



**Plymouth Planning Commission**  
**Regular Meeting Minutes**  
**Wednesday, August 9, 2023 - 7:00 p.m.**  
**Plymouth City Hall 201 S. Main**

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

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
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**1. CALL TO ORDER**

Chair Karen Sisolak called the meeting to order at 7:01 p.m.

Present: Chair Sisolak, Vice Chair Scott Silvers, Commissioners Shannon Adams, Zachary Funk, Joe Hawthorne (arrived at 7:55) Tim Joy, Kyle Medaugh, Holle Saraswat, Eric Stalter

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

**2. CITIZENS COMMENTS**

Lee Jasinski, 1380 Maple, said he was concerned about building practices that are harmful to trees.

**3. APPROVAL OF MEETING MINUTES**

Joy offered a motion, seconded by Stalter, to approve the minutes for July 12, 2323, meeting as presented.

There was a voice vote.

MOTION PASSED

**4. APPROVAL OF THE AGENDA**

Medaugh offered a motion, seconded by Joy, to move item 8, new business, above item 7, old business.

There was a voice vote.

MOTION PASSED

**5. COMMISSION COMMENTS**

Saraswat said she felt it incongruous that restaurants were allowed to use parking spaces for outdoor dining for a relatively low cost while some other businesses are required to pay significantly more in lieu of parking.

Joy said he was concerned about Tonquish Creek Manor parking, and that the Housing Commission should have addressed it from the beginning.

Silvers thanked Jasinski for pointing out disrespect for trees during the construction process.

**6. PUBLIC HEARINGS**

There were no public hearings.

**7. NEW BUSINESS**

- a. SP23-08: 173 W. Liberty, Site Plan Review

Owner Alex Bernetich and tenant Rebecca Nicholson reviewed the project and described the business planned for the space. They said the Zoning Board of Appeals granted them a variance for parking spaces.

**Public Comment**

Sisolak said members of the Planning Commission received the following emails.

- July 27<sup>th</sup> - Katie Barret – Support
- July 28<sup>th</sup> - Bonnie Butler – Support
- July 28<sup>th</sup> - Ibtosan Aquilina - Support
- July 31<sup>st</sup> - Stephanie Loez Panelli – Support
- July 31<sup>st</sup> - Danielle Zazaian – Support
- August 3<sup>rd</sup> - Christopher Hammond – Support

Kristie Holmes, 633 Starkweather, spoke in favor of the project.

**Commissioner Comments**

Commissioners thanked the applicants for saving the formerly condemned building.

**Motion**

Stalter offered a motion, seconded by Saraswat to approve the site plan for SP 23-08.

**Finding of Fact**

The Zoning Board of Appeals has already granted a variance for the 8 parking spaces.

**Condition**

The barrier-free requirement and site lighting will be approved by the building official. The applicant must modify the sign to meet the ordinance requirements and be issued a sign permit.

There was a voice vote.

MOTION PASSED

**8. OLD BUSINESS**

a. SP23-05: 525 W. Ann Arbor Trail, Revised Site Plan Review

Bolhuis said all R-1 requirements have been met.

**Public Comments**

There were no public comments.

**Motion**

Funk offered a motion, seconded by Medaugh, to approve the site plan for SP23-05.

**Conditions**

Any deviations from the submitted site plan are permitted as long as all R-1 standards are met. The structures and site meet all current and future R-1 single family residential standards. All conditions of the special land use approval are to be met.

There was a voice vote.

MOTION PASSED

b. SP23-06: 545 W. Ann Arbor Trail, Revised Site Plan Review

**Public Comments**

There were no public comments.

**Motion**

Funk offered a motion, seconded by Medaugh, to approve the site plan for SP23-06.

**Conditions**

Any deviations from the submitted site plan are permitted as long as all R-1 standards are met. The structures and site meet all current and future R-1 single family residential standards. All conditions of the special land use approval are to be met.

There was a voice vote.

MOTION PASSED

- c. SP23-07: 565 W. Ann Arbor Trail, Revised Site Plan Review

**Public Comments**

There were no public comments.

**Motion**

Funk offered a motion, seconded by Medaugh, to approve the site plan for SP23-07

**Conditions**

Any deviations from the submitted site plan are permitted as long as all R-1 standards are met. The structures and site meet all current and future R-1 single family residential standards. All conditions of the special land use approval are to be met.

There was a voice vote.

MOTION PASSED

- d. PUD 23-01: 1100 W. Ann Arbor Trail, Revised Preliminary PUD

Sisolak disclosed that she lives on Penniman with part of the Tonquish Creek trail in her rear yard but thinks she can be objective regarding the project.

Sisolak explained the PUD process, stating that this was the applicant's first formal request, since previous meetings were only discussions on the concept. She added that if the Planning Commission decided to move forward, a public hearing would be required.

Elmiger explained that a PUD allows rezoning in exchange for public benefit and said the Planning Commission was under no obligation to approve a PUD for this project. She reviewed several items in her report, including a concern that the rear buildings were too close to the bank of the creek and that there were several ways to calculate density, and depending on the method, the project could be either within or outside the limits.

Applicant Doug Hamborsky provided an updated review of the project and answered questions in the Carlisle Wortman report about traffic, building height, massing, and stormwater management.

Toni Nayback and Leslie Evans of the First Church of Christ, Scientist, spoke about the project and why it was important to them.

### **Citizen Comments**

Sisolak provided a list of individuals who emailed the Planning Commission about this agenda item:

- August 3<sup>rd</sup> – Nick Sobeck – Support
- August 4<sup>th</sup> – Cathy Wilson – Attached a letter of support from Carol Uber and Robert May
- August 4<sup>th</sup> – William West – Support
- August 5<sup>th</sup> – Judy Sarns – Support
- August 5<sup>th</sup> – Barbara and Ken Kelsey – Support
- August 6<sup>th</sup> – Janice Erickson – Support
- August 9<sup>th</sup> – Tom and Sherry Doran – Opposed
- August 6<sup>th</sup> – Susan Anderson – Support
- August 6<sup>th</sup> – Meg Worchester – Support
- August 6<sup>th</sup> – Bill Skubik – Support
- Included attached letters of support from 7 Plymouth Businesses and 8 Plymouth Residents
- August 7<sup>th</sup> – Leslie Evans – Support
- August 8<sup>th</sup> – James Oakleaf – Support
- August 8<sup>th</sup> – Scott Lorenz – Opposed
- August 8<sup>th</sup> – David Pierce – Opposed with document outlining reasons
- August 8<sup>th</sup> – Karen & Hank Jallo – Opposed
- August 8<sup>th</sup> – Rachel Rutter – Opposed
- August 8<sup>th</sup> – Cathy Timmers – Opposed
- August 8<sup>th</sup> – John Fuerstanu – Opposed
- August 9<sup>th</sup> – Jeff Wassel – Opposed
- August 9<sup>th</sup> – Nick Jallo – Opposed
- August 9<sup>th</sup> – Bob Bake – Opposed
- August 9<sup>th</sup> – Beth Borys – Opposed
- August 9<sup>th</sup> – Amy Georvassils – Opposed with traffic pictures
- August 9<sup>th</sup> – Cindy McLaren Hartsig – Opposed
- August 9<sup>th</sup> – Susan & Win Schrader – Opposed

In-person and online participant comments:

Sue Bailey, 1160 Sheridan, asked about Tonquish Creek Manor parking.

Ken Kelsey, First Church of Christ, Scientist member, spoke in support of the project.

Mike Mountain, 1211 Sheridan, spoke in opposition to the project.

Denise Varner, 1428 Sheridan, spoke in opposition to the project.

Joan Seller, 1160 Sheridan, spoke in support of the project.

Walker Evans, Northville resident, spoke in support of the project.

Barry Nayback, 898 Arthur, spoke in support of the project.

Karen Patrosso, 1456 W. Ann Arbor Trail, spoke in opposition to the project.

Julie Nelson, 1464 W. Ann Arbor Trail, spoke in opposition to the project.

Andrew Hinrichs, 575 N. Evergreen, spoke in support of the project.

Tom Doren, 1191 Sheridan, spoke in opposition of the project.

Courtney Mangus, 1147 W. Ann Arbor Trail, spoke in opposition to the project.

Judy Sarns, First Church of Christ, Scientist member and resident of Livonia, spoke in support of the project.

Meg Wooster, First Church of Christ, Scientist member and resident of Ann Arbor, spoke in support of the project.

Susan Anderson, First Church of Christ, Scientist member and resident of Northville, spoke in support of the project.

Bill West, Plymouth Township resident, spoke in support of the project.

Ron Picard, 1373 Sherdan, spoke in opposition to the project.

Matt Krawczak, 1320 W. Ann Arbor Trail, spoke in opposition to the project.

Dave Pierce, 1147 W. Ann Arbor Trail, spoke in opposition to the project.

Elaine Attridge, 1192 W. Ann Arbor Trail, spoke in opposition to the project.

Paul Schantz, 1192 W. Ann Arbor Trail, spoke in opposition to the project.

Rodney Tripp, resident, spoke in support of the project.

Patricia Gatto, 1316 Sheridan, spoke in opposition to the project.

Joann Samuels, 1372 Sheridan, spoke in opposition to the project.

Lucy Oakleaf, 1350 Ross, spoke in support of the project.

Jeff Singer, 1246 W. Ann Arbor Trail, spoke in opposition to the project.

Maria, First Church of Christ, Scientist member and resident of Plymouth, spoke in support of the project.

Jane Libbing, 979 Penniman, spoke in opposition to the project.

Steven, former resident, spoke in support of the project.

Nick Pagan, 1156 W. Ann Arbor Trail, said he wanted clarification on the side yard setback and if a fence would be provided.

Elizabeth Tripp, resident, spoke in support of the project.

Kathryn Szary, 1107 W. Ann Arbor Trail, asked why there are no basements.

Michael Gladchun, 1000 W. Ann Arbor Trail, said he supported the project with less density.

David Szary, 1107 W. Ann Arbor Trail, said the property was too expensive for builders of single-family homes.

Scott Lorenz, 1310 Maple, spoke in opposition to the project.

David Sibbold, 1351 Woodland Place, spoke in opposition to the project.

Patrick O'Neill, city business owner, spoke in support of the project.

Stephanie Fraser, 451 Jener, spoke in opposition to the project.

Bill Skubik, church real estate provider, said the church is not obligated to provide parking for Tonquish Creek Manor, but they are willing to do so.

### ***Commissioner Comments***

Planning Commissioners discussed the PUD application and brought up a number of points, chiefly density, traffic, and the public benefit. They noted that density can be measured in several different ways, but considering the townhomes separately seemed to be most aligned with the ordinance. Massing was also brought up as a concern. They asked for a comprehensive traffic study in order to

better understand the impact this project could have. Commissioners stated that they needed to see greater detail of the proposed public benefit for the project to be designated a PUD.

Sisolak expressed gratitude to the developer for the work they've already done.

Joy offered a motion, seconded by Funk, to postpone this item until the applicant chooses to return.

There was a voice vote.

MOTION PASSED

e. Master Plan Discussion

Commissioners were reminded that the master plan would be discussed at a working session on Wednesday, August 14 at 5:30 p.m. at the Plymouth Cultural Center.

**9. REPORTS AND CORRESPONDENCE**

Bolhuis said she was working with Northville to schedule a joint training for ZBA and PC members.

**10. ADJOURNMENT**

Joy offered a motion, seconded by Sisolak, to adjourn the meeting at 10:44 p.m.

There was a voice vote.

MOTION PASSED

# Brookside Village

PLYMOUTH MICHIGAN

PROPOSED PUD DEVELOPMENT  
PRELIMINARY PUD PRESENTATION  
AUGUST 9, 2023

1100 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN



FIRST CHURCH OF CHRIST,  
SCIENTIST, 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

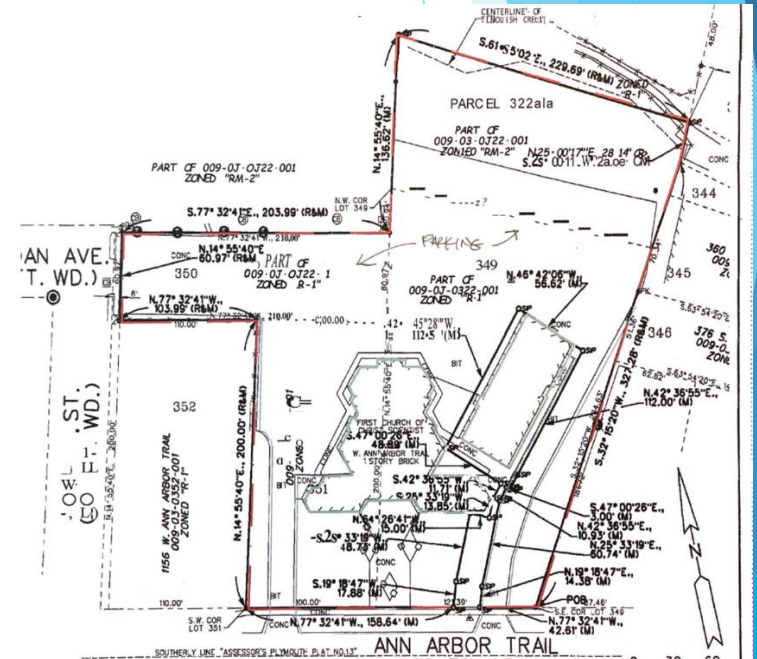
# PROJECT MISSION / HISTORY

## ▶ MISSION

To efficiently redevelop the present single use Church property into a new Mixed Use property containing a new smaller Church with a Bookstore plus a new residential Condominium Community. This will allow the 120+ year old Church Community to remain in Plymouth while bringing new families to Plymouth.

## ▶ 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**. We have made 2 informal appearances to date to the discuss this project.



