

Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, April 12, 2023 - 7:00 p.m.
Plymouth City Hall 201 S. Main

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

Chair Karen Sisolak called the meeting to order at 7:00 p.m.

Present: Chair Sisolak, Vice Chair Silvers, Commissioners Shannon Adams, Joe Hawthorne, Tim Joy, Kyle Medaugh, Hollie Saraswat, Eric Stalter

Also present: Community Development and Planning Director Greta Bolhuis, Planning Consultant Sally Elmiger

2. CITIZENS COMMENTS

There were no citizen comments

3. APPROVAL OF MEETING MINUTES

Hawthorne offered a motion, seconded by Adams, to approve the minutes for the March 8, 2023, meeting.

There was a voice vote.

MOTION PASSED

4. APPROVAL OF THE AGENDA

Joy offered a motion, seconded by Saraswat, to approve the agenda for April 12, 2023.

There was a voice vote.

MOTION PASSED

5. COMMISSION COMMENTS

Saraswat thanked the DMS office staff for their polite and efficient service.

6. PUBLIC HEARINGS

There were no public hearings.

7. OLD BUSINESS

a. PUD 23-01: 1100 W. Ann Arbor Trail: Revised Concept Preliminary PUD

Several representatives of the First Church of Christ, Scientist and their developer described the changes to their plan since they presented it in March. They said they reduced density, impervious surfaces, and building height, and increased open space and walkability. They also said they would be hiring a landscape architect to assist in properly upgrading the creek area.

Public Comments

David Pierce, 1147 W. Ann Arbor Trail, said the project is out of character for the city.

Nick Pagan, 1156 W. Ann Arbor Trail, said there should be no zoning change for the area.

Conrad Schewe, 1344 W. Ann Arbor Trail, said he sees no real public benefit in this project.

Matt Krawczak, 1320 Ann Arbor Trail, said the project provides more public benefit than doing nothing would.

Elaine Attridge, 1192 W. Ann Arbor Trail, said the project would ruin the neighborhood.

Mike Mountain, 1211 Sheridan, said he was concerned about safety.

Alan Ardanowski, 1120 Maple, said the property should remain zoned R-1.

Carl Allan, 701 N. Evergreen, said a project bringing in new families is a good thing.

Marilyn Erps, 1397 Sheridan, said she was concerned about safety related to increased traffic.

Kyle Clinton, 222 River Oaks Dr., said he supports the development.

Karen Jallo, 505 McKinley, said the property should be developed with single family homes.

David Szary, 1107 W. Ann Arbor Trail, suggested the church find another property and sell this property for single family homes.

Scott Lorenz, 1310 Maple, said this area is a transition between downtown and residential and should remain single family homes.

Stephanie Fraser, 451 Jener Place, said extra traffic related to the project would be dangerous.

Susan Tisch, church member, said the maintenance on the current building is expensive but they want to stay on the same site.

Cindy Hartsig, 2829 Golf Club, Howell, said her grandparents lived adjacent to the church property and the site is not meant to be a multi-family complex.

Bill Skubik, Religious Real Estate, said attempts to sell the property for single family homes have not been successful.

Patty Gato, 1316 Sheridan, said she was against the project and doesn't want more people accessing the creek.

Leslie Evans, 49829 Waterstone Estate Circle, said the master plan calls for mixed-use, low-density and as a member of the church, she is in support of the project.

David Sibbold, 1351 Woodland Place, had questions about the PUD approval process.

Tom Doran, 1191 Sheridan, said parking and emergency access to Tonquish Creek Manor is already a problem.

Elaina Kielbaso, 1298 W. Ann Arbor Trail, said there is already too much traffic and noise.

Bob Bake, 1303 Park Place, said he is working with a group trying to prevent the PUD in keeping with the master plan and asked for several items that would assist in their effort.

Chair Sisolak said the Planning Commission received several emails as well.

Commissioner Comments

It was pointed out that this is an informal discussion, since a formal PUD application has not been received, that the area is currently zoned R-1, and the future land use map recommends mixed-use, low density.

Commissioners said the density of this project was still too high, and that a traffic study might be warranted. It was stated that the Planning Commission welcomes affordable housing, but that it should be in an area that makes sense for the site. There was also discussion about an agreement the church has with Tonquish Creek Manor for housing.

Elmiger explained the PUD process: Submit a formal application, Elmiger reviews it based on ordinances and the master plan, the Planning Commission reviews a preliminary plan then a final plan, when they think it's ready, they schedule a public hearing, and then they make a recommendation to the City Commission, which makes the final decision.

There was a two-minute break.

b. Master Plan Discussion

The group discussed potential revisions to the transportation, form-based codes, and goals sections of the master plan. Bolhuis said she was working with EPIC-MRA on a phone survey for part of the public input portion of the master plan update.

c. Zoning Audit Discussion

Bolhuis distributed a draft report to discuss at the next meeting.

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Kelly O'Donnell said there was a recent Committee of the Whole meeting with the City Commission and the DDA to discuss parking, parklets, and woonerfs.

10. ADJOURNMENT

Joy offered a motion, seconded by Stalter, to adjourn the meeting at 9:39 p.m.

There was a voice vote.

MOTION PASSED

Bolhuis, Greta

From: Sabrina Livermore
Sent: Tuesday, April 11, 2023 2:01 PM
To: citycommission@plymouthmi.gov; Group - Planning Commission
Cc: ICE Jake; Kathryn Dudley
Subject: Brookside proposal-NO!

Hello,

We are writing in opposition to the proposed Brookside development on Ann Arbor Trail. Our home faces the current church and we would be directly impacted by this development.

When building our home on 1113 W Ann Arbor Trail, we were met with resistance and restrictions on the way it would look, materials used, size, height, position of air conditioning units, amount of hard scape, etc. Now directly across the street, a densely packed community of 3 story unsightly buildings with garages, driveways and garbage cans visible to the road, town and passersby is being considered. The commission voted against us leaving the air conditioning units where our builder placed them and instead made us tear up our **finished** basement to move them to the opposite side of our home so they wouldn't be visible to the Jener Place side. They were THIS particular on how our town looks. And now they are considering this monstrosity of a development in a historic area of town where previously they have raked through home plans with a fine toothed comb.

We are out of town for the April 12 meeting but we are strongly opposed to the development plans being proposed.

Thank you,
Sabrina and Jake Livermore
1113 W Ann Arbor Trail

Bolhuis, Greta

From: David Pierce
Sent: Tuesday, April 11, 2023 10:43 AM
To: Group - Planning Commission; citycommission@plymouthmi.gov
Cc: Courtney Mangus
Subject: Christian Science Church Development @Planning Commission April 12 @ 7pm at City Hall
Attachments: Brookside Development-2.pdf

Dear City and Planning Commissions,

Our house is immediately across the street from the proposed development on the Christian Science Church land. Like many residents, I have deep concerns about the Brookside proposal.

Attached you will find a presentation that outlines some of the issues. Here is a bullet point summary:

- The proposed development will have 700+% higher population density than Wayne County, and nearly 500% more density than Plymouth (city, not township)
- The unit-blocks themselves would be wider, taller, and more voluminous than anything in the neighborhood. They will not simply blend in.
 - You can see similar units on the south side of Cherry Hill Road driving into Cherry Hill Village. They are imposing unit-blocks monoliths.
- The Unit-Density of the development would be more than twice any similarly-sized residential area on this side of Main Street.
 - Further, the unit-density is 500% more than the immediately adjacent area.

I am excited that people want to reside in Plymouth, that they want to invest in our community, and that we are growing and desirable. However, the differences in population density, housing character, and housing density would fundamentally make Plymouth less desirable.

This is surely not the only proposal for the use of this land. The Church should find a project that adds to the community instead of taking away.

