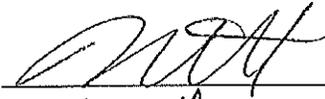
Redwood

ACQUISITION

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If the foregoing accurately reflects our agreements, please sign, date and return one executed copy of this Letter Agreement to me. Counterpart, facsimile and electronic signatures shall operate as an original and be effective for purposes of this Letter Agreement.

REDWOOD ACQUISITION LLC

By: 
Its: SR. VP.
Dated: 10/21/15

Accepted and agreed:

BROMLEY PARK CONDOMINIUM ASSOCIATION

By: _____

Its: Authorized Representative

Dated: _____



23775 Commerce Park • Beachwood, OH 44122
P: 216.360.9441 • F: 216.342.5433

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established there since 2004. Homeowner's property values would surely decrease.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. By shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. I am sure there are other areas in Superior Township that are not within an existing subdivision for these apartments to be built. The investments we have in our homes and community both financial and the everyday interactions with our neighbors are too valuable to us to gamble on a project that just does not fit here.

Please vote no on the proposed rezoning.

Thank you for your consideration

Lisa Madsen. Bromley Park resident.

RECEIVED VIA EMAIL
12-16-15

Dear Board Member,

I am writing to address an issue that will be on the future agenda of the Township Board of Trustees concerning the proposed rezoning of Parcel #J-10-35-100-006 for apartment construction. I would hope that the board would be able to put themselves in the shoes of the 300 or so households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a potential builder to come in and complete the second phase of the condominiums.

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Please vote no on the proposed rezoning.

Thank you for your consideration,

Clayton & Katherine D. Harvey
1982 N. Kenwyck Drive
Superior Township, MI 48198

RECEIVED VIA FAX
12-16-15

December 16th, 2015

Dear Trusted Superior Township Board Members,

We are writing to you concerning the proposed rezoning of Parcel #J-10-35-100-006 within the existing Bromley Park community for apartments constructed and managed by Redwood Apartments. We are unable to attend the Board meeting on December 21st due to Christmas holiday commitments, but we wanted to make sure that our opinion is voiced. We have been very active participants in this process, having attended all meetings concerning this topic since first brought to our attention this past spring, and we certainly don't want our lack of attendance on December 21st to be seen as support of Redwood's proposal. We are very concerned that this project will cause irreparable damage to our neighborhood and we hope that you will agree and not allow the Redwood project to continue.

We purchased our first home in Bromley Park as young newlyweds in March 2005. We were very excited about the prospects of starting our lives together within a wonderful new neighborhood in the great community of Superior Township. Soon afterward economic uncertainty took a particularly large hit on the Bromley Park community. Our home value decreased by nearly 50%. Many of our neighbors chose to short sell or foreclose on their houses, taking advantage of the system to 'upgrade' to a larger home elsewhere. The neighborhood started to decline as people stopped valuing their homes and many became rental properties. Instead of turning our back on our home, we chose to invest in our neighborhood as we started a new family in Superior Township. Finally after many difficult years Bromley Park has started to return to the wonderful community that we chose to raise our family in. It is a great, diverse mix of young families, professionals, and retirees of all demographics, most of which take great pride in their homes and their neighborhood. We are very concerned that allowing an apartment community to build completely within the confines of Bromley Park will drastically change that dynamic.

The proposed entrance off of Avondale is directly across the street from my home. The plan calls for two apartment signs to be located at this entrance. This is not anywhere near the main thoroughfare but in the southernmost point within the Bromley Park single family home community. I invite the board to think about how they would feel to have an apartment complex entrance located directly across the street from their home. Had we ever envisioned this possibility there is no way we would have purchased here!

Many of our neighbors in the houses near to our home have owned their residences in Bromley Park for several years. This includes several who are the original owners like us. Part of the appeal of a neighborhood such as Bromley Park is the lack of turnover and the ability to raise a family in a safe environment where you get to know and trust your neighbors. This is exactly what we have now in Bromley. Placing 130+ rental units directly contained within our neighborhood will change this environment forever. During a recent Board meeting, while discussing a property that the Township was able to procure and subsequently donate to Habitat for Humanity, Mr. Schwartz himself commented on the issues that rental units have created elsewhere within Superior Township. I believe the exact quote was, "we all know that the majority of the Township's issues are due to rentals". Why would we want to introduce this dynamic to a nice stable neighborhood like Bromley Park?

We hope that the board will be able to see our perspective and the perspective of the 250+ households in the Bromley Park community when looking at the issue of rezoning the vacant land there. According to the original township approved plan that land was meant to contain the second phase of owner occupied condominiums. Every homeowner in Bromley Park, whether original or more recent owners, bought their home with the expectation that at some point that land would contain more owner occupied housing. It has not happened yet, but with home values rising in our area people are feeling good again about the investment they made in purchasing in Bromley Park. As values increase it will become more appealing to a

potential builder to come in and complete the second phase of the condominiums. Look no further than the several new projects that have begun just down the street on Ridge Road near Cherry Hill Village.

There is no rush to stray from the original plan. To allow a rental project in its place that is totally landlocked within the existing community is not compatible with the original plan or the close knit, owner invested neighborhood that has been established here since 2004. Homeowner's property values would surely decrease, and more importantly the neighborhood dynamic will change. There is no doubt that many of us will feel that we have no choice but to sell our homes or turn them into rental properties. Already in the past few months a few of our immediate neighbors located near the proposed Avondale Circle entrance have chosen to move, the threat of the Redwood property causing them to reconsider living in this neighborhood. We wonder if we need to do the same thing.

The existing Bromley Park community, in which all the residents are governed by the rules and regulations of a Homeowners Association Agreement, can use these rules as a standard to which all homeowners must comply. Shoehorning this project in the middle of this community where the tenants will be using the roads and sidewalks throughout the neighborhood, but are not subject to any of the regulations like the homeowners that are their immediate neighbors, is a recipe for disharmony. Neither the Bromley Park community nor the Township will have any control over this project once it is approved and put in place.

Redwood has made many great-sounding ideas and well-meaning promises but the fact is there will be no means to hold them to any of these so-called guarantees in the future. At any time after this is approved they can change their target renter, renting criteria, or even sell the whole project to a completely different company who would then have no connection or obligation to uphold any of these promises.

While no one can know for sure the future impact of sticking a rental complex in the middle of a friendly, active neighborhood made up of invested homeowners like Bromley Park, this community does not want to leave it to chance that everything will just work out. The investments we have in our home and community are too valuable to gamble on a project that just does not fit here.

We want to ensure that our neighborhood continues to be a safe and welcoming place to raise our young family. Please consider our concerns and the concerns that were also voiced by the Superior Township Planning Commission and vote no on the proposed rezoning.

Thank you for your consideration and your service to Superior Township,

Jonathan & Kimberly Roelofs

Handwritten signatures of Jonathan and Kimberly Roelofs in cursive script, appearing to be on a stamp or document.

Homeowners of Bromley Park Lot #265 since March 2005

9624 W. Avondale Circle
Superior Township, MI
48198

RECEIVED VIA EMAIL
12-17-15