**Brookside Village**

PLYMOUTH MICHIGAN

# PROJECT FEATURES

The Brookside Village proposed Preliminary PUD is a mixed use development on a 2.25 acre parcel that has been Owned and Operated by First Church of Christ, Scientist, Plymouth for several decades. In fact, this Church Community has been at 3 locations in Plymouth over the past 120+ years. There are presently 2 church structures and associated paved parking on the property. The new project will have the following features:

- ▶ **A new 3,400 sf Church building for the First Church of Christ, Scientist, Plymouth members.**
- ▶ **A new parking lot for the new Church building.**
- ▶ **21 new 2.5 story Townhouse Condominium homes, each with internal parking.**
- ▶ **3 new 2.5 story stand-alone Condominium homes along Ann Arbor Trail.**
- ▶ **A courtyard style site design with landscaped areas and an enhanced Creek shore.**
- ▶ **Significant Public Benefits for the Plymouth Community.**
- ▶ **New development will bring new tax funds to the City of Plymouth.**

**Brookside Village**

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# MASTER SITE PLAN





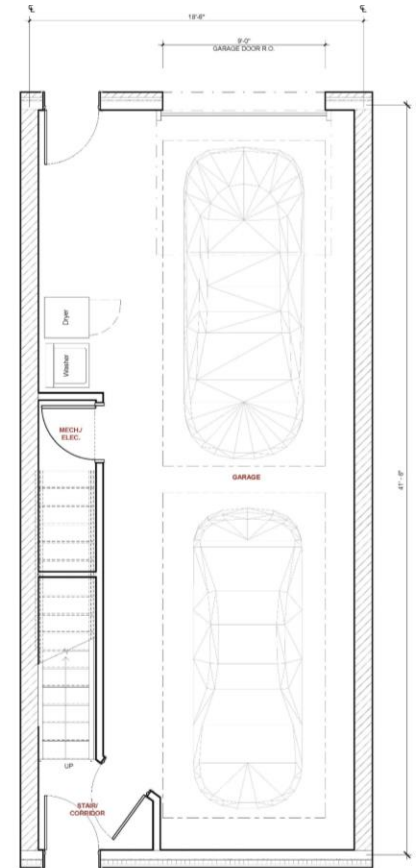
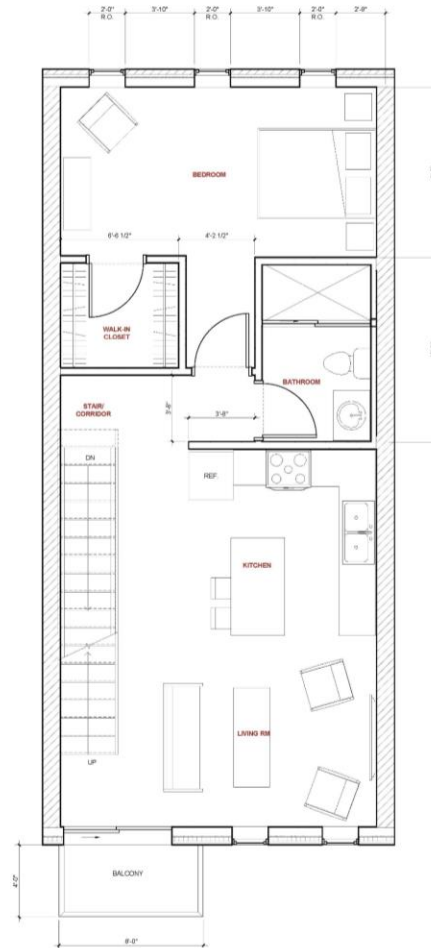
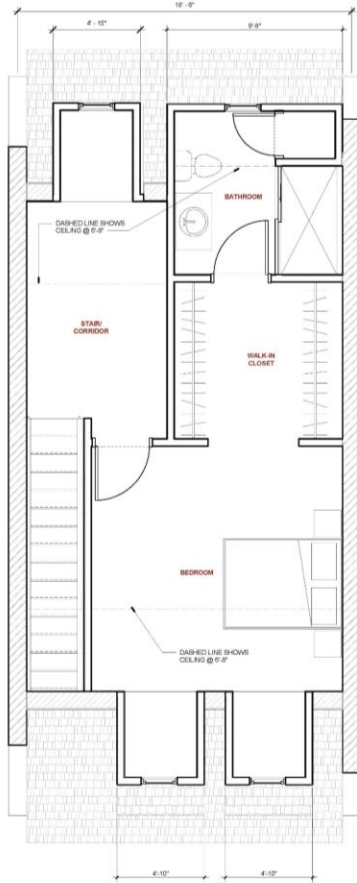


# 21 NEW TOWNHOME CONDOMINIUMS



**Brookside Village**  
PLYMOUTH MICHIGAN

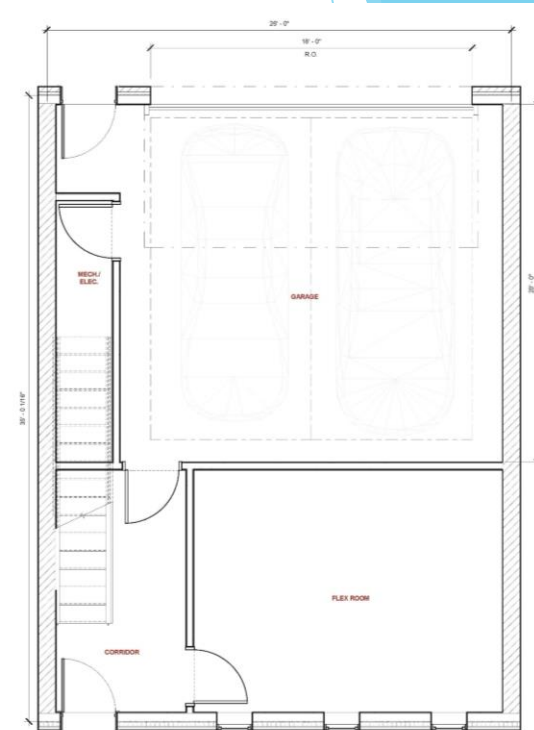
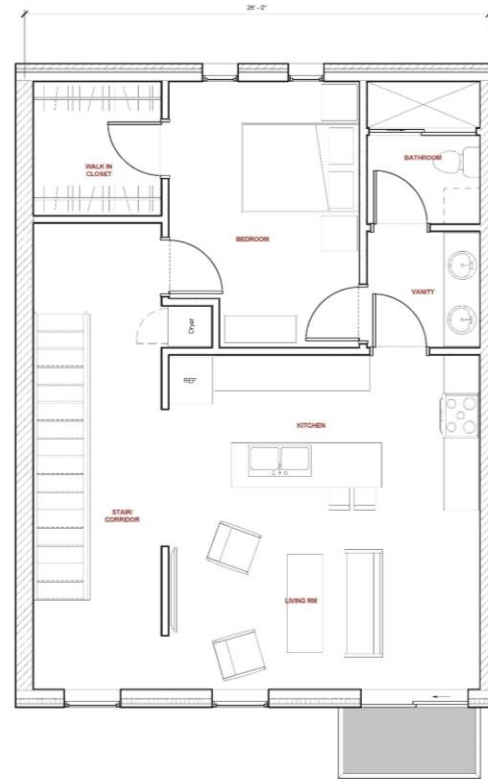
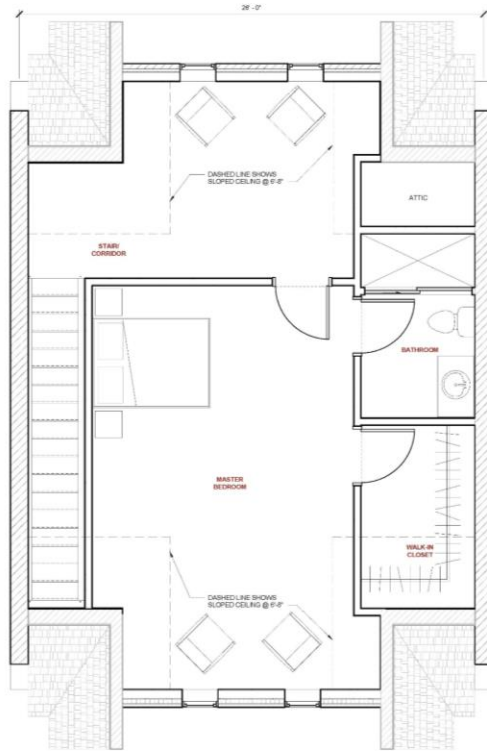
# 2 BEDROOM TOWNHOME



**Brookside Village**

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# 3 BEDROOM TOWNHOME

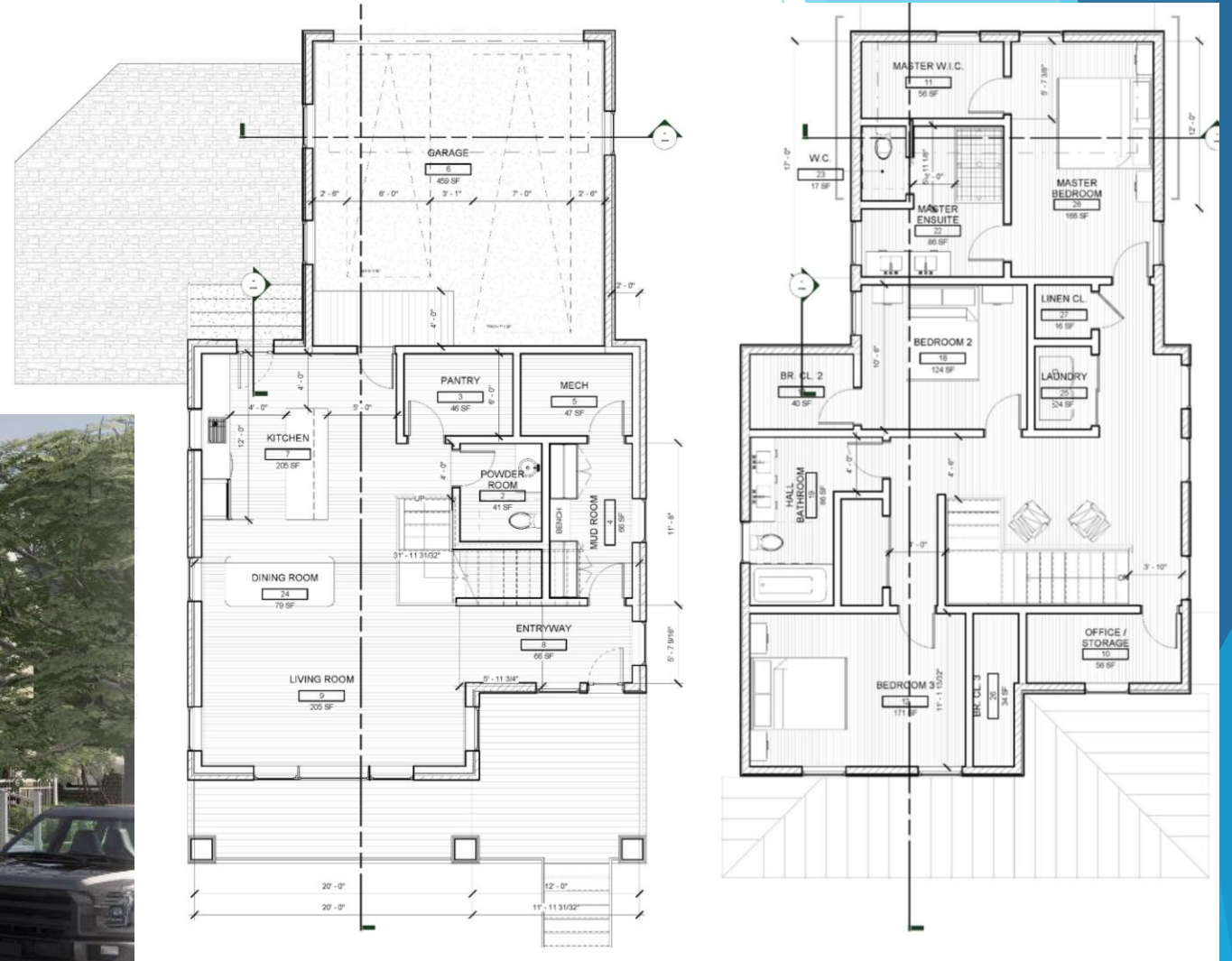


**Brookside Village**

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# 3 NEW SINGLE RESIDENT CONDOMINIUMS

(Concept Designs provided - at this time Each final design will be Unique)



**Brookside Village**

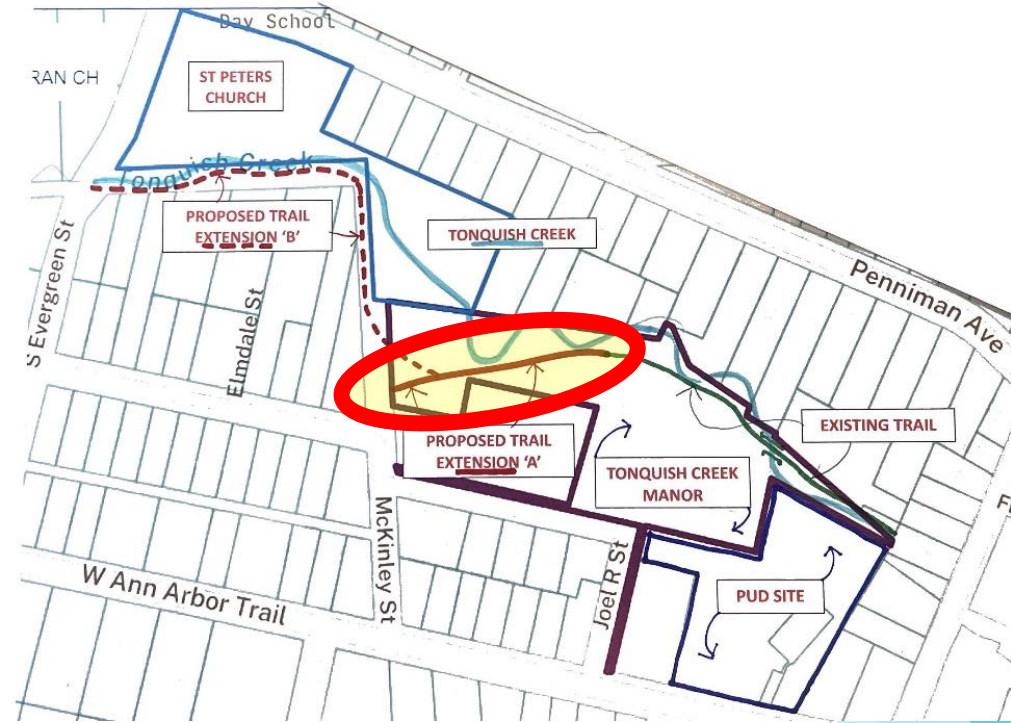
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# PUBLIC BENEFITS

## ▶ Enhance / extend the Tonquish Creek Trail

Within the PUD, we would offer to provide **significant additional enhancements** to make this Trail more enjoyable for the Plymouth community. This effort is in line with the City's recent **STRATEGIC PLAN**. Scope if improvements would include:

- ❑ Provide additional **engineered surface** of the Trail from the end of the paved section at Tonquish Manor further West to McKinley Street where people could enter.
- ❑ Perform a **study to extend the trail** even further to Evergreen Street. (Construction not included)
- ❑ Replace select existing park benches with **new benches** of a design as approved by the City.
- ❑ Replace select existing ornamental light fixtures with **new fixtures** of a design as approved by the City.

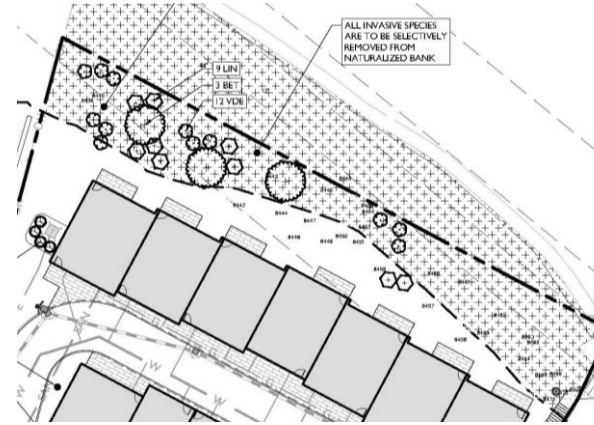


**Brookside Village**

PLYMOUTH MICHIGAN

# PUBLIC BENEFITS

- ▶ Provide a full **ECOLOGICAL REVITALIZATION** of the existing **Tonquish Creekbed**. Design scope provides specific attention focused on stabilization and revitalization for Tonquish Creek as detailed on the landscape plan. Suggested practices in line with industry standards to improve the ecosystem are included by the removal of invasive species and restabilization of the creeks bank with native wildflowers. The proposed plan introduces a diverse palette of native trees, shrubs, grasses, and perennials to provide local fauna habitat for foraging opportunity. The inclusion of native species will serve as a pollinator attraction for insects to serve the nearby properties.
- ▶ Scope as submitted was prepared by Paul DeVitto III, a Michigan Licensed Landscape Architect (No. 3901001797).
- ▶ Construct a **NEW WALKWAY** with new stairs between the head end of the **Tonquish Creek** and running along the full East length of Brookside Village to **Ann Arbor Trail**. This will allow for new convenient access to the Creek and Trail for residents and neighbors.
- ▶ Provide a new, quaint **'Pocket Park'** / reflection space at the Christian Science Reading Room. This will include benches, bike racks and landscaping that will allow visitors to rest just outside the Church entry.