Sincerely,

David Pierce
Courtney Mangus
1147 West Ann Arbor Trail

Bolhuis, Greta

From: Wojcik Peter
Sent: Wednesday, April 12, 2023 8:36 AM
To: Group - Planning Commission
Subject: Christian Science Church Development

Team – we wanted to send a note and express our concern with the possible condo development plan at the site of the Christian Science Church. Our family lives in the neighborhood and we don't think this is in the best interest of the downtown Plymouth community. This area is already high traffic area; development of 30 new condos would only create more problems, stress to local residents and the downtown community. We would favor and encourage the Plymouth commission to push for a much smaller development with homes versus condos and hope the legacy of the church would align with that plan vs maximizing the space for profit.

Thanks!

Peter Wojcik

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SUPPORT LETTER – BROOKSIDE VILLAGE

Hello,

Our names are Andrew Hinrichs + Josephine Bruscia

We live at 575 N. Evergreen St. and have been a Plymouth resident since 2019/1997

We are aware of plans to redevelop the existing Christ Science property located at 1100 W. Ann Arbor Trail into a new mixed use development containing a new smaller Church building for the Christ Science community along with 28 new Townhome residences set in a nicely landscaped courtyard / Village style setting. We understand the group working on this is requesting approval and will be providing some significant benefits to the community in exchange.

The overall project being proposed has many benefits for Plymouth including:

- A public patio area with some bench seating, a bike rack and landscaping provided between the public sidewalk and the Church Reading Room entry. A 'pocket park'
- A full ECOLOGICAL REVITALIZATION and clean up of the Tonquish Creek bank along the property.
- Replacement of a number of dated, worn park benches with new along the Tonquish Creek Trail.
- Replacement of a number of dated, worn light fixtures with new ornamental LED style fixtures along the Tonquish Creek Trail.
- Construction of a walkway between the head end of the Tonquish Creek and the Brookside Village property including new stairs. This will provide a convenient connection of the neighborhood to the Creek and the Trail.
- Addition of 28 new residences that will enjoy utilizing the Downtown businesses and the general neighborhood.
- Conversion of a tax-exempt property to a tax producing property.
- Allow a 120+ year old Church institution to remain in Plymouth.

As we see this property on a daily basis, we feel that replacement of the existing Church structure, (which is in need of replacement or significant renovation), with a new, smaller Church structure would be a very positive upgrade. The complimentary 28 brand new quaint Townhomes set in a Village / courtyard setting is a perfect companion for the new Church building. The proposed design appears to fit in well with the neighborhood and we would welcome new residents in this area so close to Downtown Plymouth. The traffic coming from this property will become reduced. Finally, converting a tax exempt church property to one that will now produce tax revenue is a positive for all of us. Combine that with the significant Public Benefits that would come with the project, and we see this as a very positive project for us and the city.

We strongly support this project and hope that the City will provide approval for it.

Regards,



Bolhuis, Greta

From: Nick Sobeck
Sent: Tuesday, April 11, 2023 8:59 PM
To: Group - Planning Commission; Group - Commission
Subject: Brookside Village Project Support Letter

Hi,

My Name is Nick Sobeck
I live at 15650 Bradner Ave, Plymouth, MI 48170 and have been a Plymouth resident since 2023.

We are aware of plans to redevelop the existing Christ Science property located at 1100 W. Ann Arbor Trail into a new mixed use development containing a new smaller Church building for the Christ Science community along with 28 new Townhome residences set in a nicely landscaped courtyard / Village style setting. We understand the group working on this is requesting approval and will be providing some significant benefits to the community in exchange.

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We strongly support this project and hope that the City will provide approval for it.

Regards,

Nick Sobeck

Bolhuis, Greta

From: Ashley Koltz
Sent: Tuesday, April 11, 2023 8:56 PM
To: Group - Planning Commission; citycommission@plymouthmi.gov
Subject: Brookside Village Project Support Letter

Hi,

My Name is Ashley Koltz

I live at 15650 Bradner Ave, Plymouth, MI 48170 and have been a Plymouth resident since 2023.

We are aware of plans to redevelop the existing Christ Science property located at 1100 W. Ann Arbor Trail into a new mixed use development containing a new smaller Church building for the Christ Science community along with 28 new Townhome residences set in a nicely landscaped courtyard / Village style setting. We understand the group working on this is requesting approval and will be providing some significant benefits to the community in exchange.

The overall project being proposed has many benefits for Plymouth including:

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We strongly support this project and hope that the City will provide approval for it.

Bolhuis, Greta

From: Gamache, Steve
Sent: Tuesday, April 11, 2023 11:19 AM
To: Group - Planning Commission
Subject: Opposition to Proposed Brookside Plan

Hello Plymouth Planning,

This is Steve Gamache, 1351 Linden Street

I'd like to be included in the Plymouth City Residents that oppose the proposed Brookside development plan.

My main reasons are

- 1) the significant increase in population density in that area. It does not match the surrounding neighborhood. The increase in population density would negatively impact traffic and parking.
- 2) The development does not match the "look and feel" of the "Entry avenues into Plymouth". Both Ann Arbor Train and Penniman Ave have lovely single family homes that set the tone as one enters the City. The large development planned at Brookside would not add to that "look and feel"

Also, it strikes me as very self-serving that a church, which has received tax breaks, would look to capitalize on their real estate asset at the expense to the surrounding neighborhood.

This area of the city should not be zoned multi-family. It should stay as church property OR single family similar to the surrounding neighborhood.

Thank you

Steve Gamache

Vice President Engineering – Lear Forward

Making every drive better™

Mobile

Office

Location



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Lear Corporation

Bolhuis, Greta

From: Rob
Sent: Tuesday, April 11, 2023 10:29 AM
To: Group - Planning Commission
Subject: Christian Science Development

Hello Planning Commission,

Housing developments such as the Christian Science development create walkability and provide our downtown businesses with a captive audience who **doesn't need to find a spot to park**. Considering how hot of an issue parking has been, approval of dense housing within walking distance to downtown should be a no-brainer.

I'd also like to address a few concerns brought forth by the ongoing reviews of the Christian Science development:

- The Carlisle / Wortman report mentioned that there were too few parking spots for the condos (10 vs 15), yet there is a 31 space church lot that will presumably be operating well under capacity every day except Sunday morning, when other downtown lots are typically underutilized. Furthermore, the church acknowledged that they won't be growing, and it would reason that some of the church members will live in these condos, further reducing the need for parking at the church.
- A letter from another Plymouth citizen stated that the church lot is used as overflow parking from the Tonquish Creek Manor. Unless there is a written agreement in place, this is not the Church's problem.
- The proposed condos are 2.5-3 stories tall. The adjacent homes are ~2 stories tall, with new 2.5 story homes across Ann Arbor Trail on a *very* high elevation. The adjacent businesses are 2-2.5 stories tall. A height difference of 1 story (max) is not significant.
- I've seen concerns that this development will create storm water runoff issues, yet the lot is currently almost completely paved over. While I certainly support incentivizing the developer for better stormwater management, the argument that this will "create" new issues makes little sense.
- I've seen other comments that this will create unsafe traffic conditions. Considering the increase in people working from home, the added traffic from 28 new housing units will be insignificant, particularly since they'll be in a walkable area of town. Good bike infrastructure will make my argument even more compelling.

A good olive branch to the concerned citizens might be to consider a deed restriction stating that if the *new* church ever closes, part of the property must be redeveloped into a single family home.

I hope you'll consider this development. It's clear that this will help our parking challenges, and it will also benefit the city financially at a time when the Headlee amendment is a very real threat to our long-term financial situation.

I have no affiliation with anyone involved with this project, and I have never met anyone who belongs to this church.