**Brookside Village**

PLYMOUTH MICHIGAN

# CLARIFICATIONS

- ▶ Within the project review document prepared by the City Planner, there were some issues raised that we would like to provide CLARIFICATIONS for.

Brookside Village-Christian Science Development – PUD Review  
July 31, 2023

## RECOMMENDATIONS

We support the general concept illustrated in this PUD proposal, and think it meets most of the PUD criteria. However, there are a number of details that, in our opinion, need to be clarified before recommending Preliminary approval. Our main concern is that the layout of the project is too close to Tonquish Creek, and will have a negative impact on the creek, stream, and water quality. The Planning Commission should consider the proposed deviations in light of the proposed “public benefits” offered by the project, and discuss areas of non-compliance with the applicant. The applicant should provide additional information, and clarification of the following topics:

- A. **Preliminary PUD Plan:** Amend site plans to include required information in Sec. 78-314.
- B. **PUD Criteria:** Provide additional information to complete evaluation of all PUD Eligibility criteria, including:
  - 1. To better evaluate the proposed public benefits of the project, applicant to provide permission from the City of Plymouth Housing Commission to install a new walking trail on the Tonquish Creek Manor property, conceptual plans (more than a line) for the new trail, and a detailed list of proposed activities (prepared by a professional in ecological restoration) for the ecological restoration work along the stream bank.
  - 2. Confirmation by City Engineer that the City’s water and sewer system has additional capacity to handle this development.
  - 3. Shift the northern townhouse units away from the top of the streambank so that the construction doesn’t impact the top of the bank.
  - 4. Provide the height dimension (to the midpoint of the roof) of the office building to the east, and graphic comparison of this building with the proposed single-unit buildings along Ann Arbor Trail.
  - 5. Planning Commission to consider shifting the proposed church building closer to the street to provide a more gradual transition between the new single-unit buildings on Ann Arbor Trail and the existing house to the west of the church. May require a deviation.
  - 6. Planning Commission to consider suggestion to reduce density by one-unit (and reconfiguring buildings to be shorter, but wider) and further away from top of streambank.
- C. **Density:**
  - 1. Planning Commission to determine appropriate application of the ordinance (entire site vs. land occupied by townhomes) to calculate whether density is compliant/non-compliant with the ordinance.
  - 2. Planning Commission to discuss with applicant the option to remove one unit at rear, shorten (but widen) the six remaining units, and increase the distance between units and top of streambank by 5-feet.

  
**Carlisle Wortman**  
ASSOCIATES, INC.  
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: July 31, 2023

**Planned Unit Development  
For  
City of Plymouth, Michigan**

**GENERAL INFORMATION**

**Applicant:** Champion Development Group  
LL Real Estate, LLC  
5000 E. Grand River  
Howell, MI 48843

**Project Name:** Brookside Village-Christian Science

**Plan Date:** February 15, 2023

**Latest Revision Date:** July 19, 2023

**Location:** 1100 West Ann Arbor Trail

**Zoning:** R-1, Single-Family Residential District

**Action Requested:** Preliminary PUD Approval

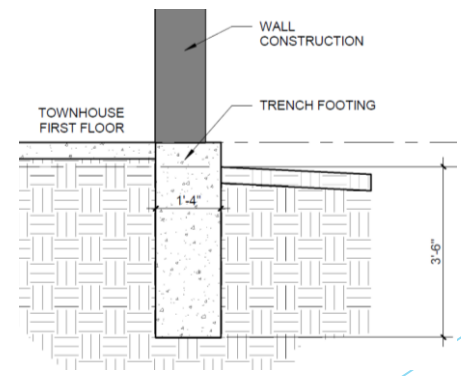
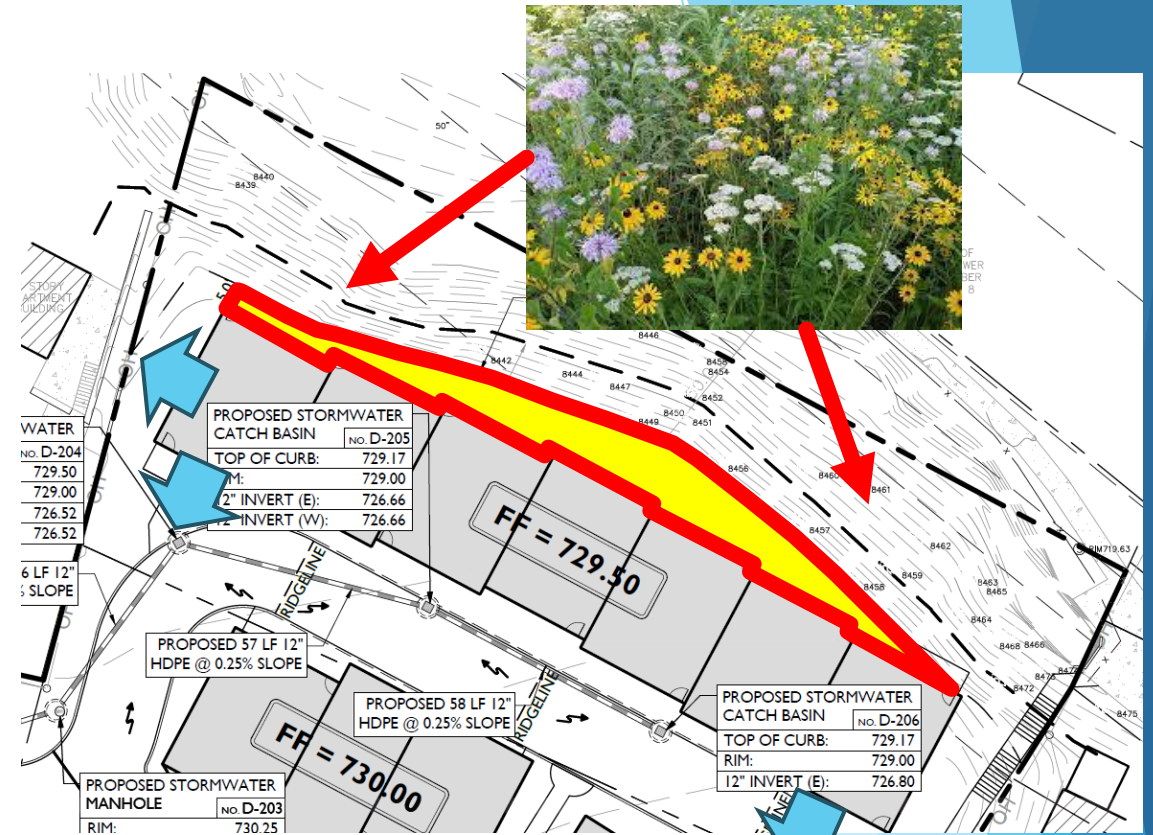
**NOTE: Only the more significant items are addressed at this time. All remaining minor items will be addressed in the Final PUD**

# CLARIFICATIONS

## ▶ TONQUISH CREEK BANK CONCERNS

The proposed Townhome Condominiums that are located along the creek will be constructed in a fashion so as **NOT** to cause any damage to the existing creek bank. Also, the existing creekbank is presently in bad condition but within the scope of this project, we shall be fully restoring the creek bank to a vibrant, healthy condition. Some specifics are as follows:

- ❑ The proposed Townhomes are of a simple, shallow ‘slab on grade’ construction requiring minimal excavation. In fact, **minimally invasive ‘trench footings’** are to be used that can be installed using small excavators. (See sketch)
- ❑ Use of a ‘silt fence’ around the construction perimeter will be utilized that will contain any construction spoil material.
- ❑ For the FINAL PUD SUBMISSION, we will provide further location adjustments of the 7 Creekside Townhomes as shown to bring them further away from the ‘top of bank’ along the Creek.
- ❑ Reducing the quantity of units from 7 to 6 and making them each wider, will not be necessary.



# CLARIFICATIONS

## ▶ CITY OF PLYMOUTH HOUSING COMMISSION PERMISSION

The land where the proposed Tonquish Trail enhancements and extension are to occur are on property Owned by the City of Plymouth and managed by the Housing Commission. We are in the process of arranging a meeting to secure permission to provide these benefits, but do not anticipate any major issues. Formal acknowledgement of this permission will be included in the FINAL PUD SUBMISSION.

## ▶ UTILITY CAPACITY CONFIRMATION

Our Engineer has made preliminary investigation regarding making connections of new Water, Sanitary and Storm utilities along with Power, Gas and Communications to existing services and does not foresee any capacity restrictions to do so. Formal acknowledgement of these capacity verifications by City and Utility officials will be included in the FINAL PUD SUBMISSION.

## ▶ MOVE CHURCH CLOSER TO ROAD

There are a variety of design criteria-based reasons for the proposed location of the Church building including:

- Keeping the building entrance close to the parking lot serving the building.
- Providing more open sightlines for the adjacent existing home.
- Providing more space for the main entrance road which allows for wider lots for the single residence condos.

It would be preferred to keep the Church location as proposed.

**Brookside Village**

PLYMOUTH MICHIGAN

# CLARIFICATIONS

## ► DENSITY

There are different ways to interpret the assorted density calculations within the ordinance as described within the comments of the review document. Some interpretations would call for the proposed density to require an acceptance of a 'deviation' while other methods would follow the RM-2 regulations. When applying the more general 'units per acre', the proposed PUD is similar to other Plymouth projects. The original design for this project was proposing a total of 30 units plus the new church. This updated proposal is calling for 21 Townhome and 3 Single Residence homes making a total of 24 units.

While the concept of 'Single Family Homes' has been repeatably suggested, that product on this parcel would not be feasible as a development project. To maintain the needs of the Church, (which is a core mission of this project), the maximum homes possible would be 7. Our research has shown that at this quantity, the sales price of the new homes would exceed the market by a significant amount.

While the Planning Commission must ultimately arrive at a decision regarding to consider the requested density as requiring a deviation, we must clarify that the PUD as proposed represents the minimum quantity of units that would allow this project to move forward. Density has been reduced as much as possible.

## ► INTERNAL DRIVE WIDTH / DESIGN

We would agree and in fact prefer to reduce the road widths if possible. Based on our experience, we believe that the Fire Marshal and other service providers would prefer that we maintain the widths as proposed. We will work with City officials to resolve.

**Brookside Village**

PLYMOUTH MICHIGAN

# CLARIFICATIONS

## ▶ TRAFFIC

The Planners review report offers some conceptual parking analysis that at face value, may indicate an increase in parking for the site. A formal traffic study has not yet been commissioned. Below are some relevant comments regarding traffic:

- ❑ The parking comparisons as provided are utilizing the estimated traffic from the current Church activity. It is common knowledge that the present facility is significantly **underutilized**, which is the primary reason for this project. Any full traffic study would compare traffic uses for what ‘could’ occur with a fully occupied Church. In that context, there are presently **106 existing parking spaces**. *If a Church group with a full capacity were to purchase and operate on this property, it would generate far more traffic than the proposed 24 condominium homes.*
- ❑ While the estimated traffic is based on a recognized ‘Trip Generation’ publication, we would question that each unit would generate 4 round trips PER DAY / PER UNIT / EVERY DAY. That volume of trips does not sound realistic for this population.
- ❑ We would be fully willing to commission a traffic study. Based on our experience, we are **confident** a study would indicate that the proposed PUD scope would not produce any problematic traffic issues and would in fact show less traffic than a fully occupied and operational Church facility.

**Brookside Village**

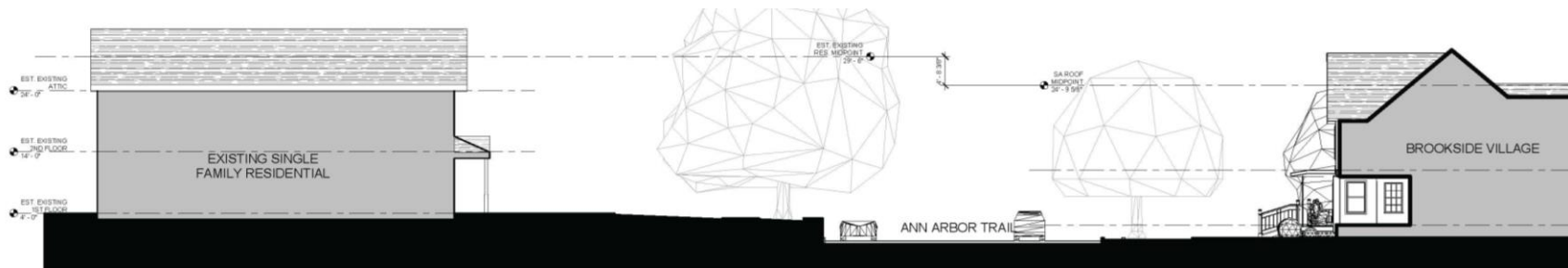
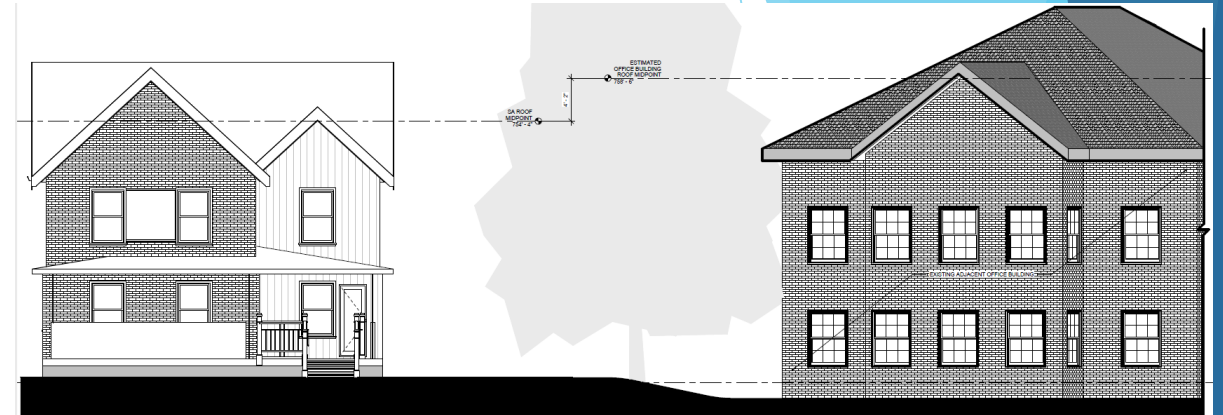
PLYMOUTH MICHIGAN

# CLARIFICATIONS

## ▶ HEIGHT / MASSING

We intend to provide final designs that are fully compliant with the height and story limits as defined within the ordinance. Our height criteria shall be that all roof heights shall be at or below 25 ft as measured to the midpoint of the sloping roof. All designs provided with the final PUD submission shall show these height dimensions.

We also are confident that the PUD design as submitted is very compatible with the surrounding neighborhoods, but residential and commercial. Below are 2 sections and a rendering that graphically illustrates the comparison of our proposed structures with adjacent existing buildings.



# 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 project 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

# 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 WITHOUT NEEDING PARKING
- ▶ WILL BRING SIGNIFICANT NEW PUBLIC BENEFITS AND AMENITIES TO THE IMMEDIATE AREA AND TONQUISH CREEK
- ▶ WILL BRING SIGNIFICANT NEW TAX REVENUE TO THE CITY
- ▶ WILL PROVIDE UPDATED INFRASTRUCTURE INCLUDING NEW STORMWATER MANAGEMENT
- ▶ WILL PROVIDE A NEW HOUSING OPTION FOR PLYMOUTH RESIDENTS MATCHING IMPORTANT GOALS DEFINED IN THE MASTER PLAN

**Brookside Village**

PLYMOUTH MICHIGAN

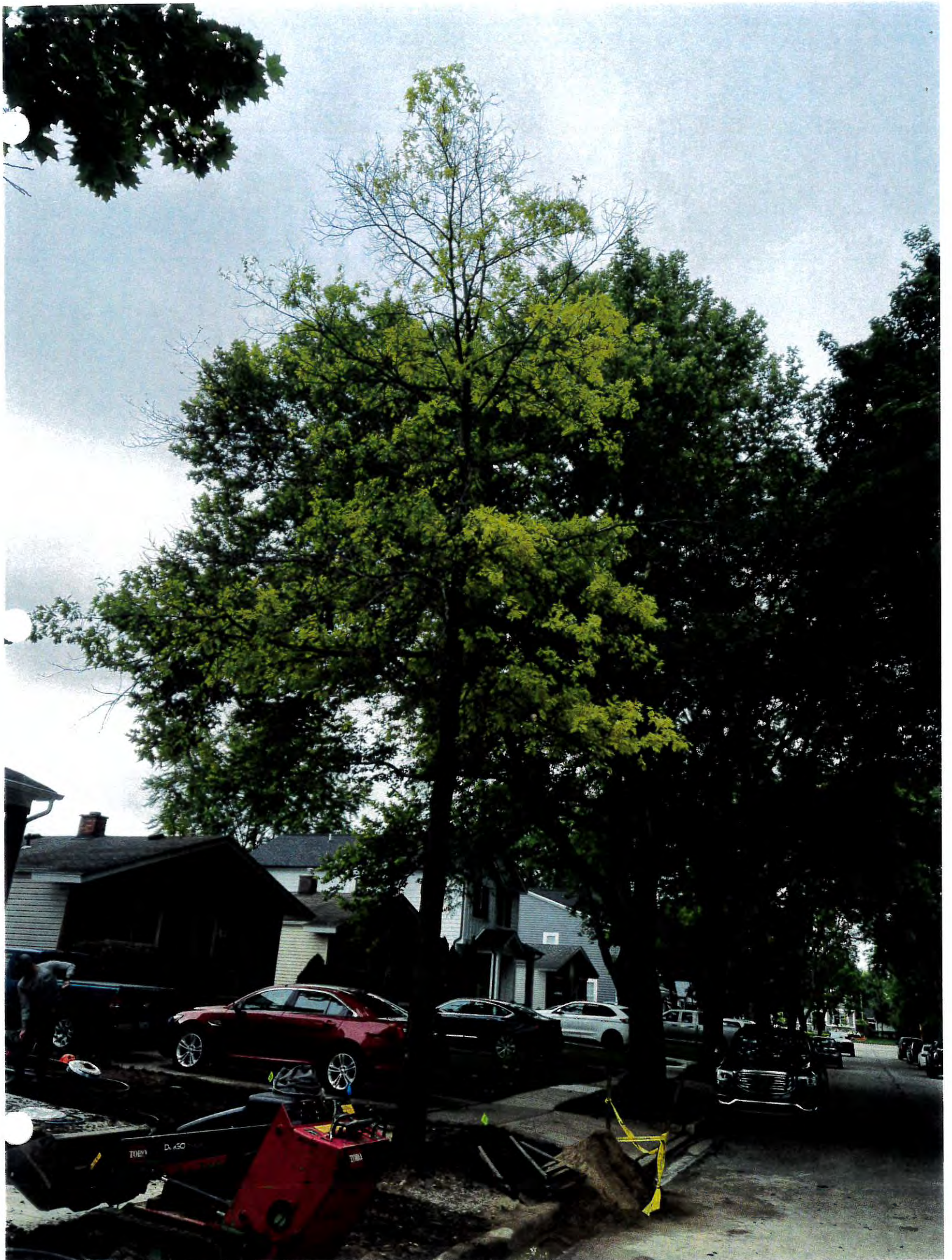
# Q & A



**Brookside Village**  
PLYMOUTH MICHIGAN







**From:** Nick Sobeck  
**To:** Group - Planning Commission; Buzuvis, John; Bolhuis, Greta  
**Subject:** 1100 W. Ann Arbor Trail Development Proposal  
**Date:** Thursday, August 3, 2023 5:19:41 PM

---

Dear Planning Commission,  
My Name is Nicholas Sobeck.

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

I am 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 building for the Church community along with 21 new Townhome residences and 3 stand-alone condominium homes along Ann Arbor Trail all set in a nicely landscaped courtyard / Village style setting.

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

The proposed Homes along Ann Arbor Trail will blend in perfectly with the neighborhood.

The Church placement is now offset from the sidewalk creating a nice buffer to the street.

The newly proposed significant enhancements to the trail including extension of hard surface / replacement of worn benches and lights / represent a GREAT Public Benefit to the whole community.

● WILL ALLOW A 120+ YEAR OLD CHURCH COMMUNITY TO STAY IN PLYMOUTH

● The public patio 'pocket park' in front of the Church will provide a nice amenity to the street.

● A full ECOLOGICAL REVITALIZATION and clean-up of the Tonquish Creek bank along the property will really improve the appearance of this area.

● 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.

● We think that traffic from 24 new residences and a new small church will be much less than the potential traffic from a large church use or any other similar uses.

● Conversion of a tax-exempt property to a tax producing property will help us all.

As I see this property on a daily basis, we feel that replacement of the existing Church structure with a new, smaller Church structure would be a very positive upgrade.

The complimentary 21 brand new quaint Townhomes + 3 street-side homes set in a Village / courtyard setting is a perfect companion to the new Church community. The proposed designs 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 be less than what a full function Church operation could produce.

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 all of us.

I strongly support this project and hope that the City will provide approval for it as I am

a frequent visitor in the Downtown Plymouth area.  
Best,  
Nick Sobeck

Date:

To: City of Plymouth Planning Commission and City Commission  
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development  
Brookside Village, 1100 W. Ann Arbor Trail, Plymouth, MI

Hello, my name is CAROL UBER / ROBERT MAY

I own the business named HOME SWEET HOME

located at 852 W. ANN ARBOR TRL.

and I have been doing business in Plymouth since 2007

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 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development, and see it as a positive addition to our Community.

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

- The proposed Homes along Ann Arbor Trail will blend in perfectly with the neighborhood.
- **WILL ALLOW A 120+ YEAR OLD CHURCH COMMUNITY TO STAY IN PLYMOUTH**
- The public patio 'pocket park' in front of the Church will provide a nice amenity to the street.
- A full **ECOLOGICAL REVITALIZATION** and clean-up of the Tonquish Creek bank along the property will really improve the appearance of this area. Significant enhancements to the trail will be made and will provide a great public benefit to the community
- 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.
- We think that traffic from 24 new residences and a new small church will be much less than the potential traffic from a large church use or any other similar uses.
- **Conversion of a tax-exempt property to a tax producing property will be a benefit to this community.**
- **Provides a diversity of residential units, and pricing, which is needed in this community to attract and retain residents.**

Page Two

As a business owner in Plymouth, we need to emphasize that every and any increase in potential customers to the Downtown area represents a huge positive change for all of us. We are still all recovering from the last few years of reduced business. Add to this the fact that the new residents from the 24 residences will **NOT** require any public parking. With converting a tax-exempt property to a property that will now produce tax revenue, this project is a real winner for all of us.

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

Regards,

Carol J. Ube  
Robert M. Ube

City of Plymouth Planning Commission  
201 S. Main St.  
Plymouth MI 48170

July 26, 2023

Dear Planning Commission Members,

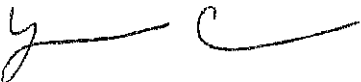
I am writing to express my support for the Christian Science Church Proposed PUD. I have been a sometime member of the Plymouth Christian Science Church community for the past 35 years. My husband and I currently live in the larger community (Township) but would like to downsize into the City. This PUD could be the solution to the needs of many, from church members to others like us.

I believe a walkway connecting the neighborhood to Tonquish Creek, enhancements to the trail, and well-designed and landscaped homes and townhomes would prove a benefit to the area, which currently has a very dated-looking building on site. The church community has tried for a long time to find an answer to the question of what to do with said building, and this seems to be a win-win for the both the church and the local community, as well as potential new residents.

I sincerely hope you will consider this proposal in a favorable light, as it appears to meet with master plan criteria.

Thank you for your careful attention to this proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Yvonne Carl', with a long horizontal flourish extending to the right.

Yvonne Carl  
45265 Woodleigh Way  
Plymouth, MI 48170

## Bolhuis, Greta

---

**From:** William West >  
**Sent:** Friday, August 4, 2023 9:31 PM  
**To:** Group - Planning Commission  
**Subject:** Fwd: Christian Science Church Property

Sent from my iPad

Begin forwarded message:

**From:** William West  
**Date:** August 4, 2023 at 9:12:43 PM EDT  
**To:** planning@plymouthmi.gov  
**Subject:** Christian Science Church Property

Plymouth Planning Commission Members,

I have lived in the city of Plymouth and the Township since 1950, and my wife has since our marriage in 1973. Continuing our Love and Support of our greater Plymouth Community, we fully support the current proposed development of the Church property.

Sincerely, William & Melinda West  
11944 Hunters Creek Dr.  
Plymouth, MI

Sent from my iPad

Dear Plymouth City Commission,

My name is Judy Sarns and I have been a member of the First Church of Christ, Scientist, Plymouth since 2020. However, my late husband and I were faithful attendees of this church for about 20 years prior to my joining. I currently am serving on the Board of Directors and teach in the Sunday School. I live in Livonia, but love coming to Plymouth to attend the semi-weekly services and the additional meetings in my church. I find, because of the location of the Christian Science Church on W. Ann Arbor Trail, that it is very convenient for me to frequent shops and restaurants in Plymouth - often before or after church activities. I love this unique city.

Because of the age of our church building and it's need of continuing repairs; and the fact that our present needs don't require as big of an edifice that we currently have, a plan was agreed upon to sell a majority of our property and build a smaller church building. We have partnered with a Developer that has come up with a very efficient, attractive and community-friendly plan. I strongly feel that that this proposed PUD project will enhance the area and fit in well with the surrounding homes that are on W. Ann Arbor Trail.

**My hope is that this PUD project - Brookside Village - which will include:**

- *a smaller, beautifully-designed and energy-efficient church building*
- *a selection of well-designed single-family townhomes*
- *3 larger single-family homes facing Ann Arbor Trail that will fit in perfectly with the existing neighborhood*
- *an ecological re-vamping of the Tonquish Creek to be enjoyed by all Plymouth residents*
- *environmentally-friendly and aesthetically-appealing landscaping which will include park benches, walkways, lighting and greenery*

**will be approved and supported by the City of Plymouth Planning Commission.**

Regards,

Judy Sarns

Subject: A Vision of Renewal: Building a Brighter Future Together

Dear Esteemed Members of the Plymouth City Commission,

We extend our warmest greetings and unwavering commitment to you. As steadfast members of the First Church of Christ, Scientist, Plymouth, we, Ken and Barbara Kelsey, stand before you with a connection spanning nearly four decades, deeply entwined within our beloved community.

Our journey within the embrace of the First Church of Christ, Scientist, Plymouth, has been nothing short of remarkable. As devoted members and parents, we've witnessed our daughters blossom within the Sunday School, with one remaining closely tied to our church community while the other has ventured beyond. Now, our own grandchildren have grown within these sacred walls, the Sunday School nurturing their young hearts.

For over a century and two decades, our church has stood tall, an unwavering presence in Plymouth's heart. From our original location, now the administrative center of the city, to our current home at 1100 Ann Arbor Road, where two enduring structures from 1956 hold the stories of generations, Our church is a constant thread in our history's tapestry.

Our affection for this site runs deep, as does our reverence for the land it occupies. A vital component of our global faith is the Reading Room, a sanctuary for seekers. Over the years, we've endeavored to maintain this sacred space in various Plymouth storefronts. Yet, as economic winds shift, sustaining such a haven becomes increasingly challenging. At present, our Reading Room finds refuge within the cozy walls of our smaller structure.

Time has carried us through its ever-changing currents, at times leading to a gentle ebb in our congregation's numbers, though recent times have graced us with growth. Evolution is an undeniable force, and as our needs and dreams shift, we find ourselves at a juncture where the weight of maintaining our existing buildings – the costs, upkeep, and management – has become burdensome.

Amidst this sea of transformation, a steadfast desire emerges – to remain rooted on our cherished property. We envision a new chapter, a more compact yet revitalized structure, one pulsating with modernity and energy efficiency, crowned by a Reading Room that opens its arms towards Ann Arbor Trail, beckoning the curious and the seekers alike. This vision extends beyond walls; it envisions our site as a hub for community connection.

In pursuit of this vision, we've embarked on a collaborative journey with a developer, a quest for quality that has given rise to Brookside Village – a Planned Unit Development (PUD) project seamlessly aligned with our aspirations and the collective goals of potential buyers.

Brookside Village holds the power to breathe new life into Plymouth, with benefits through every corner of the city:

- ❖ Aesthetic transformation, a visual symphony along Ann Arbor Trail to the creek.
- ❖ A modern, energy-efficient church structure, crowned by a Reading Room embracing Ann Arbor Trail.
- ❖ Environmentally conscious design, reducing asphalt and embracing responsible water management.
- ❖ A diverse range of affordable housing, harmonizing with the neighborhood's essence.
- ❖ Ecological restoration of the Tonquish Creek bank, a haven for reflection and connection.
- ❖ A transition from tax-exempt to tax-contributing, bolstering our collective foundation.

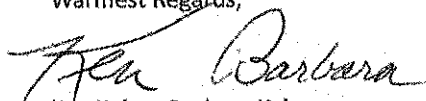
Addressing concerns of density, we envision the single-family townhomes and residences within Brookside Village as catalysts for foot traffic, breathing vitality into local businesses without significantly increasing vehicular activity. The potential traffic from a small church and 24 residences pales in comparison to that generated by a larger church.

For over 15 years, our quest for alignment has persevered. Brookside Village, the proposed PUD project, now stands as the culmination of this journey – a perfect harmony of aspirations, the city's vision, and the neighborhood's needs.

With hopeful hearts, we fervently request your support for this transformative project. Its possibilities extend beyond physical structures; they embody community growth, harmony, and shared dreams.

With anticipation, we eagerly await your endorsement and partnership in shaping a radiant tomorrow.

Warmest Regards,



Ken Kelsey Barbara Kelsey

## **Bolhuis, Greta**

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**From:** Janice  
**Sent:** Sunday, August 6, 2023 9:25 AM  
**To:** Group - Planning Commission  
**Subject:** First Church of Christ Scientist, Plymouth

Dear Plymouth City Commission,

My Name Janice Erickson.

I have have been a member of the First Church of Christ, Scientist, Plymouth over 40 years since I was a teenager, and my family chose to attend church closer to our home (former church was in Detroit). First Church of Christ Scientist quickly became our new church home and family when we joined and has provided much love, support, and community to our family.

Our Church community has been in Plymouth for over 120 years. The church has moved twice since its inception. At one time it was in the actual spot where the City of Plymouth has their offices! Our current location, at 1100 Ann Arbor Road, was built in 1956 and has two. Our family has always loved our location and our property.

One important aspect of Christian Science churches all over the world, is to have a Reading Room that provides a quiet place for study, purchase of reading materials and outreach to the community it serves. Through the years we have rented space in several buildings/storefronts in Plymouth to provide a Reading Room accessible to the community. Maintaining one in a storefront when rents were rising has become less financially viable. Currently, our Reading Room is housed in our smaller building.