Thank You,
Robert Mengel
1293 S Harvey

Bolhuis, Greta

From: Amy Georvassilis
Sent: Friday, April 7, 2023 5:13 PM
To: citycommission@plymouthmi.gov; Group - Planning Commission
Subject: PUD Brookside Village

Dear City of Plymouth Planning Commission and City of Plymouth Commissioners:

I am writing to you in regards to the recently proposed development, Brookside Village, at 1000 West Ann Arbor Trail. I've seen the original plans and the 'revised' PUD drawings and specifications; the density is still too high for this property, the setbacks and heights need to be consistent with neighbors (not those grandfathered into current setbacks) and there is not enough parking. The buildings facing Ann Arbor Trail do not conform or mimic facades of neighboring homes.

Allowing Champion Development Group leniency regarding setbacks and building height limits that ALL current single family homes (builders and residents alike) are restricted to does not follow the current building codes and schedule of regulations outlined by the City of Plymouth. Residents of the City are held to following the restrictions for a reason; while exceptions and small variances are inevitable, requests are typically within a 12 inch range and most are not approved by the Board of Appeals. We currently reside at 1217 W Ann Arbor Trail. Prior to Covid, we submitted plans to rebuild our garage as it was built in the 1940's and was not what we considered to be structurally safe. Our plans included a height adjustment to accommodate a golf simulator on the loft level. We were not permitted to deviate from the height requirement. The owners of the lot at 959 Penniman were not permitted to build their home on their lot because it did not follow height requirements; that lot is still for sale for this reason. The Zoning requirements of this property should not be changed allowing this PUD without decreasing density, including significantly more parking and following required setbacks and height limits that everyone else is mandated to follow. Reducing a few of the condominiums to a lower height is not acceptable – all of the condominiums should follow the same rule! The 10' proposed setback vs. the 25' required setback is not acceptable or consistent with the neighborhood. The claimed 'Public Benefits' should be in addition to following city restrictions, not used as a bargaining tool. Eliminating two condominiums from the original plan does not reduce the density near enough. Rezoning to accommodate the builder should not be considered.

I do have additional concerns regarding traffic and parking issues. Currently it is difficult for residents on Ann Arbor Trail to back out of our driveways. This is due to not only the volume of traffic, but the differing speeds of oncoming cars and trucks. Two out of three vehicles exceed the 25 MPH speed limit consistently. The location of this development is very close to the traffic light at Harvey and Ann Arbor Trail. Turning right out of the complex will increase traffic; turning left out of the complex would take several minutes for the owners as it is too close to the traffic signal. Traffic backs up past Jener Place multiple times daily. This situation will result in the residents of Brookside Village exiting the development onto Joel and Sheridan in front of Tonquish Creek Manor creating additional issues for residents on both streets. Cars already park down both streets daily-there is not enough parking for Tonquish Creek residents, employees or visitors. This creates problems for City residents as well as the ambulances & fire trucks that repeatedly visit Tonquish Creek Manor. Add in parking for guests of this complex-not even close to enough parking. Please also take into consideration the crazy parking that the Friday Night Music creates and the many festivals bringing thousands of non-residents to our City. Out-of-City visitors park on the residential streets to be as close as possible to the event as most parking lots are already at capacity. Joel and Sheridan are lined with vehicles daily; Sheridan and Ann Arbor Trail are a hazard during festivals and events. This complex will contribute to the City of Plymouth parking 'nightmare' that everyone talks about!

Bolhuis, Greta

From: Jeffrey Wassel
Sent: Monday, April 10, 2023 9:00 PM
To: citycommission@plymouthmi.gov; Group - Planning Commission
Subject: Comments on agenda items for 4/12 planning meeting

Dear Commissioners and City Officials,

Unfortunately I'm unable to attend Wednesday's meeting where a very large multi family development is being proposed at the current church location at 1100 West Ann Arbor Trail. As a resident of the city for 25 years, my family and I are vehemently opposed to this proposal. There is no reason an exception should be made to the current single family zoning plot. After reviewing the proposal it is clearly nothing more than a money grab for the developer and church. It would result in more traffic, people, noise than that area is designed to support. Simply put it is unsafe and undesirable. I personally went through the zoning variance process and one of the critical elements is that the variance request maintains the "essential character of the neighborhood". This proposal actually does the exact opposite. I could go on and on about the lack of benefits and detriment to the community but will save each of your valuable time.

Please let me know of any questions and thank you for your consideration to do the right thing and not let this proposal proceed.

Jeff Wassel
1302 Maple

Sent from my iPhone

Brookside Development density by the numbers

My house is here, drawn as a
small cluster of trees



This is only to say I would
be a direct neighbor to this
development

I see at least two big problems with the proposal:

1. The population density of the development would be too high
2. The housing unit density is out of proportion to the neighborhood

1. The population density of the development would be too high

28 units
x 2.58 people per unit
= **72+ new residents**

*From 2020 Census, 2.58 is the average
Wayne County household size.

This would make the Brookside
population density **20,548**
people per square mile

*Based on the lot size noted in the proposal:
72 people / 2.25 acres

How does this compare?

Wayne County has a density of **2,931** people per square mile

Brookside would be **700+% more dense** than Wayne

The City of Plymouth (not township) has a density of **4,221** people per sqm

Brookside would be almost **500% more dense** than Plymouth

Conclusion:

The expected population density of the planned development is **MANY** multiples of the surrounding neighborhood/county.

Lots of people, packed into a small area not designed for that density is a recipe for problems (parking, traffic, litter, etc).

2. The housing unit density is out of proportion to the neighborhood

The neighborhood surrounding the proposed development is mostly detached single family homes (and a small number of 2-4 unit multifamily properties).

The proposal is for 28
row-home style units in
5 unit-blocks.

This is a different kind
of housing stock.

Each block of units would be wider, taller and more voluminous than any home nearby.

The unit-blocks wouldn't fit in.

The entire development will have more than **twice** the housing-unit density of the surrounding neighborhood.

Five-times the density of its immediate surroundings

Let's visualize the
density differences

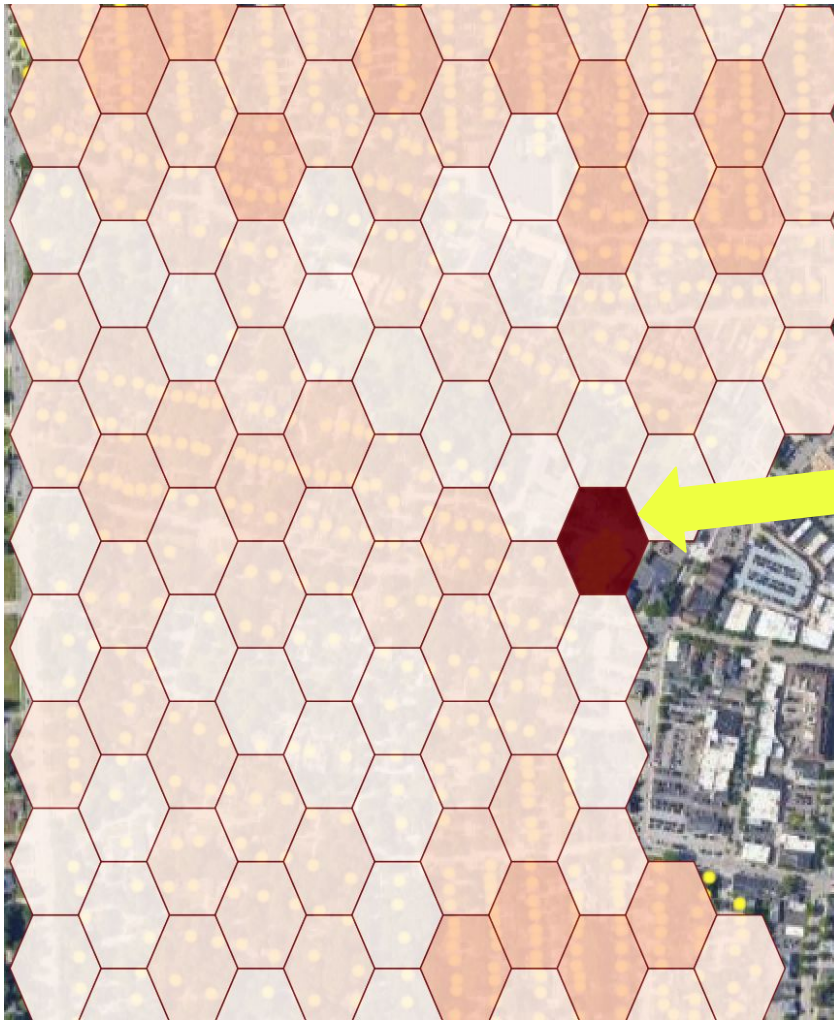


Each yellow dot here represents a housing unit (multiple dots on the same parcel for multi-family properties).