Over the years, we have seen a gradual reduction in our member population (until recently when we experienced growth) and are aware our needs are continuously changing. We currently use the smaller of our two buildings on our existing site and these buildings have become simply too much for us (upkeep, expense, maintenance, management). Our strong preference is to stay on our present property in a smaller, updated and more energy efficient new building that includes a Reading Room facing and close to Ann Arbor Trail, so the public easily access it. It also includes utilizing the rest of the site in a community-friendly way. To do this, we are looking to partner with a Developer to use the balance of the property in a quality way. Our two-year partnering work has brought us to the proposed PUD project called Brookside Village for which we seek approval. We **STRONGLY** believe that this proposed PUD project achieves both our goals and the BUYER'S goals.

The proposed project has many benefits for Plymouth. Some are:

- More aesthetic look to the entire property facing and just north of Ann Arbor Trail to the creek.
- A more energy and cost efficient, aesthetic church structure with a Reading Room facing and on Ann Arbor Trail.
- Less asphalt on the site and better environmentally friendly water management (drainage, sewers).

- Addition of affordable selection of housing options (i.e., single family townhomes of different sizes, 3 larger single-family homes) that blend proposed homes along Ann Arbor Trail perfectly with the neighborhood.
- A full ECOLOGICAL REVITALIZATION and clean-up of the Tonquish Creek bank area behind Tonquish Manor, Sheridan Street residents' homes, and the Brookside Village site including proposed significant enhancements:
  - construction of a walkway between the head of Tonquish Creek and the proposed Brookside Village property
  - new stairs to the Tonquish Creek trail at the S. Harvey Street end of the trail providing a convenient connection and better accessibility for the neighborhood to the Creek, Trail and downtown.
  - an extension of a harder surface trail
  - replacement of worn benches and lights
  - a small public patio 'pocket park' in front of the Reading Room and Church (similar to the building just East of the church)—providing a nice amenity to the sidewalk/street.
- Conversion of a largely tax-exempt property to a more tax-producing property will help us all.

We have heard a lot about density issues and believe that these single-family townhomes and homes will help increase foot traffic to—and the utilization of—local businesses and not increase car traffic significantly. We think that traffic from our small church and 24 new residences will be much less than the potential traffic from a larger church and its members (should we choose to sell to them instead) could create.

We have tried for over 15 YEARS to find the right solution for this mission and feel the proposed PUD provides a perfect direction for all parties, especially the City and the neighborhood.

**We eagerly request that you support this project and look forward to your support.**

Regards,

Janice Erickson

Statement to Plymouth Planning Commission

Re: proposed Brookside development PUD on First Church of Christ, Scientist site

August 9, 2023

I'm Tom Doran and my wife, Sherry, and I live at 1191 Sheridan Street at the corner of Joel and Sheridan, directly across the street from the 104-unit Tonquish Creek Manor senior apartments. I was a practicing civil-infrastructure engineer for over 30 years, taught infrastructure engineering at Lawrence Technological University, and am a Fellow at The Engineering Society of Detroit.

A PUD for 24 units is now being proposed at the First Church of Christ, Scientist site on Ann Arbor Trail. The safety and welfare of Plymouth residents on Joel and Sheridan needs to be seriously considered by the Planning Commission.

Traffic, safety, and parking on Joel Street and Sheridan Street are ignored in this PUD proposal. The Joel-Sheridan corner is already busy and dangerous. Joel is often backed up with parked cars from Ann Arbor Trail well past the Sheridan-Joel corner. The 104-unit apartments have no parking for medical personnel, maintenance workers, or contractors that are needed daily, meaning they must park on Sheridan and Joel streets. Several times a week, fire trucks, ambulances, and police vehicles are needed at the apartments. Currently, the senior apartments rent 18 parking spaces from the church. When these spaces go away, those 18 apartment residents will require day and annual overnight parking on Joel and Sheridan, a permanent exception to the City's overnight parking restriction, and a danger during snow and other emergencies. The PUD proposes a two-way ingress and egress road at the Joel-Sheridan corner. Many Brookside visitors, contractors, and service workers will also have to park on Joel and Sheridan streets due to limited non-resident parking within the proposed development. These residential streets and some of the underground infrastructure are already in poor condition with deteriorating pavement and watermain breaks. With added senior apartment and Brookside vehicle volume, there will not be a day when cars and trucks aren't lined up on Joel and Sheridan streets all day and all night. While it is not the church's or developer's responsibility to provide Tonquish Creek Manor with parking, the City has a responsibility for the impact of 18 lost parking spaces plus significant Brookside traffic and parking on the safety and welfare of Plymouth residents who live on these already busy streets.

Why should the Joel-Sheridan corner bear a burden other residential corners in Plymouth would never tolerate? This PUD will do nothing but aggravate an already dangerous traffic and safety problem on this corner.

We have experienced three years of construction at Tonquish Creek Manor and now face the prospect of our residential corner being turned into a busy two-way road into a new 24-unit development, plus exacerbating an already serious street parking problem. The problems at this corner have been ignored by the City for too long. Without a comprehensive traffic and parking mitigation plan, approving this proposed PUD with these outcomes in plain view would be negligent and reckless. When someone is run over at this corner it will be too late.

Dear Plymouth City Commission,

My name is Susan Anderson and I have been a member of the First Church of Christ, Scientist, Plymouth since 1998. I currently am serving on the Board of Directors and teach in the Sunday School as well as work in our Reading Room. I live in Northville in a condo off Seven Mile. I come to Plymouth to attend the semi-weekly services and the additional meetings in my church. I find, because of the location of the Christian Science Church on W. Ann Arbor Trail, that it is very convenient for me to frequent shops and restaurants in Plymouth - often before or after church activities. I love this unique city.

Because of the age of our church building and it's need of continuing repairs; and the fact that our present needs don't require as big of an edifice that we currently have, a plan was agreed upon to sell a majority of our property and build a smaller church building. We have partnered with a Developer that has come up with a very efficient, attractive, and community-friendly plan. I strongly feel that that this proposed PUD project will enhance the area and fit in well with the surrounding homes that are on W. Ann Arbor Trail.

My hope is that this PUD project - Brookside Village - which will include:

- a smaller, beautifully-designed and energy-efficient church building
- a selection of well-designed single-family townhomes
- 3 larger single-family homes facing Ann Arbor Trail that will fit in perfectly with the existing neighborhood
- an ecological re-vamping of the Tonquish Creek to be enjoyed by all Plymouth residents
- environmentally-friendly and aesthetically-appealing landscaping which will include park benches, walkways, lighting and greenery

will be approved and supported by the City of Plymouth Planning Commission.

Regards,

Susan Anderson

Dear Planning Commission,

My name is Meg Worcester. I have been a member of the Christian Science Church community since the late 1950s; moved to Ann Arbor 4 ½ years ago, and became a member in Plymouth around 2021.

Our Church community has been in Plymouth for over 120 years. In recent years, our member population has become reduced, and we do not see it ever getting larger than the present size. Our existing building and site are simply too large for us. **Our strong preference is to stay on our present property**, but in a much smaller new building. To do this, we must partner with a Developer to use the balance of the property in a quality way. We **STRONGLY** believe that the proposed PUD project achieves these goals.

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

- The proposed Homes along Ann Arbor Trail will blend in perfectly with the neighborhood.
- The Church placement is now offset from the sidewalk creating a nice buffer to the street.
- The newly proposed significant enhancements to the trail including extension of hard surface / replacement of worn benches and lights / represent a GREAT Public Benefit to the whole community.
- The public patio 'pocket park' in front of the Church will provide a nice amenity to the street.
- A full ECOLOGICAL REVITALIZATION and clean-up of the Tonquish Creek bank along the property will really improve the appearance of this area.
- 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.
- We think that traffic from 24 new residences and a new small church will be much less than the potential traffic from a large church use or any other similar uses.
- Conversion of a tax-exempt property to a tax producing property will help us all.

We have tried for around 15 YEARS to find the right solution for this mission and feel the proposed PUD provides a perfect direction for all parties, especially the City and the neighborhood. I eagerly request that you support this project and look forward to your support.

Regards,

MEG WORCESTER (electronic signature)

## **Bolhuis, Greta**

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**From:** bskubik  
**Sent:** Sunday, August 6, 2023 10:07 PM  
**To:** Group - Planning Commission; Buzuvis, John; Bolhuis, Greta  
**Subject:** Signed Letters of Support for 1100 W. Ann Arbor Trail, Plymouth  
**Attachments:** ChristSciLetterSupport8623.pdf

Hi Plymouth Officials

Over the past week I have went business to business and contacted Plymouth residents to generate the attached letters of support for the redevelopment of 1100 W. Ann Arbor Trail, Plymouth. Here are the following

### **Businesses**

Michael Hurley	Dairy King
Robert Gilliken	Tri County Title
Paul Ansara	Diamond Castle Jewelers of Plymouth
Kevin Felts	Plymouth Jewelry & Gifts
Jeff Crawford	Crawford's Kitchen
AQuil Dennison	Henna Leaf, LLC
Kilian Pauls	Meridean Coffee Co

### **Residents**

Martha Waite  
Bradley F. Waite  
Marybeth Kocsis  
Brad Allen  
Sam Allen  
Karl Allen  
Tammy Toppi  
Leo Toppi

Please feel free to call if you have any questions (cel

**Bill Skubik**

President, Religious Real Estate

[religiousrealestate.com](http://religiousrealestate.com)  
2548 Silverside Dr, Waterford Twp  
MI 48328

Date:

To: City of Plymouth Planning Commission and City Commission  
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development  
Brookside Village, 1100 W. Ann Arbor Trail, Plymouth, MI

Hello, my name is MICHAEL Hurley

I own the business named Dairy King

located at 232 S. Main

and I have been doing business in Plymouth since \_\_\_\_\_.

We are aware of plans to redevelop the existing Christ Scientist Church property located at 1100 W. Ann Arbor Trail into a new mixed-use development containing a new smaller Church building for the Christ Scientist Church community along with 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development, and see it as a positive addition to our Community.

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

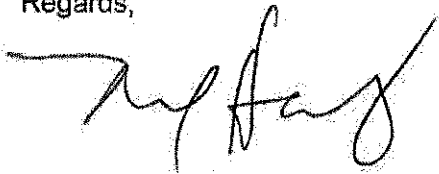
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- **WILL ALLOW A 120+ YEAR OLD CHURCH COMMUNITY TO STAY IN PLYMOUTH**
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- **Provides a diversity of residential units, and pricing, which is needed in this community to attract and retain residents.**

Page Two

As a business owner in Plymouth, we need to emphasize that every and any increase in potential customers to the Downtown area represents a huge positive change for all of us. We are still all recovering from the last few years of reduced business. Add to this the fact that the new residents from the 24 residences will **NOT** require any public parking. With converting a tax-exempt property to a property that will now produce tax revenue, this project is a real winner for all of us.

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

Regards,

A handwritten signature in black ink, appearing to read "M. J. [unclear]". The signature is written in a cursive style with a long horizontal stroke at the beginning.

Date:

To: City of Plymouth Planning Commission and City Commission  
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development  
Brookside Village, 1100 W. Ann Arbor Trail, Plymouth, MI

Hello, my name is Robert H. Gillikin

I own the business named Tri-County Title Agency, Inc.

located at 888 N. Sheldon Rd, Plymouth, MI  
48170

and I have been doing business in Plymouth since \_\_\_\_\_.

We are aware of plans to redevelop the existing Christ Scientist Church property located at 1100 W. Ann Arbor Trail into a new mixed-use development containing a new smaller Church building for the Christ Scientist Church community along with 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development, and see it as a positive addition to our Community.

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As a business owner in Plymouth, we need to emphasize that every and any increase in potential customers to the Downtown area represents a huge positive change for all of us. We are still all recovering from the last few years of reduced business. Add to this the fact that the new residents from the 24 residences will **NOT** require any public parking. With converting a tax-exempt property to a property that will now produce tax revenue, this project is a real winner for all of us.

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

Regards,

*Brent H. Miller, Pres.*

Date:

To: City of Plymouth Planning Commission and City Commission  
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development  
Brookside Village, 1100 W. Ann Arbor Trail, Plymouth, MI

Hello, my name is

Paul Ansara

I own the business named

Diamond Castle Jewelers of Plymouth

located at

805 W. Ann Arbor Trl.

and I have been doing business in Plymouth since 2022.

We are aware of plans to redevelop the existing Christ Scientist Church property located at 1100 W. Ann Arbor Trail into a new mixed-use development containing a new smaller Church building for the Christ Scientist Church community along with 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development, and see it as a positive addition to our Community.

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

- The proposed Homes along Ann Arbor Trail will blend in perfectly with the neighborhood.
- **WILL ALLOW A 120+ YEAR OLD CHURCH COMMUNITY TO STAY IN PLYMOUTH**
- The public patio 'pocket park' in front of the Church will provide a nice amenity to the street.
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We strongly support this project and hope that the City will provide approval for it.

Regards,

Paul Ancona

STATE OF CONNECTICUT

Date:

To: City of Plymouth Planning Commission and City Commission  
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development  
**Brookside Village, 1100 W. Ann Arbor Trail, Plymouth, MI**

Hello, my name is Kevin Felts

I own the business named Plymouth Jewelry & Gifts

located at 6020 Starkweather Plymouth

and I have been doing business in Plymouth since \_\_\_\_\_.

We are aware of plans to redevelop the existing Christ Scientist Church property located at 1100 W. Ann Arbor Trail into a new mixed-use development containing a new smaller Church building for the Christ Scientist Church community along with 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development, and see it as a positive addition to our Community.

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

  
Regards,

Date:

To: City of Plymouth Planning Commission and City Commission  
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development  
**Brookside Village, 1100 W. Ann Arbor Trail, Plymouth, MI**

Hello, my name is JEFF CRAWFORD

I own the business named CRAWFORD'S KITCHEN

located at 542 Steelweather

and I have been doing business in Plymouth since 2006.

We are aware of plans to redevelop the existing Christ Scientist Church property located at 1100 W. Ann Arbor Trail into a new mixed-use development containing a new smaller Church building for the Christ Scientist Church community along with 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development, and see it as a positive addition to our Community.

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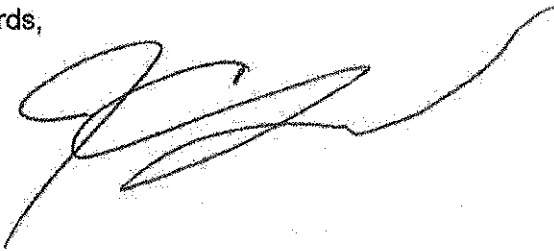
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We strongly support this project and hope that the City will provide approval for it.

Regards,

A handwritten signature in black ink, appearing to be a stylized name, possibly "J. J. [unclear]". The signature is written in a cursive, flowing style.

Date:

To: City of Plymouth Planning Commission and City Commission  
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development  
**Brookside Village, 1100 W. Ann Arbor Trail, Plymouth, MI**

Hello, my name is

Aquil J. Dennison

I own the business named

Henna Leaf, LLC

located at

689 N. Mill Street, Suite 101, Plymouth

and I have been doing business in Plymouth since 2020.

We are aware of plans to redevelop the existing Christ Scientist Church property located at 1100 W. Ann Arbor Trail into a new mixed-use development containing a new smaller Church building for the Christ Scientist Church community along with 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development, and see it as a positive addition to our Community.

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

Regards,

A handwritten signature in black ink, appearing to be "Bill", written over a horizontal line. The signature is stylized and cursive.

Date:

To: City of Plymouth Planning Commission and City Commission  
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development  
Brookside Village, 1100 W. Ann Arbor Trail, Plymouth, MI

Hello, my name is Martha Waite

I live at 730 Harding St

and I have been living in Plymouth since 2010

We are aware of plans to redevelop the existing Christ Scientist 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 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development and see it as a positive addition to our Community.

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

Regards,

*Martha Waite*

Date:

To: City of Plymouth Planning Commission and City Commission  
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development  
Brookside Village, 1100 W. Ann Arbor Trail, Plymouth, MI

Hello, my name is

Bradley F. Waite

I live at

730 HARDING - PLYMOUTH, MI 48170

and I have been living in Plymouth since 2010.

We are aware of plans to redevelop the existing Christ Scientist 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 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development and see it as a positive addition to our Community.

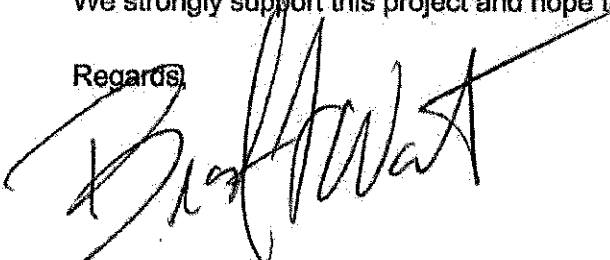
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Regards,



Date:

To: City of Plymouth Planning Commission and City Commission  
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development  
Brookside Village, 1100 W. Ann Arbor Trail, Plymouth, MI

Hello, my name is Kelsa Pauls, Meridian Coffee Co

I live at 500 Ford St

and I have been doing business in Plymouth since 2014

We are aware of plans to redevelop the existing Christ Scientist 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 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development and see it as a positive addition to our Community.

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

Regards,



Date:

To: City of Plymouth Planning Commission and City Commission  
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development  
**Brookside Village, 1100 W. Ann Arbor Trail, Plymouth, MI**

Hello, my name is Marlybeth Koeser

I live at 701 N. Evergreen Street

and I have been <sup>Living</sup> ~~doing business~~ in Plymouth since 1991

We are aware of plans to redevelop the existing Christ Scientist 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 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development and see it as a positive addition to our Community.

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

Regards,

Marlybeth Koeser

Date:

To: City of Plymouth Planning Commission and City Commission  
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development  
**Brookside Village, 1100 W. Ann Arbor Trail, Plymouth, MI**

Hello, my name is

Brad Allan

I live at

701 N. Evergreen St.

and I have been <sup>Living</sup> ~~doing business~~ in Plymouth since 1987

We are aware of plans to redevelop the existing Christ Scientist 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 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development and see it as a positive addition to our Community.

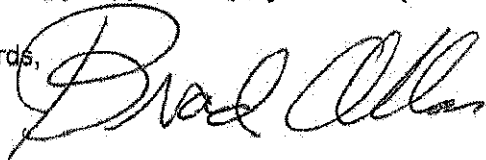
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We strongly support this project and hope that the City will provide approval for it.

Regards,



Date: 8/5/23

To: City of Plymouth Planning Commission and City Commission  
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development  
**Brookside Village, 1100 W. Ann Arbor Trail, Plymouth, MI**

Hello, my name is Kyle Clinton.

I live at 222 River Oaks Dr. Plymouth, MI 48170

and I have been living in Plymouth since 2022.

We are aware of plans to redevelop the existing First Church of Christ Scientist, Plymouth 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 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development and see it as a positive addition to our Community.

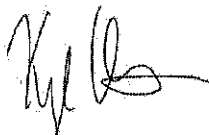
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We strongly support this project and hope that the City will provide approval for it.

Regards,



Date: 8-6-2023

To: City of Plymouth Planning Commission and City Commission  
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development  
Brookside Village, 1100 W. Ann Arbor Trail, Plymouth, MI

Hello, my name is Sam Allan

I live at 701 North Evergreen St.

and I have been doing business in Plymouth since 1995.

We are aware of plans to redevelop the existing Christ Scientist 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 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development and see it as a positive addition to our Community.

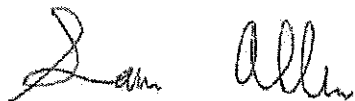
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Regards,



Date: 8-6-2023

To: City of Plymouth Planning Commission and City Commission  
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development  
Brookside Village, 1100 W. Ann Arbor Trail, Plymouth, MI

Hello, my name is Karl Allan

I live at 701 North Evergreen

and I have been doing business in Plymouth since 1992.

We are aware of plans to redevelop the existing Christ Scientist 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 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development and see it as a positive addition to our Community.

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Regards,



Date:

To: City of Plymouth Planning Commission and City Commission  
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development  
Brookside Village, 1100 W. Ann Arbor Trail, Plymouth, MI

Hello, my name is

Tammy Toppi

I live at

853 Church St Plymouth MI 48170

and I have been doing business in Plymouth since 2007

We are aware of plans to redevelop the existing Christ Scientist 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 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development and see it as a positive addition to our Community.

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Regards,

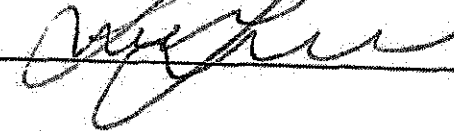
See Signature above next to  
printed name

Date:

To: City of Plymouth Planning Commission and City Commission  
201 S. Main St., Plymouth, MI 48170

Re: Proposed residential development  
Brookside Village, 1100 W. Ann Arbor Trail, Plymouth, MI

Hello, my name is

Leo Tappi 

I live at

833 Church St

and I have been doing business in Plymouth since 2007

We are aware of plans to redevelop the existing Christ Scientist 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 21 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting. I support the proposed residential development and see it as a positive addition to our Community.

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

- The proposed Homes along Ann Arbor Trail will blend in perfectly with the neighborhood.
- **WILL ALLOW A 120+ YEAR OLD CHURCH COMMUNITY TO STAY IN PLYMOUTH**
- The public patio 'pocket park' in front of the Church will provide a nice amenity to the street.
- A full **ECOLOGICAL REVITALIZATION** and clean-up of the Tonquish Creek bank along the property will really improve the appearance of this area. Significant enhancements to the trail will be made and will provide a great public benefit to the community
- 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.
- We think that traffic from 24 new residences and a new small church will be much less than the potential traffic from a large church use or any other similar uses.
- **Conversion of a tax-exempt property to a tax producing property will be a benefit to this community.**
- **Provides a diversity of residential units, and pricing, which is needed in this community to attract and retain residents.**

The fact that the new residents from the 24 residences will **NOT** require any public parking. With converting a tax-exempt property to a property that will now produce tax revenue, this project is a real winner for all of us.

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

Regards,

See Signature above next to printed name

Dear Plymouth City Commission,

Date: August 3, 2023

My name is Leslie Mack Evans. I am writing to ask you to please support the PUD for the First Church of Christ, Scientist, Plymouth.

I have been a member of the First Church of Christ, Scientist, Plymouth, since 1995. We lived in Plymouth Township for 5 years and then were transferred for 4 years to another state. We came back and moved to Northville with two young children. We now live in Northville. We shop, go to church, eat in, and enjoy Plymouth as if it is our town.

Our Church community has been in Plymouth for over 120 years. We have moved twice since being housed in the actual spot that the City of Plymouth has their offices! Our current location at 1100 Ann Arbor Road has two buildings built in 1956. We love our location and our property.

I love my church, being a Christian Scientist, (not Scientology!), and we raised two children who attended the Sunday School weekly. Our kids loved it and the kids and families who attended with them. I have been very active on many of the positions of the church over the years—on the Board in all roles including Chair, elected reader for a 3-year term, Sunday School teacher, webmaster of our website, Care Committee head, Lecture Committee head, etc. My background professionally is training and corporate consulting.

When I arrived at the church in 1995, they were beginning to discuss selling the huge lot and outdated, inefficient buildings. In the early 2000s, we then moved from the front, large building, to the east side smaller building and began to rent to churches and manage the larger building. Since then, I have witnessed all the attempts and all the complexities we have been through over the years involving builders, realtors, rental churches, lawyers and expense. You may recall the City Planning Commission, around 2009, approved our plan proposing some 58 townhomes and building us a church on the property!

We are not a church who wants to be in the selling and renting business. We do not fundraise like other churches (except rent out parking space during Art in the Park and to Tonquish). We want to do what we do best...simply hold church, support our community, practice love and healing.

One important aspect of Christian Science churches all over the world, is to have a Reading Room. Through the years we have rented space in several buildings/storefronts in Plymouth to provide a Reading Room accessible to the community. Maintaining one in a storefront when rents were rising has become less financially viable. Right now, our Reading Room is housed in our smaller building.

Over the years, we have seen a gradual reduction in our member population (until recently when we experienced growth) and are aware our needs are continuously changing. We currently use the smaller of our two buildings on our existing site and these buildings have become simply too much for us (upkeep, expense, maintenance, management). Our strong preference is to stay on our present property in a smaller, updated and more energy efficient new building that includes a Reading Room facing and close to Ann Arbor Trail so the public easily access it. It also includes utilizing the rest of the site in a community-friendly way. To do this, we are looking to partner with a Developer to use the balance of the property in a quality way. Our two-year partnering work has brought us to the proposed PUD project called Brookside Village for which we seek approval. We strongly believe that this proposed PUD project achieves our goals and benefits the community.

The proposed project has many benefits for Plymouth. Some are:

- More aesthetic look to the entire property facing and just north of Ann Arbor Trail to the creek.
- A more energy efficient and aesthetic church structure with a Reading Room facing and on Ann Arbor Trail.
- Less asphalt on the site and better environmentally friendly water management (drainage, sewers).
- Addition of affordable selection of housing options (i.e. single family townhomes of different sizes, 3 larger single family homes) that blend proposed homes along Ann Arbor Trail perfectly with the neighborhood. People have already expressed interest in buying these.
- A full ecological revitalization and clean-up of the Tonquish Creek bank area behind Tonquish Manor, Sheridan Street residents' homes, and the Brookside Village site including proposed significant enhancements like the Tonquish Creek cleanup, stairs, trail.

We have heard a lot about density issues and believe that these single-family townhomes and homes will help **increase foot traffic** to—and the utilization of—local businesses and not increase car traffic significantly. We think that traffic from a new small church and 24 new residences will be much less than the potential traffic from a larger church and its members (should we choose to sell to them instead) could create.

We have tried for over 15 years to find the right solution, and feel the proposed PUD provides an outcome that will help our church, the City, and the neighborhood.

**We eagerly request that you support this project and look forward to your support!**

Warmly and respectfully,

Leslie M. Evans (signed electronically)

## **Bolhuis, Greta**

---

**From:** Kathryn Schmitt <  
**Sent:** Monday, August 7, 2023 11:57 AM  
**To:** Bolhuis, Greta  
**Subject:** First Church, Christ, Scientist

To Whom it may concern,

My name is Kathryn Schmitt. I have been a member of the Christian Science Church in Plymouth since 2015 and a Christian Scientist for 60 years.

I urge your support in the proposal of our property. Our membership has worked long and hard to come up with, along with our buyers, to make a concept that will enhance Plymouth and our needs to remain in Plymouth.

We have been a part of the Plymouth community for many years and desire to remain on our property for many more. I appreciate your fair consideration of this matter.

Sincerely,

Kathryn Schmitt Sent from Yahoo Mail for iPhone

Dear Plymouth City Commission,

Date: 8/6/23

My name is John Fuerstanu and I live at 45036 Saltz Road, Canton.

I have been a member of the First Church of Christ, Scientist, Plymouth, since approximately 2022. I love my church and want to see it flourish in the same spot on Ann Arbor Trail in the PUD as planned.

Our Church community has been in Plymouth for over 120 years. We have moved twice since being housed in the actual spot that the City of Plymouth has their offices! Our current location at 1100 Ann Arbor Road has two buildings built in 1956. We love our location and our property.

One important aspect of Christian Science churches all over the world, is to have a Reading Room. Through the years we have rented space in several buildings/storefronts in Plymouth to provide a Reading Room accessible to the community. Maintaining one in a storefront when rents were rising has become less financially viable. Right now, our Reading Room is housed in our smaller building.

Over the years, we have seen a gradual reduction in our member population (until recently when we experienced growth) and are aware our needs are continuously changing. We currently use the smaller of our two buildings on our existing site and these buildings have become simply too much for us (upkeep, expense, maintenance, management). Our strong preference is to stay on our present property in a smaller, updated and more energy efficient new building that includes a Reading Room facing and close to Ann Arbor Trail so the public easily access it. It also includes utilizing the rest of the site in a community-friendly way. To do this, we are looking to partner with a Developer to use the balance of the property in a quality way. Our two-year partnering work has brought us to the proposed PUD project called Brookside Village for which we seek approval. We STRONGLY believe that this proposed PUD project achieves both our goals and the BUYER'S goals.

The proposed project has many benefits for Plymouth. Some are:

- More aesthetic look to the entire property facing and just north of Ann Arbor Trail to the creek.
- A more energy efficient and aesthetic church structure with a Reading Room facing and on Ann Arbor Trail.
- Less asphalt on the site and better environmentally friendly water management (drainage, sewers).
- Addition of affordable selection of housing options (i.e. single family townhomes of different sizes, 3 larger single family homes) that blend proposed homes along Ann Arbor Trail perfectly with the neighborhood.
- A full ECOLOGICAL REVITALIZATION and clean-up of the Tonquish Creek bank area behind Tonquish Manor, Sheridan Street residents' homes, and the Brookside Village site including proposed significant enhancements:
  - construction of a walkway between the head of Tonquish Creek and the proposed Brookside Village property
  - new stairs to the Tonquish Creek trail at the S. Harvey Street end of the trail providing a convenient connection and better accessibility for the neighborhood to the Creek, Trail and downtown.
  - an extension of a harder surface trail
  - replacement of worn benches and lights

- a small public patio 'pocket park' in front of the Reading Room and Church (similar to the building just East of the church)—providing a nice amenity to the sidewalk/street.
- Conversion of a largely tax-exempt property to an increased tax-producing property will help us all.

We have heard a lot about density issues and believe that these single-family townhomes and homes will help increase foot traffic to—and the utilization of—local businesses and not increase car traffic significantly. We think that traffic from a new small church and 24 new residences will be much less than the potential traffic from a larger church and its members (should we choose to sell to them instead) could create.

We have tried for over 15 YEARS to find the right solution for this mission and feel the proposed PUD provides a perfect direction for all parties, especially the City and the neighborhood.

**We eagerly request that you support this project and look forward to your support!**

Warmly,

John H. Fuerstanau

## **Bolhuis, Greta**

---

**From:** Karen J <[REDACTED]>  
**Sent:** Tuesday, August 8, 2023 5:43 PM  
**To:** Group - Planning Commission  
**Subject:** Please reject the revised plan for the Christian Scientist Church

Dear People,

You have the fate of our town in your hands right now. The proposed homes on the Trail are repetitive and not in harmony with this very vital important entrance into our town. Many wish to live here because we have lovely streets to stroll, in that most every house is different from the next, in style and color and size and gardens.

The safety of the Tonquish Creek residents, as well as residents like myself, really is at stake. The Tonquish people have no options and you are crowding them and taking away vital required parking and safe walking areas.

While we know the church is losing attendance and ergo , support, it is not for the town to suffer their loss. The horrid density of homes and condos along with the dangerous number of cars added to a busy street is going to bring tragedy. It doesn't fit in any way. As a church one would think there would be loyalty for all the years all the neighbors kept peace with their gatherings, and try to make their funds from selling a few very lovely single home lots. All you have to do is look across the street to know that. Any home sale in town brings on a big war of bidders. There is profit there in just A FEW HOMES....

Please listen to the majority, who see the harm and ugliness of the drawings, and dangerous, offensive overcrowding this project will bring to us.