This cluster is the proposed 28 Brookside units.

It is visually **much** more unit dense.

But how much
more dense?



This is the same map overlaid with cells.

Each cell is about the size of the Brookside development.

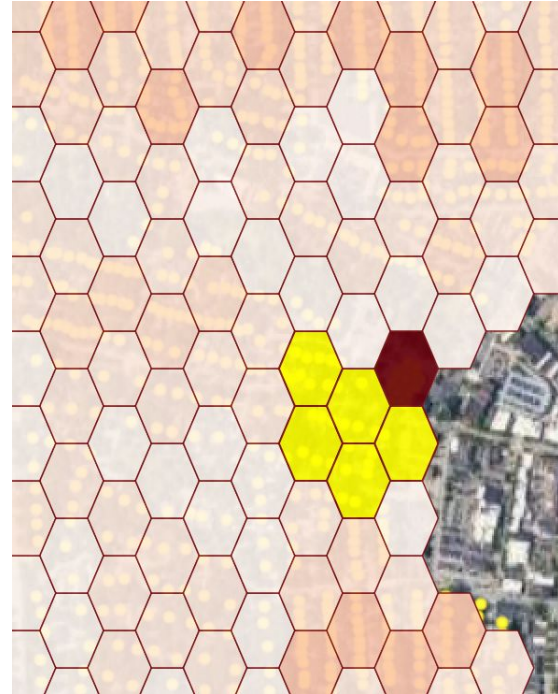
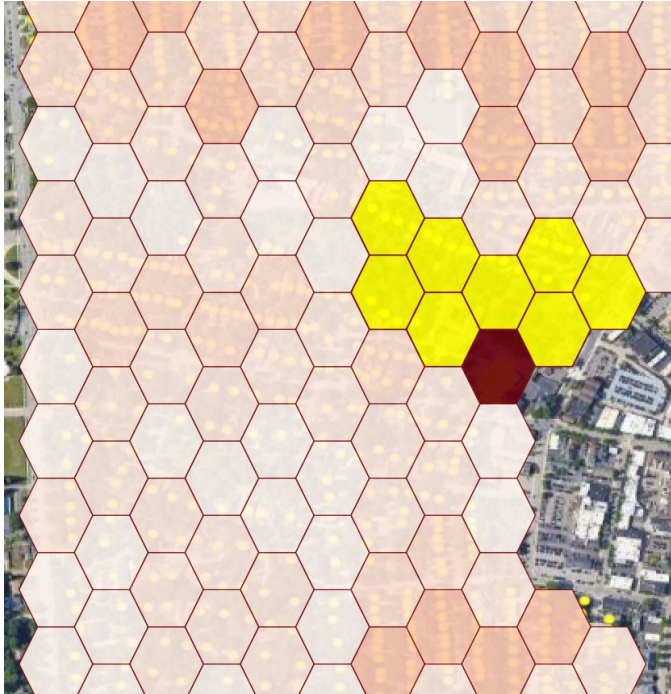
Each cell is colored red in proportion to the number of real, existing housing units in the cell.

Brookside is the dark red.

It is **VERY** clear that the density difference between Brookside and the surrounding neighborhood is **EXTREME**.

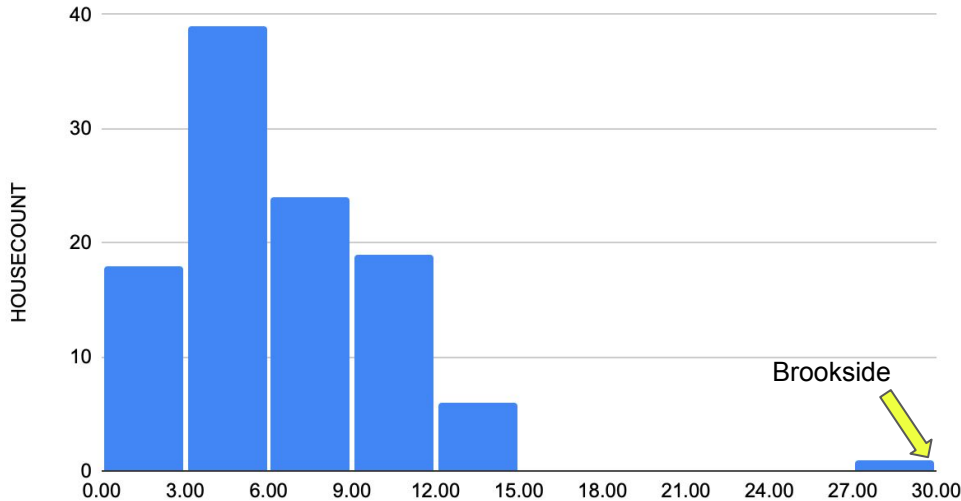
Note: if you adjust the size, shape, or positioning of the cells, the result is not meaningfully different.

The yellow cells together contain 28 housing units, the same as the Brookside's single, red cell



By the numbers

House Count by cell



This is a histogram of the data from the previous slides.

It shows that Brookside is **200+% more** unit dense than any other Brookside-sized area in the neighborhood.

It is, generously, **500+% more** dense than the immediately adjacent area.

Note: This analysis excludes Tonquish Creek since it is special use. However, were it included, it would mean the two most dense developments would be right next to each other.

Conclusion:

The numbers don't lie. Brookside would have **MANY** more people **and** units than the surrounding neighborhood. It is, therefore, out of character and threatens to negatively affect the community.

There must be another way.

Brookside Village

PLYMOUTH MICHIGAN

PROPOSED PUD DEVELOPMENT DESIGN / SCOPE UPDATE - APRIL 12, 2023

1100 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN



FIRST CHURCH OF CHRIST,
SCIENTIST of PLYMOUTH

PROJECT TEAM

▶ **FIRST CHURCH of CHRIST, SCIENTIST of PLYMOUTH**

- ▶ Toni Nayback
- ▶ Leslie Evans
- ▶ John Fuerstnau

▶ **CHAMPION DEVELOPMENT GROUP**

- ▶ Len Nadolski
- ▶ Doug Hamborsky
- ▶ Michael Nadolski

▶ **STUCKEY VITALE ARCHITECTS**

- ▶ John Vitale
- ▶ Andrew Rudnycky

▶ **STONEFIELD ENGINEERING (Site / Civil Engineering)**

- ▶ Reid Cooksey

Brookside Village

PLYMOUTH MICHIGAN

UPDATE SUMMARY

▶ BACKGROUND

On **March 8, 2023**, the Brookside Village Team presented an initial design scope for a proposed Mixed Use PUD project to be located at 1100 W. Ann Arbor Trail in Plymouth, Michigan. From that presentation and the productive dialogue during the meeting, we have from our notes incorporated multiple revisions into the project plan that are reflected in the design update being presented at the **April 12** meeting.

The net effects of all these substantive revisions are that the courtyard based, village style site design has become much more **open, inviting and usable**. From the **REDUCED DENSITY**, enhanced outdoor open space, **REDUCED BUILDING HEIGHT** (massing), increased space between buildings, convenient guest parking, all prominent design features have been significantly improved based on the input provided by the PC in March. Also, the addition of the new sidewalk connection to Tonquish Creek Trail along the East property edge will significantly enhance **WALKABILITY** to Downtown Plymouth.

The total listing of design revisions include:

UPDATE SUMMARY

► DESIGN / SCOPE REVISIONS

- *Density has been **REDUCED** from 30 units to **28** units.*
- *The building Heights have been **REDUCED** by 3.5 ft.*
- *A common sidewalk has now been added along the entire East side connecting Ann Arbor Trail to Tonquish Creek improving **WALKABILITY** to Downtown.*
- *The open / green / recreation space has been **INCREASED SIGNIFICANTLY**.*
- *The impervious drive areas has been **REDUCED**.*
- *The **OPEN SPACE** between buildings has been **INCREASED**.*
- *Units along Ann Arbor Trail have been **REDUCED** to look like 2 homes with a **Village Entry Courtyard** inbetween.*

- *The Church design remains unchanged from the original presentation.*
- *The **PUBLIC BENEFITS** as original proposed remain in full effect.*
- *While not yet detailed at this time, the full PUD submission will include specific descriptions regarding scope and process for executing the Tonquish Creek bank **ECOLOGICAL RESTORATION** scope.*

Brookside Village

PLYMOUTH MICHIGAN

UPDATE SUMMARY MATRIX

LAND AREA		Existing		8-Mar		12-Apr		Difference
	Entire Site	97,818	sf	97,818	sf	97,818	sf	same
CHURCH FOOTPRINT		12,214	sf	3,997	sf	3,997	sf	same
COMBINED CONDO FOOTPRINT		N/A	sf	23,120	sf	19,500	sf	-3,620 (-16%)
PAVING / SIDEWALK (NON-PERMEABLE)				39,479	sf	33,790	sf	-5,689 (-14%)
	<i>Existing Church Property</i>	<i>54,680</i>	<i>sf</i>			33,790	<i>sf</i>	<i>-20,890 (-38%)</i>
GREEN GROUND COVER (PERMEABLE)			sf	31,222	sf	40,531	sf	+9,309 (+30%)
	<i>Existing Church Property</i>	<i>30,924</i>	<i>sf</i>			40,531	<i>sf</i>	<i>+9,607 (+30%)</i>
	((Percent of Total Site sf))			((32%))		((41%))		
PARKING								
	Church (Open Lot)		ea	32	ea	32	ea	same
	Condo Private (Garage)		ea	60	ea	56	ea	- 4 (-7%)
	Condo Guest / Overflow (Open)		ea	19	ea	10	ea	- 9 (-47%)
	Total Parking		ea	111	ea	98	ea	-13 (-12%)
	<i>Total Existing Parking</i>		<i>ea</i>	<i>103</i>	<i>ea</i>	<i>103</i>	<i>ea</i>	
BUILDING HEIGHT								
	To Roof Midpoint		ft	27'-6"	ft	25'-0"	ft	-2'-6"
	To Ridge		ft	35'-0"	ft	31'-6"	ft	-3'-6"



Brookside Village
PLYMOUTH MICHIGAN

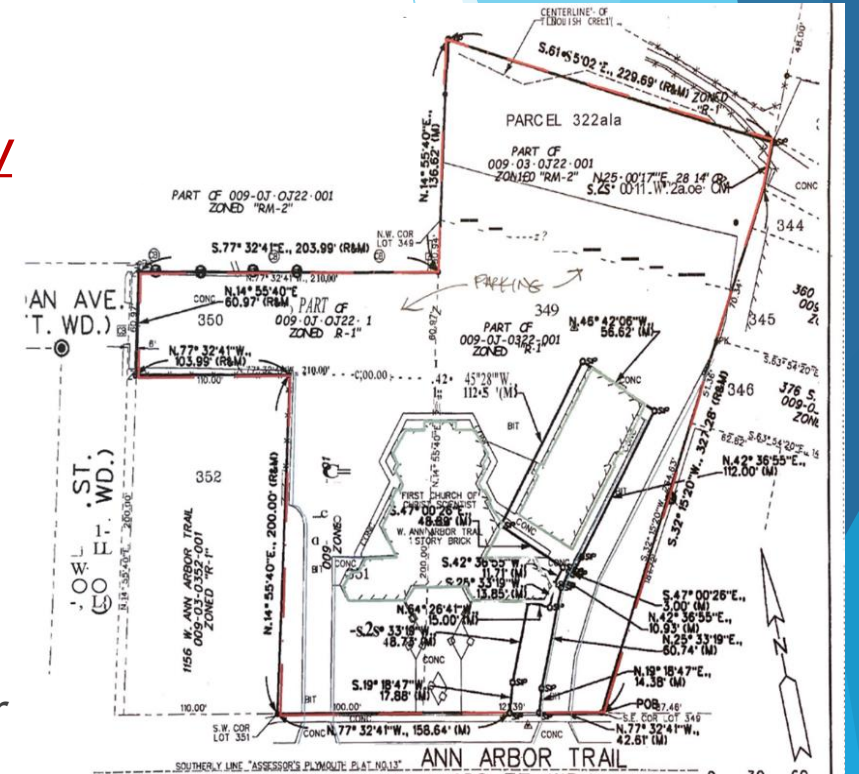
REVIEW of PROJECT FEATURES

▶ MISSION

To efficiently redevelop the present single use 2.25 acre single use Church property into a new Mixed Use property that will have a smaller Church plus a new Townhome Condominium Community.

▶ HISTORY / PROGRESS

The Christ Science Church Community has been trying to find a way to accomplish this mission multiple times with various other parties for the past 10+ years. The present scope and Teaming effort as offered in this presentation from the past year of hard work has produced a positive, workable solution for both parties while providing a great new project for the City.

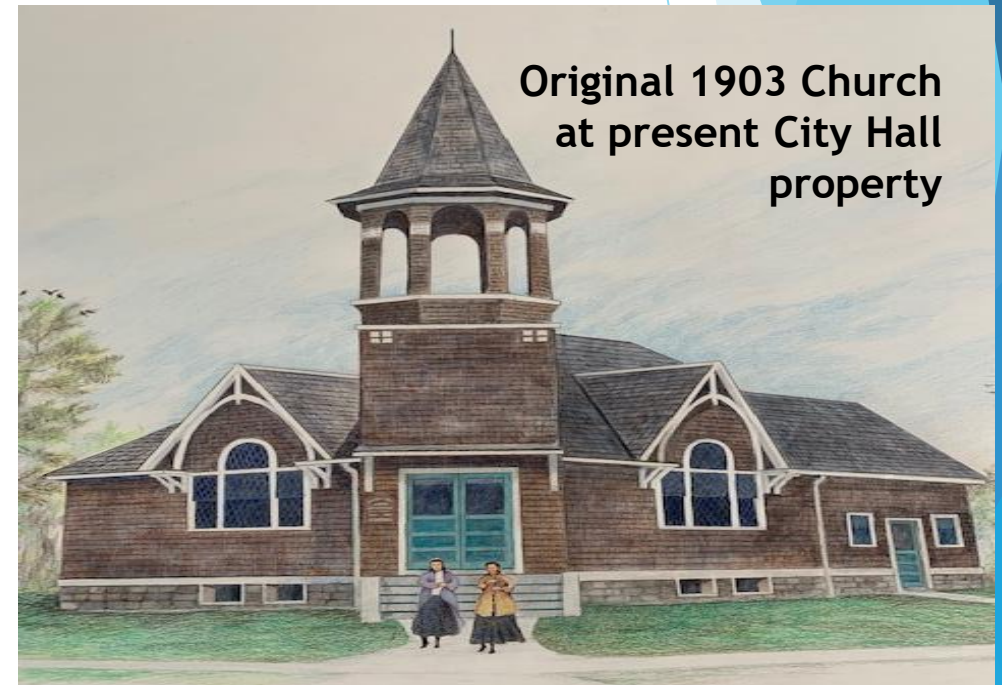


Brookside Village

PLYMOUTH MICHIGAN

CHURCH BACKGROUND / HISTORY

- ▶ 1903 Plymouth's original Christian Science Church, was erected on the site of the current **Plymouth City Hall**
- ▶ *First edifice built in Michigan expressly for Christian Science services*
- ▶ 1958 Services first held at 1100 W. Ann Arbor Trail in the then new Church with contemporary design
- ▶ 2007 Moved our full operation into the Sunday School building (east facing, behind main building)
- ▶ 2013 Rented main buildings facing Ann Arbor Trail to the Rock Church of Plymouth. (unaffiliated)