Karen and Hank Jallos  
505 McKinley  
Plymouth

## Bolhuis, Greta

---

**From:** Rachel Rutter  
**Sent:** Tuesday, August 8, 2023 6:15 PM  
**To:** Group - Planning Commission; Group - Commission  
**Subject:** Against proposed plan for Brookside Village-Christian Science

Hello-

My name is Rachel Rutter & I live at 1348 Sheridan St, Plymouth MI 48170.

I would like to strongly discourage approval for the Brookside Village- Christian Science project. This would create too much traffic on my street, which already gets a lot of extra traffic due to people cutting through (& often speeding). I have reviewed the project plan and it seems to have several points left unanswered along with the density it will create in the area. I would not be opposed to single family homes but that many condos is too dense of a project for the small space.

Please do not approve this project.

Thank you-

Rachel Rutter

Get [Outlook for iOS](#)

**Bolhuis, Greta**

---

**From:** Cathy Timmers >  
**Sent:** Tuesday, August 8, 2023 6:36 PM  
**To:** Group - Planning Commission; Group - Commission  
**Subject:** Brookside PUD

Hello,

I live at 1429 Sheridan Street and just heard about the revised plan for the Brookside development on Ann Arbor Trail.

Unfortunately, I'm on vacation and not able to attend tomorrow's meeting where I hear that the development will be discussed.

After briefly looking at the new 24 unit plan, my concerns of increased traffic along Sheridan, increased congestion along the already busy Ann Arbor Trail, and ecological impact of the creek haven't changed. There are just too many units crammed onto the land area.

I would like to see something more suitable for and more in character with our neighborhood in Plymouth.

Sincerely,  
Cathy Timmers

## Buzuvis, John

---

**From:** Sincock, Paul  
**Sent:** Wednesday, August 9, 2023 12:08 PM  
**To:** Buzuvis, John  
**Subject:** Fwd: URGENT!! Density of Christian Science PUD (It's Deja Vu All Over Again!)  
**Attachments:** Density REPORT @Christian Science Church 8-9-23.pdf

PJS  
Sent from my iPhone

Begin forwarded message:

**From:** Scott Lorenz  
**Date:** August 9, 2023 at 11:51:20 EDT  
**To:** Scott Lorenz >, Kathryn Dudley  
**Subject:** URGENT!! Density of Christian Science PUD (It's Deja Vu All Over Again!)

Hello Neighbors;

Dave Pierce who lives across the street from the Christian Science Church at 1147 West Ann Arbor Trail on the corner of Jener, has compiled for a SECOND time a REPORT about the Density for the Revised PUD proposal. (It's Déjà vu All Over Again!)

**Are we getting tired of this?!!!**

It is both attached and at this link: <https://bit.ly/DensityCS-PUD>

**The Christian Science Church Project is on the Agenda AGAIN for TONIGHT August 9 @ 7pm Plymouth City Hall**

**See Agenda and complete proposal here: <https://bit.ly/PlymouthPlanning8-9-23>**

If you cannot attend tune in by ZOOM: <https://us02web.zoom.us/j/84541411471>

Passcode: 546431 Webinar ID: 845 4141 1471

Send an email to the entire planning commission: [planning@plymouthmi.gov](mailto:planning@plymouthmi.gov) and/or City Commission at [commission@plymouthmi.gov](mailto:commission@plymouthmi.gov) They all get a copy of the email.

## Summary Conclusion:

The numbers clearly show Brookside would result in:

1. More traffic on AAT and side streets
2. [REDACTED] more people and [REDACTED] more units
3. NON-transitional density (people or units)
4. [REDACTED] units (large, dense, & insular)

**Lights and a bench are not enough public benefit given the costs**

**The Christian Science Church Project is on the Agenda AGAIN for**

WED. August 9 @ 7pm Plymouth City Hall

See Agenda and complete proposal here: <https://bit.ly/PlymouthPlanning8-9-23>

**Key Points of Discussion:**

1. **Project Density:** The proposal is for 24 units (21 CONDOS and 3 single family units) CURRENTLY ZONED R-1 Single Family Residential District (NOT CONDOS)
2. **Dangerously close to Tonquish Creek:** The development's closeness (20-40 feet) will impact the environment and water quality.
3. **Lack of Project Details:** No concrete info on streambank restoration, impacts on public services, roads, and utilities, posing resource strain risks.
4. **No Public Benefit as required with PUD designation.**
5. **Traffic:** City Planners estimate an increase from 17 cars a day to 212 cars (50% entering and 50% exiting)
6. **Why does this proposal try to squeeze every dollar out of a project with little regard to the neighboring residents?**
7. **No provision for the 23 cars parked on Church property from Tonquish Manor and 4-6 cars parked on Joel and 2-4 cars on Sheridan EVERY DAY!**
8. **Do you want outsiders designing the future of Plymouth or Do YOU want to have a SAY?**
9. **Half the residents are out of town on Summer vacations. Most don't even know about this new plan uploaded to the city website on Friday, August 5<sup>th</sup> @ 5pm. It's absurd to even think about voting for this now.**

**Please plan to attend to voice your concerns about this proposed project.**

If you cannot attend tune in by ZOOM: <https://us02web.zoom.us/j/84541411471>

Passcode: 546431 Webinar ID: 845 4141 1471

Send an email to the entire planning commission: [planning@plymouthmi.gov](mailto:planning@plymouthmi.gov) and/or City Commission at [commission@plymouthmi.gov](mailto:commission@plymouthmi.gov) They all get a copy of the email.

**Your Voice Matters! Please attend the meeting!**

**Here's a quick overview of the Proposed Plan by Champion Development**

**Applicant:** Champion Development Group

LL Real Estate, LLC  
5000 E. Grand River  
Howell, MI 48843

**Project Name:** Brookside Village-Christian Science

**Plan Date:** February 15, 2023

**Latest Revision Date:** July 19, 2023

**Location:** 1100 West Ann Arbor Trail

**Zoning:** R-1, Single-Family Residential District

**Action Requested:** Preliminary PUD Approval

The applicant is proposing a Planned Unit Development (PUD) on this site, including a small worship

building for the current property owner, Christian Science of Plymouth, renovation of the existing parking for this use, and 24 condominium units on the remainder of the site. Three condominium (3) units along E. Ann Arbor Trail will be in the style of a single-family home, while the remaining 21 units will be designed as attached townhomes clustered around a central green/gathering space. The project is also proposing to add a sidewalk on the east side of the site, allowing public access from the Ann Arbor Trail sidewalk to the trail along Tonquish Creek at the back of the site. Additional improvements to the Tonquish Creek trail are also proposed as public benefits of the PUD.

The applicants appeared before the Planning Commission at their March 8 and April 12, 2023 meetings to present their concepts and receive input. They are returning with a revised plan for formal Preliminary PUD review.

This is email was sent by Scott Lorenz of 1310 Maple Street.

If you wish to be removed from this list please reply to this email to remove your name from this list.

Scott Lorenz  
Cai

---

Kathryn Dudley

# Analysis of the Public Benefit of the Revised Brookside Development

David Pierce  
1147 W AAT

**August 9th, 2023**

**Three problems regarding the supposed public benefit of this development:**

1. Traffic
2. The population density is too high
3. The units are out of keeping with the neighborhood

## 1. Traffic

- A. No traffic study has been performed
- B. Carlisle Wortman's source does not say what they claim
- C. Their conclusions about traffic consequences would not be justified by the evidence even if the numbers were correct
- D. There is no consideration of the Church's neighbors

Regarding traffic, the applicant has not submitted a Traffic Impact Study. We have researched the estimated number of trips generated by the uses on site, using the *Institute of Transportation Engineers Trip Generation Manual (11th Edition)*, as listed in the table below:

**Table 1: Estimated Number of Vehicle Trips Generated by Project Land Use**

Table 1: Estimated Number of Vehicle Trips Generated by Project

Land Use	# of Trips on a Weekday (50% entering, 50% exiting)	# of Trips on a Weekend (50% entering, 50% exiting)	
		Saturday	Sunday
Church (per 1,000 s.f.) --Existing traffic--	26	17	110*
Single-Family Detached (3 units)	28	28	25
Single-Family Attached (21 units)	147	184	151
<b>TOTAL</b>	26 (Existing) 175 (New)	17 (Existing) 212 (New)	110 (Existing) 176 (New)

\*Note that the church will only have 63 seats, but this number represents trips both entering and exiting the property on a Sunday (all day).

Background traffic counts for Ann Arbor Trail, between Sheldon and Lilley, are 6,600 Average Annual Daily Traffic (AADT), or 6,600 vehicles using this roadway on a typical day (Source: SEMCOG Traffic Volume: <https://maps.semco.org/trafficvolume/>). While additional questions could be addressed by a Traffic Study, the proposed development on a week-day will increase the AADT on Ann Arbor Trail by about 2%, and on a Saturday by about 3%. We don't think this will be an issue for Ann Arbor Trail. (Note: No traffic data is available for Joel R Street, but it is logical to assume that some of the new residents in this project would use the Joel R street access to enter/exit the project, reducing the number of trips using Ann Arbor Trail.)

**A. No traffic study was performed.**

- By their own ESTIMATE, there are over 65 THOUSAND additional trips per year.
- That is 65 THOUSAND turnings in and out of Ann Arbor Trail
- Many of these 65 THOUSAND trips will be during rush hour
  - Peak use causes congestion, not average use
  - How many of the additional 175 daily trips will occur during rush hours?

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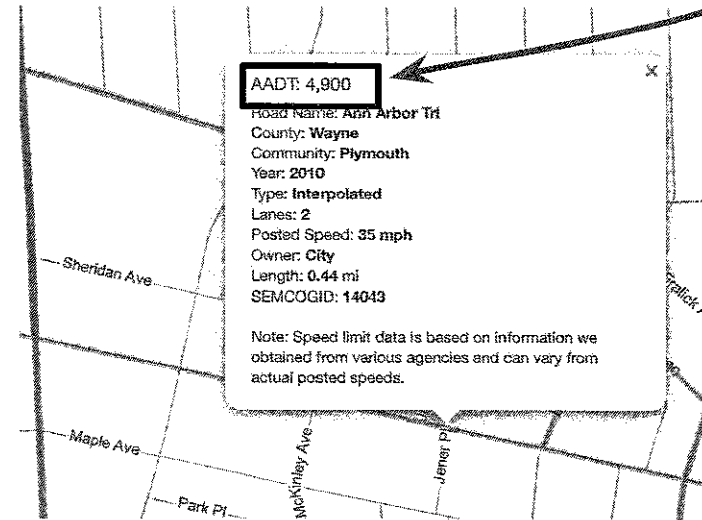
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**B. Carlisle Wortman's numbers are wrong**

- The 6,600 is NOT in the source they cite (see below)
- As a result, they understate their own measure of impact by ~~30-50%~~
- The cited source is an estimate anyhow



<https://maps.semcoq.org/trafficvolume/>

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C. They glibly state "we do not think this will be a problem for Ann Arbor Trail"

There can be no basis for this claim because they:

- Used made up numbers
- Did not consider the impact to traffic of turning in and out of the site
- Considered only AVERAGE use when peaks are what cause congestion
  - How many of the additional 175 daily trips will occur during rush hours?

Regarding traffic, the applicant has not submitted a Traffic Impact Study. We have researched the estimated number of trips generated by the uses on site, using the *Institute of Transportation Engineers Trip Generation Manual (11th Edition)*, as listed in the table below:

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## D. Finally, they dismiss impacts to the Church's neighbors on:

- Joel
- Sheridan
- McKinley
- and Evergreen

Despite there being an entrance to the development DIRECTLY impacting those streets.

I already worry about traffic  
for my two young boys.

The consequences to traffic  
need to be weighed against  
the supposed public benefit.

**2. The population density  
of the development would  
be too high**

24 units  
x 2.58 people per unit  
= 62+ new residents

\*From 2020 Census, 2.58 is the average Wayne County household size. Since the proposal is larger than average housing units, there are likely to be more people.

The Brookside population density would be **23,040** people per square mile

\*Based on the lot size noted in the proposal: 62 people / 1.72 residential acres from proposal

The Brookside density would be nearly **eight times** more dense than all of Wayne County.

AND it would be more than **five times** denser than **Plymouth**

\*An analysis of peer cities (e.g., Northville, Royal Oak, etc) will show similar numbers.

## Conclusion:

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

The consequences of this many people in such a small area must be weighed against any supposed **public benefit**.

**3. The units are out of keeping with the neighborhood in several ways:**

- A. The housing units themselves are out of character
- B. The arrangement of the housing units is out of character
- C. There are too many housing units for the area

The existing housing stock is mostly single family with a few multifamily units

The proposal includes 21 row-home style units in 5 unit-blocks.

This is a different kind of housing stock.

Individually, the units may be comparable to existing homes.

However, taken together each block of units would be wider, longer, and more voluminous than any neighbor.

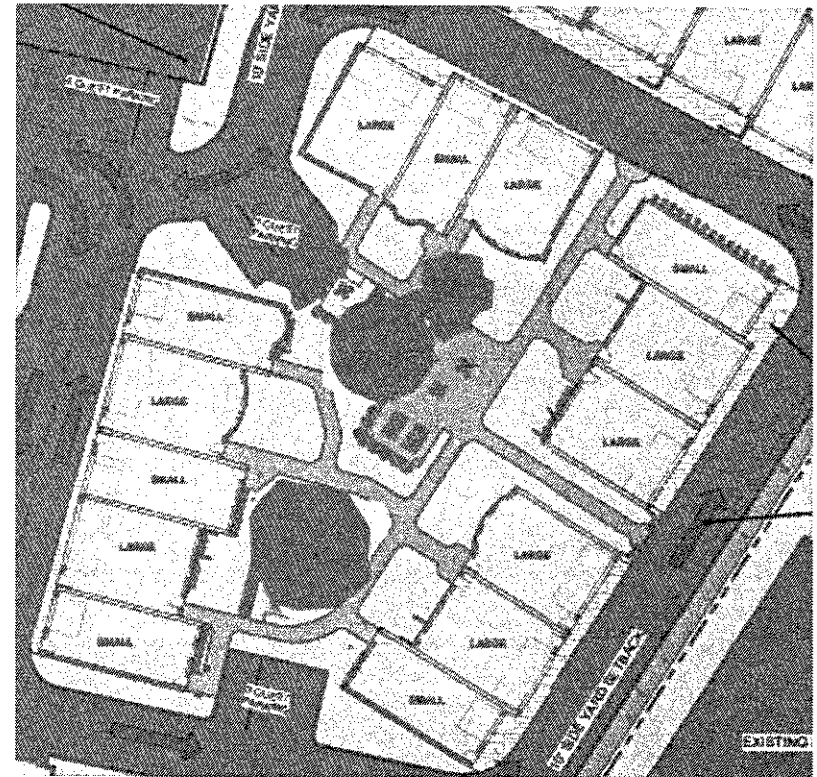


The unit blocks don't fit in.

The four central unit blocks of the revised plan are arranged such that they all face themselves.

This insular 'shared front lawn' arrangement is out of keeping with the rest of the neighborhood where homes have lawns and face the street.