Original 1903 Church
at present City Hall
property

Brookside Village

PLYMOUTH MICHIGAN

The Reading Room

- ▶ The Manual of The Mother Church in Boston, the worldwide headquarters, mandates every branch church maintains a **Reading Room**.
- ▶ A Reading Room is a **bookstore** open to the **public** selling Bibles, our textbook, *Science and Health With Key to the Scriptures*, and different authorized literature.
- ▶ We have **rented three different downtown Plymouth locations** from 1990 to present to use as our Reading Room.
- ▶ The **Goal** is to design and offer to the **community an inviting place where the public** can relax and read about inspirational ideas and talk with another person about these ideas



Church GOALS / NEEDS

- ▶ Currently on 2.25 acres with **too much building and parking** space for our smaller congregation
- ▶ Have looked at moving elsewhere; **STRONG DESIRE TO STAY** on the same site in Plymouth
- ▶ **Build a new, smaller, attractive, efficient (in every way) edifice and Reading Room** for our smaller congregation that meets our current and future needs
- ▶ Continue to **support the City of Plymouth**
- ▶ **Get out of the business** of renting and property management

Brookside Village

PLYMOUTH MICHIGAN

CHAMPION DEVELOPMENT BACKGROUND

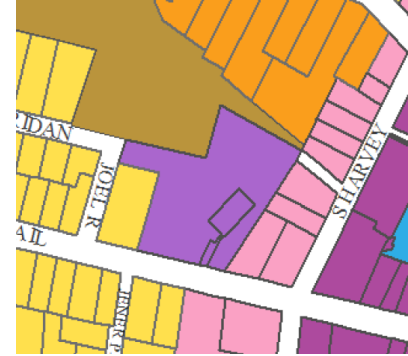
- ▶ Champion Development Group is a Family Owned and operated Real Estate Development Group that has successfully produced over **\$500M** of Residential and Commercial Real Estate development projects over the past 25 years. Project values have ranged from \$2M to \$60M each with the average being around \$30M each. Project sites are located in Michigan, Florida and Georgia. Project Types have included:
 - ▶ Multi-Family Condominiums
 - ▶ Luxury Single Family Homes
 - ▶ Commercial Office and Retail Centers
 - ▶ Restaurants
 - ▶ Automobile Dealerships
 - ▶ Marinas
- ▶ The Company Mission is:
Champion Development Group is a team of dedicated professionals focused on high-quality real estate projects in select locations across Michigan, Florida, and Georgia. We take great pride in the results that we bring to customers and communities, and we continue to evolve to find creative new ways to develop impressive properties for contemporary lifestyles.
- ▶ Learn more at: champdevgroup.com

Brookside Village

PLYMOUTH MICHIGAN

PUD CONCEPT / ZONING DISCUSSION

- ▶ The existing property is presently zoned 'R-1'. To support the proposed project scope, the property will need to be rezoned to allow for the proposed Mixed Use of the new Church and the Townhome Village Condominiums.
- ▶ The City Future Land Use from the Master Plan does in fact call for a **Mixed-Use zoning** on this property, so we believe we are generally in conformance with the Master Plan direction and intent.
- ▶ To support the design and scope goals of the project, the best Zoning direction is to request a **Planned Unit Development (PUD)**. The assorted project features are not referenced to a specific zoning district but are comparable to relevant districts that would allow the proposed uses.
- ▶ It should be noted that the multi-family senior housing facility directly adjacent to our property is zoned **RM-2** and is proposed to remain that zoning.



Future Land Use Map

PUBLIC BENEFITS

A significant positive feature of the PUD project approach is the ability to incorporate a variety of features, spaces and amenities into the Site Design that are all accessible for and by the neighborhood. *In addition to replacing a 60+ year old building of a dated design and in need of renovation*, the following represents assorted elements that we would propose to include into the project scope:

- ▶ Between the Church Reading Room Bookstore and the Public sidewalk, there will be a quaint **'Pocket Park'** / reflection space with benches, bike racks and landscaping that will allow visitors to rest just outside the Church entry.
- ▶ The Tonquish Creek bank that runs along our property (approximately 230 linear feet), will undergo significant **ECOLOGICAL REVITALIZATION** by having invasive species and any dead material, trash (including broken concrete), removed and any remaining native vegetation trimmed to an appropriate size or enhanced with new plantings.

((NOTE: For the full PUD submission, we will include a detailed plan for this ECOLOGICAL REVITALIZATION scope.))



Brookside Village

PLYMOUTH MICHIGAN

PUBLIC BENEFITS

- ▶ We offer to replace up to **4 PARK BENCHES** with new benches of a design as approved by the City
- ▶ We offer to replace up to **3 ORNAMENTAL LIGHT FIXTURES** with new fixtures of a design as approved by the City
- ▶ We shall construct a **NEW WALKWAY** with new stairs between the head end of the **Tonquish Creek** and running along the Brookside Village East to **Ann Arbor Trail**. This will allow for new convenient access to the Creek and Trail for residents and neighbors.

(NOTE: This walk does not include a bridge. Not needed.)

- ▶ The new residents will be able to enjoy and visit the Downtown shops and restaurants without needing to use any additional Downtown parking.



Brookside Village

PLYMOUTH MICHIGAN

COMMUNITY GOALS

▶ QUALITY OF LIFE

- The addition of smaller, low maintenance Condominium homes will offer the Plymouth residents that wish to 'downsize' from their larger single family homes into these wonderful, zero maintenance Condominium homes.
- With the inclusion of smaller Condominium units, this will keep pricing lower than other similar properties in the area and provide living options for a significant group of residents.
- This will allow the valuable Christ Science community to remain in Plymouth for decades to come.

▶ FINANCIAL STABILITY

- The existing large Church structure is dated and in need of significant repair and maintenance. The proposed replacement of this structure with a campus of new structures will significantly increase property values on and around the property.
- This project will convert a large portion of the existing parcel into a residential use that will immediately begin producing property tax revenue for the City.

▶ ECONOMIC VITALITY

- The population of residents that will live in the new Condominiums will produce significant financial activity to the Downtown Plymouth area.
- The proposed enhancements to the Tonquish Creek and adjacent Trail will produce an improved environment that will positively affect all properties that utilize this public amenity.

▶ INFRASTRUCTURE

- The utilities that serve the proposed development will be enhanced from the decades old services that exist. This will be especially true for the new **Storm Water Management** system for the new site.
- The new drive and traffic configuration will be designed to current MDOT standards.

Brookside Village

PLYMOUTH MICHIGAN

REVISED MASTER SITE



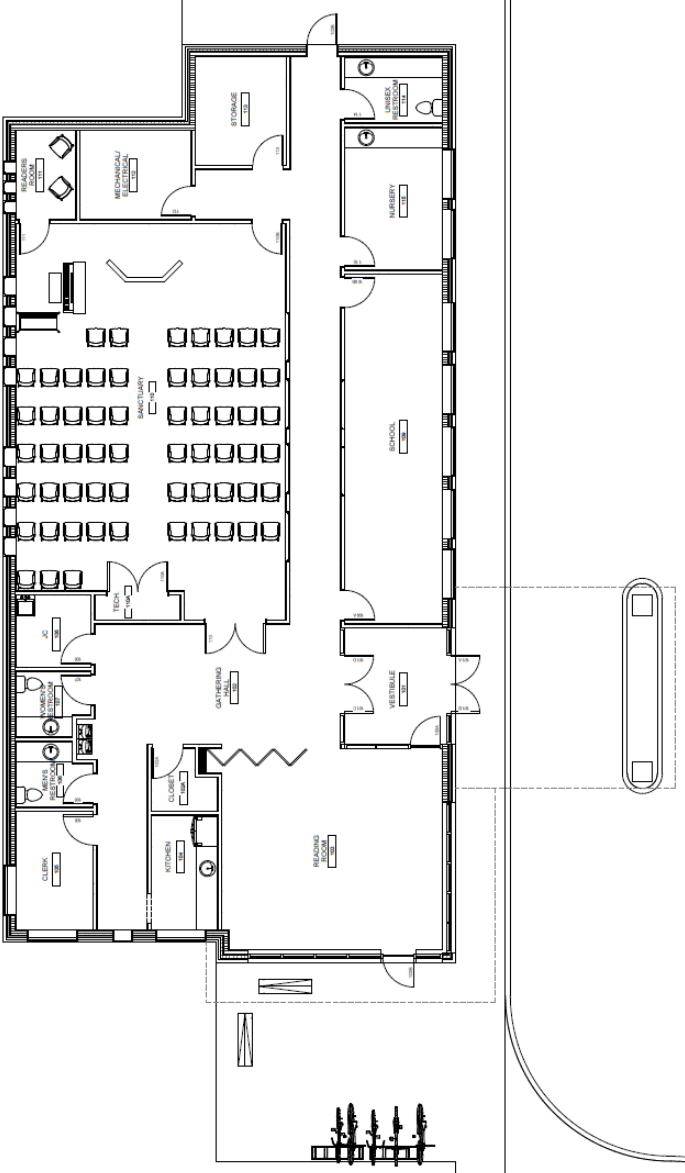
NEW SOFTER STREETFRONT



Brookside Village

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CHURCH DESIGN (Unchanged)



REVISED TOWNHOME DESIGN / COURTYARD



Brookside Village
LYMOUTH MICHIGAN

REVISED - REDUCED SIZE TOWNHOME DESIGN

REVISED DESIGN

ORIGINAL DESIGN



6 | REVISED south elevation



5 | ORIGINAL south elevation



UPDATE DISCUSSION / CLARIFICATIONS

As a proactive courtesy for anticipated discussion, we would like to highlight and clarify a few of what we understand to be issues of previous concern.

- ▶ **DENSITY** - Due to the previous submission and the absence of floor plans, there is an inaccurate understanding of our Bedroom counts. The proposed Units are either 2 BR or 3 BR (There are no 4 BR Units). For reference, the property = 97,818 sf.

Density Calculation - The 'Room' Method.

Allowable density requires 900 sf of gross land for each 'Room'. Per ordinance definition of 'Rooms', we have the following:

$$\begin{aligned} 2 \text{ BR Units} &= \underline{3} \text{ Rooms/Unit} \times 9 \text{ Units} = 27 \text{ Rooms} \\ 3 \text{ BR Units} &= \underline{4} \text{ Rooms/Unit} \times 19 \text{ Units} = \underline{76 \text{ Rooms}} \\ &\text{TOTAL: } 103 \text{ Rooms} \end{aligned}$$

ROOM CAPACITY METHOD = 97,818 sf / 900 = 109 Rooms - DENSITY IS COMPLIANT

NOTE: The 'BR' per Unit will be further clarified with the formal PUD submission by providing floor plans.

UPDATE DISCUSSION / CLARIFICATIONS

- **DENSITY** - As a graphic point of view perspective, below are aerial photographs of assorted existing Townhome style developments within Plymouth. Brookside Village density is comparable or less dense than many of these other developments.



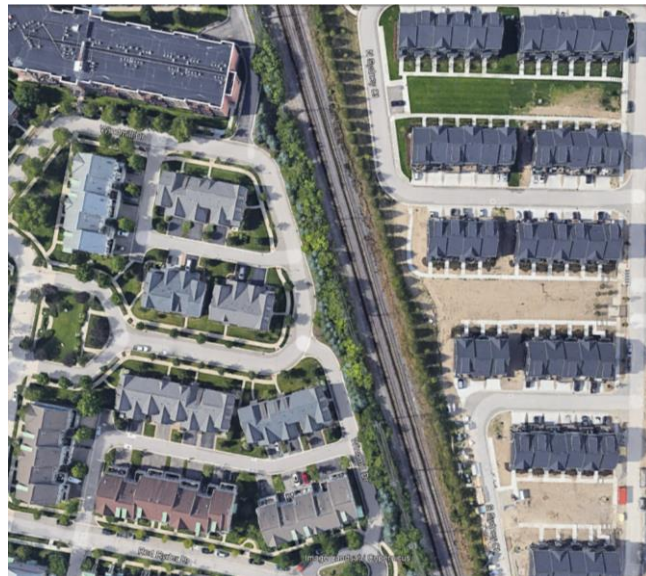
Brookside Village

Hamilton Brownstones



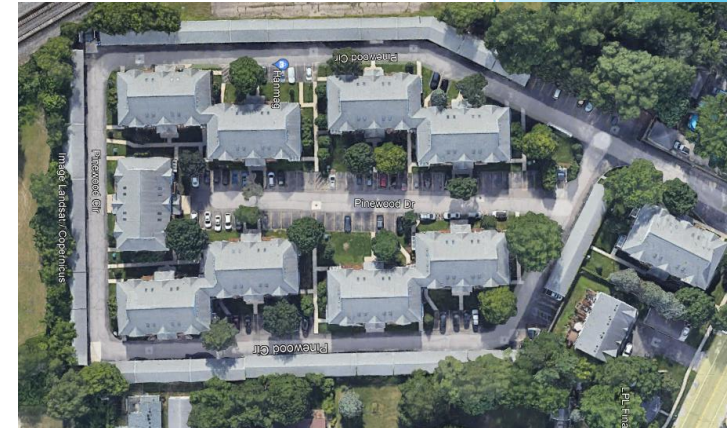
Plymouth Trail

Pinewood Village



Townes at Mill Street

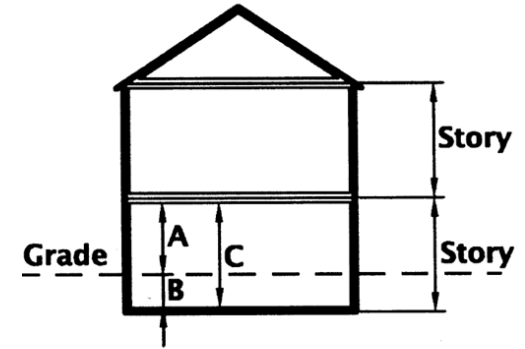
Daisey Square



UPDATE DISCUSSION / CLARIFICATIONS

► BUILDING STORIES

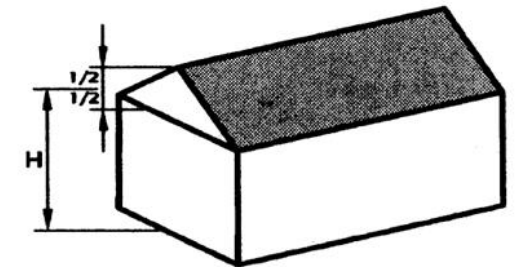
From Zoning Ordinance definition, we are 2 ½ stories, not 3 stories. Any of the living space above the second floor is beneath the sloping roof lines with knee walls where needed to satisfy the Building Code. See diagram from the Ordinance.



If "A" is greater than "B" then "C" is a story.

► BUILDING HEIGHT

Regarding 'Height', we from the diagram in the Zoning Ordinance, the official height of a structure with a gable roof (consistent with our Townhome design), the building height is the height above grade + the additional height measured to the midpoint of the sloping roof. Based on this definition, Our **NEW REDUCED HEIGHT** structures are **25 ft** high per ordinance definition. The RM-1 height limit is 25 ft and RM-2 is not limited. In either case, the proposed Condos are COMPLIANT with the Zoning Ordinance regulations regarding height AND are actually less tall than many single family houses in the immediate area.



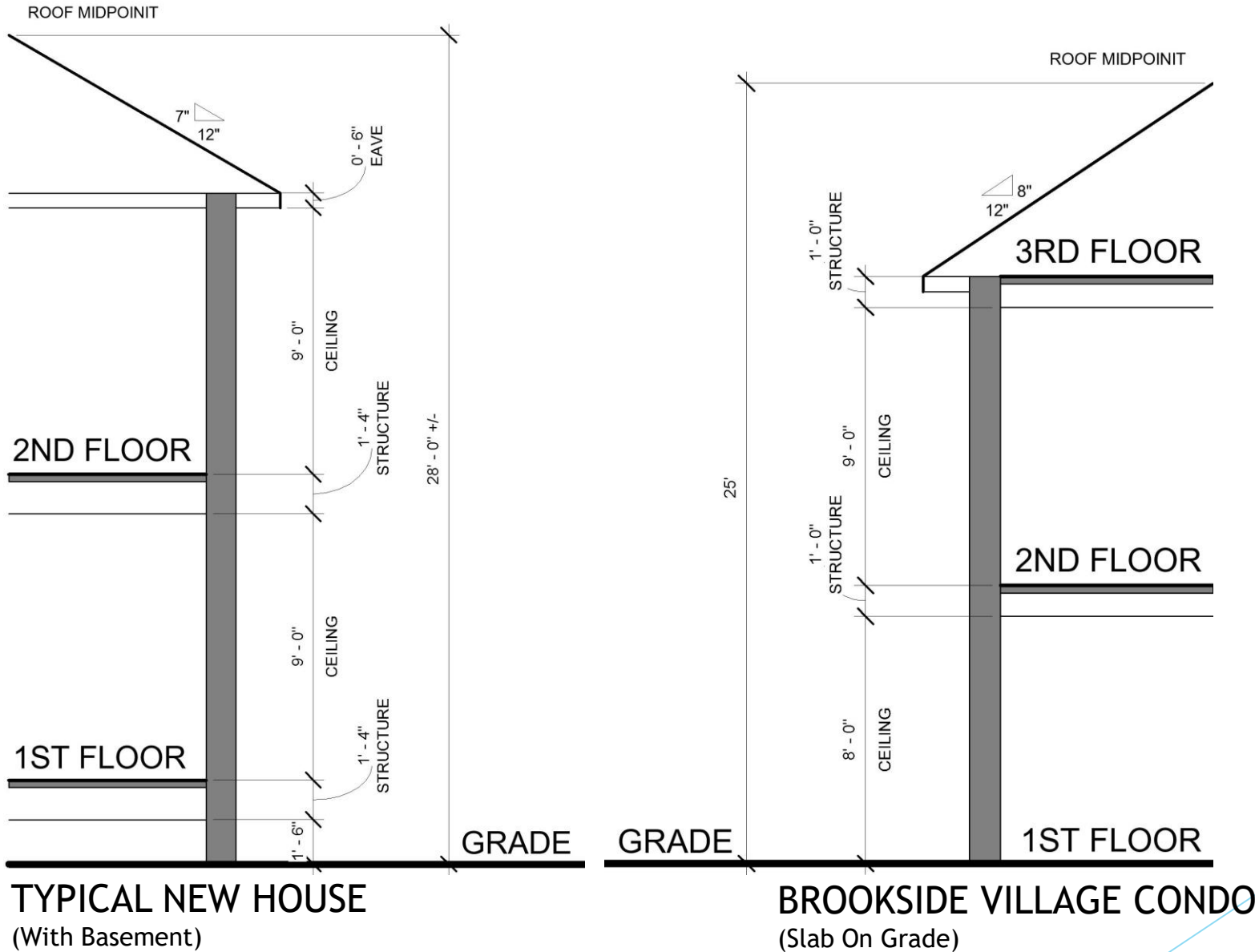
Gable Roof

Brookside Village

PLYMOUTH MICHIGAN

UPDATE DISCUSSION / CLARIFICATIONS

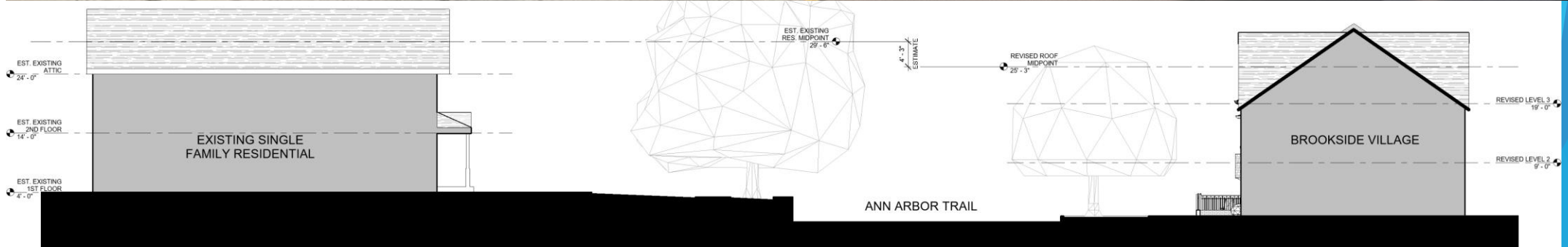
▶ CONTEXT IMAGES - HOUSE HEIGHT DATA



Zoning District	Minimum Size Lot Per Dwelling Unit		Maximum Height of Structures	
	Area in sq. ft.	Width	In stories	In feet
R-1 One-Family Residential	7,200	60	2	25 (b)
RT-1 Two-Family Residential	3,500	30	2	25 (b)
RM-1 Multi-Family Residential	(c, l)	—	2	25 (b)
RM-2 Multi-Family Residential	(c, l)	—	4	—

UPDATE DISCUSSION / CLARIFICATIONS

▶ CONTEXT IMAGES - ANN ARBOR TRAIL (Looking West From Property Corner)



UPDATE DISCUSSION / CLARIFICATIONS

- ▶ CONTEXT IMAGES - SINGLE FAMILY HOUSES WITHIN BLOCKS OF THE PROPERTY (All Taller)



UPDATE DISCUSSION / CLARIFICATIONS

▶ CONTEXT IMAGE - RECENT 3 ½ (4?) STORY CONDO PROJECT (Taller)



UPDATE DISCUSSION / CLARIFICATIONS

- ▶ CONTEXT IMAGES - COMMERCIAL BUILDINGS WITHIN BLOCKS OF THE PROPERTY (All Taller)



Brookside Village

PLYMOUTH MICHIGAN

REASONS FOR CONSIDERATION

- ▶ WILL ALLOW AN IMPORTANT 120-YEAR-OLD IMPORTANT CHURCH COMMUNITY TO REMAIN IN THE CITY OF PLYMOUTH
- ▶ WILL BRING NEW RESIDENTS TO THIS AREA THAT WILL FREQUENT LOCAL PLYMOUTH BUSINESS ESTABLISHMENTS
- ▶ WILL BRING MANY NEW PUBLIC BENEFITS AND AMENITIES TO THE IMMEDIATE AREA AND TONQUISH CREEK AS DESCRIBED
- ▶ WILL BRING SIGNIFICANT NEW TAX REVENUE TO THE CITY
- ▶ WILL PROVIDE FOR UPDATED INFRASTRUCTURE INCLUDING NEW STORMWATER MANAGEMENT
- ▶ WILL REPLACE A DATED STRUCTURE AND UNDERUTILIZED SITE WITH ALL NEW EFFICIENT CONSTRUCTION OF AN ATTRACTIVE DESIGN MORE FITTING TO THE PLYMOUTH IMAGE

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Q & A



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