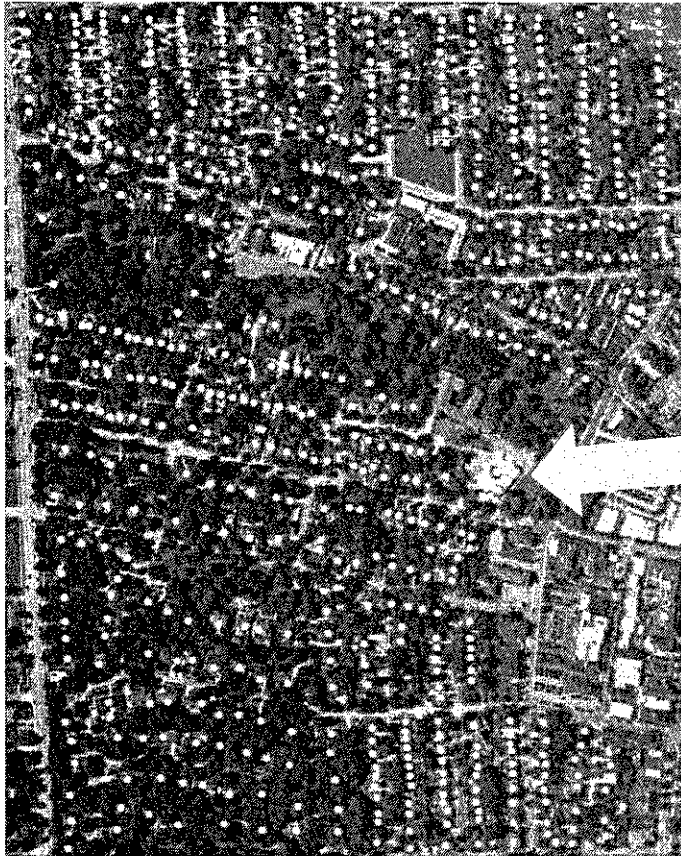
The units are specifically arranged to face away from the neighborhood, to not be part of it.



Finally, the development would have nearly **twice** the housing-unit density of the surrounding neighborhood.

**Five**-times the density of its immediate neighbors.

# Let's visualize the density difference

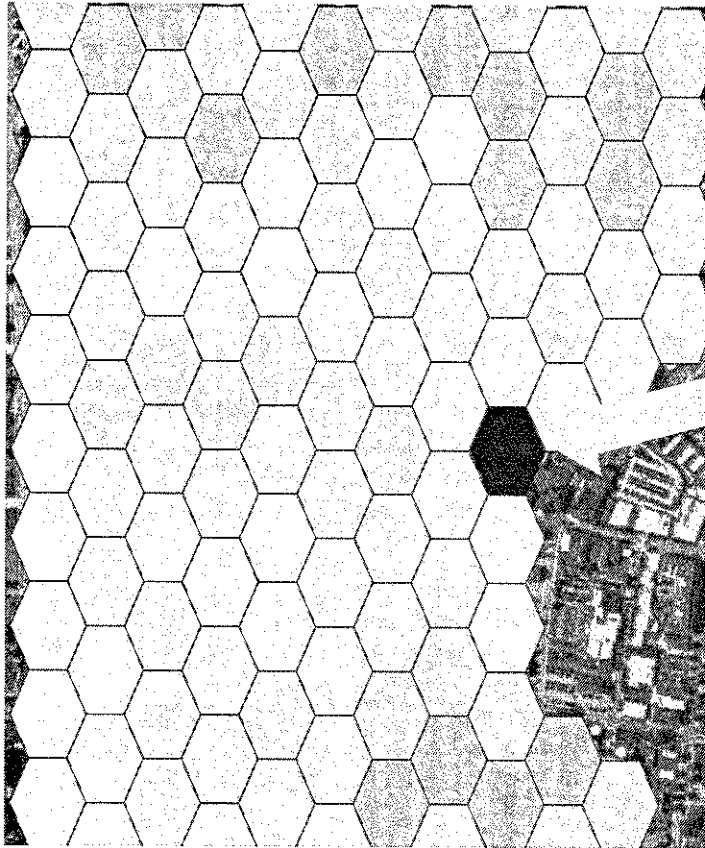


Each yellow dot here represents a housing unit (multiple dots on the same parcel for multi-family properties).

This cluster is the proposed 24 Brookside units.

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

# But how much more dense?



This is the same map cells each about the size of the Brookside development.

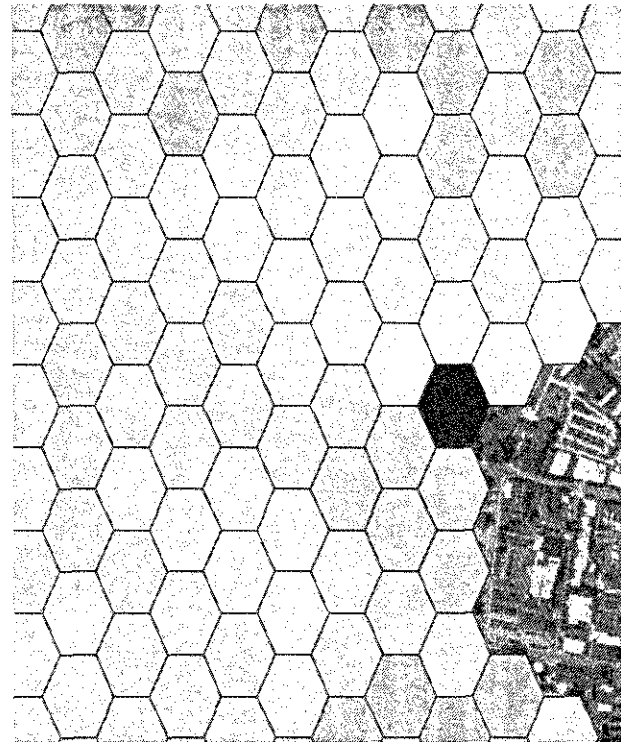
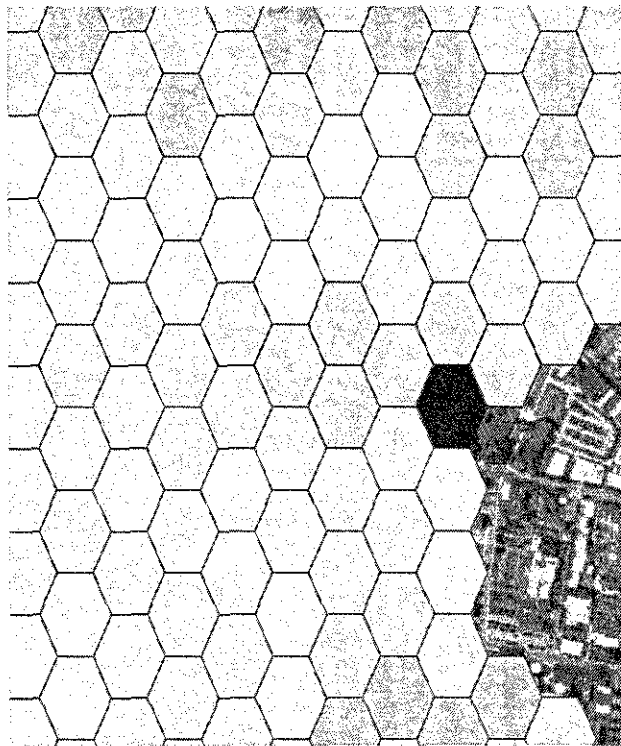
Each cell is colored red in proportion to the number of real housing units.

Brookside is the dark red

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

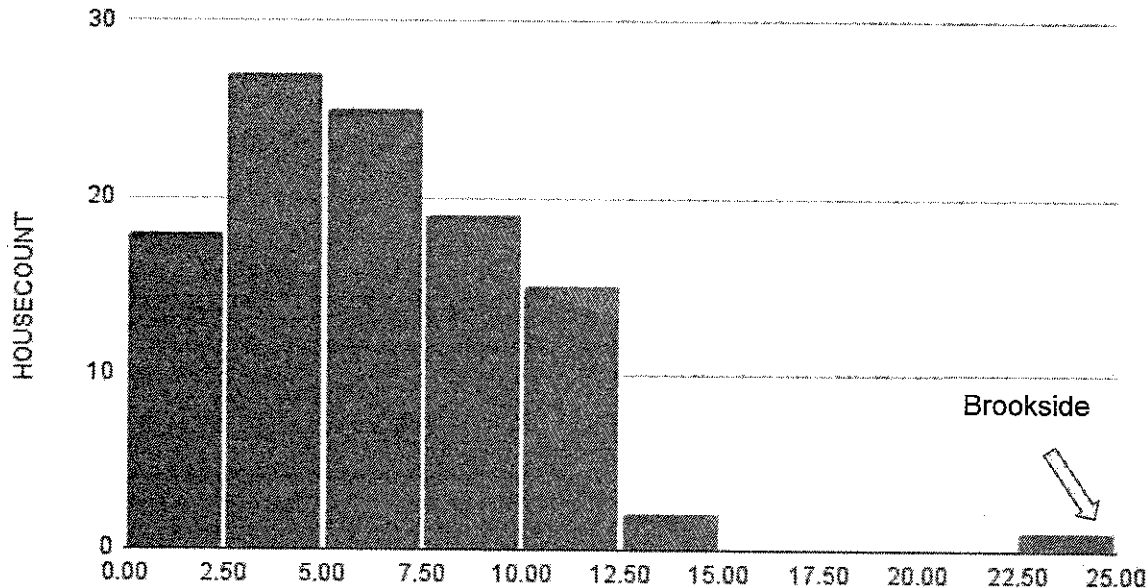
Note: if you adjust the size, shape, or positioning of the cells, the result is not meaningfully different.

The yellow cells together contain 24 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 almost **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.

The consequences of this many out-of-character units crammed into a tiny space and specifically arranged to be turned away from the neighborhood must be weighed against any supposed public benefit.

## Summary Conclusion:

The numbers clearly show Brookside would result in:

- More traffic on AAT and side streets
- **MANY** more people and **MANY** more units
- **NON-transitional** density (people or units)
- **Out of character** units (large, dense, & insular)

**Lights and a bench are not enough  
public benefit given the costs**

## **Bolhuis, Greta**

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**From:** HARTSIG JOHN F  
**Sent:** Wednesday, August 9, 2023 2:31 PM  
**To:** Group - Planning Commission  
**Subject:** Christian Science Church

My name is Cindy McLaren Hartsig. My address is 2829 Golf Club Road, Howell Michigan. I am a fourth generation Plymouth Family. (My Grandparents' home up until 1990 was right next door to the church.)

Unfortunately, I am on vacation and unable to attend the August 9th meeting regarding the Christian Science Church's new proposal. Therefore, I will go on the record to say I strongly oppose the new proposed plan. It is unacceptable.

Thank you--  
Cindy McLaren Hartsig

## **Bolhuis, Greta**

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**From:** Beth Borys <l  
**Sent:** Wednesday, August 9, 2023 1:27 PM  
**To:** Group - Planning Commission; Group - Commission  
**Subject:** Christian Science Church Project

To Whom it May Concern,

I am a resident on Sheridan Street. While I appreciate the continued effort to improve the city, I cannot support the project being reviewed at the location of the Christian Science Church. Mainly, I am not in favor of the development of condos on this site or the increase in traffic. Sheridan and Evergreen are already congested during school dropoff/dismissal. The added traffic this project would create will make an undesirable and potentially unsafe environment. In addition, our streets often serve as overflow parking for the various events hosted by the city throughout the year (ice fest, fall fest, and art in the park). Developing this area as planned would increase the congestion and make it harder for residents to go about our normal days.

I am in favor of the church property being updated. Several single family homes in that space would be acceptable. This would keep the traffic similar to what it currently is as well as not overcrowd an already bustling little city.

Please hear and consider the opinions of current residents.

Thank you,  
Beth Borys

## **Bolhuis, Greta**

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**From:** Amy Georvassilis  
**Sent:** Wednesday, August 9, 2023 1:46 PM  
**To:** Group - Planning Commission  
**Subject:** PUD Brookside Village  
**Attachments:** IMG\_3378.jpeg; IMG\_3379.jpeg; IMG\_3376.jpeg; IMG\_3381.jpeg

Dear City of Plymouth Planning Commissioners and City Commissioners:

I am writing once again regarding the proposed PUD Brookside Village at 1000 W Ann Arbor Trail. After reading through the revised PUD plans and drawings the PUD still does not provide much benefit to the community as opposed to the 'cons' it creates. I noticed that persons championing this development are noticeably NOT residents of the City of Plymouth who are directly impacted by this development. I don't particularly care for the facades of the homes or condominiums, my biggest concern is additional traffic and congestion on Ann Arbor Trail as well as Joel and Sheridan. It seems to be a secondary concern to the builder. I took a moment at 11:54am this morning, August 9, 2023 to take pictures of traffic issues at this time (see attached). Clearly the traffic issues are not addressed properly in the proposal as well as the issues additional vehicles will cause to Joel, Sheridan and Ann Arbor Trail.

Current traffic issues:

- \* Difficult for current residents to leave their homes when backing out of driveways; consider the varying speeds of vehicles from both directions. Two of three cars exceed the 25mph speed limit consistently not including the many semi delivery trucks.
- \* The location of the PUD is too close to the traffic light at Harvey and Ann Arbor Trail. Turning right out of the complex adds to already heavy traffic; turning left will be near impossible which significantly increases traffic on Joel and Sheridan. Traffic backs up daily headed towards Harvey near Jener Place.
- \* Parking will be more of an issue as vehicles currently park along Joel and Sheridan. This is also an issue as multiple emergency vehicles visit Tonquish Manor frequently.

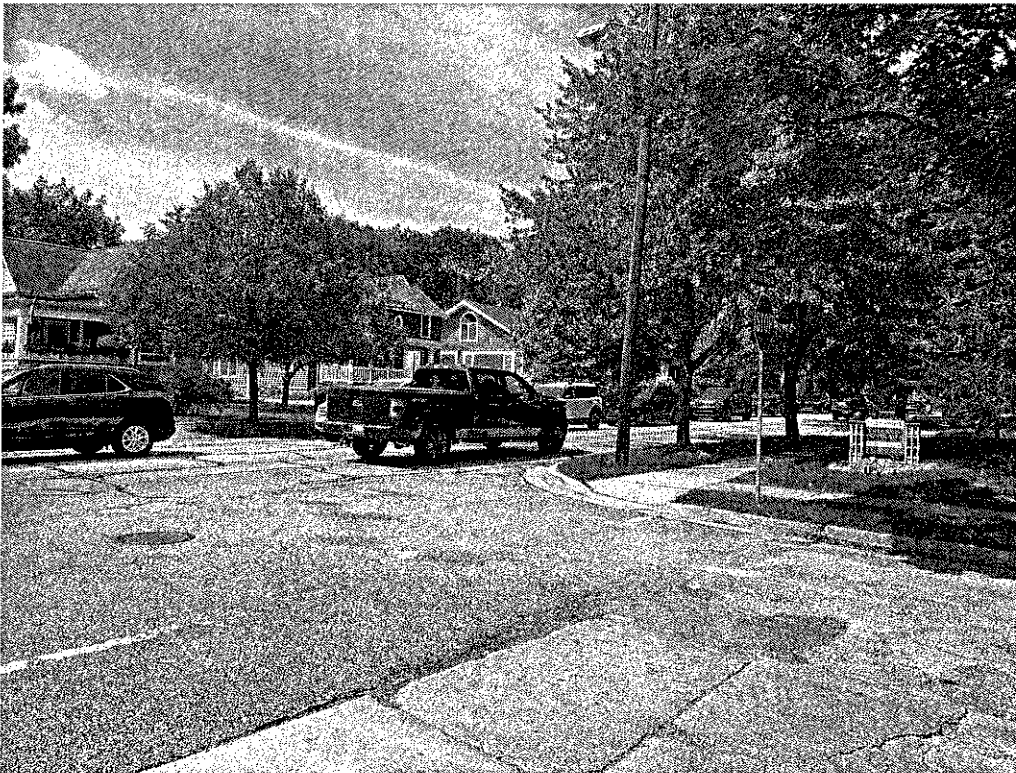
Please halt this overdevelopment of our area as it's already become detrimental to the current residents.

Sincerely,  
Amy Georvassilis

att: traffic pictures



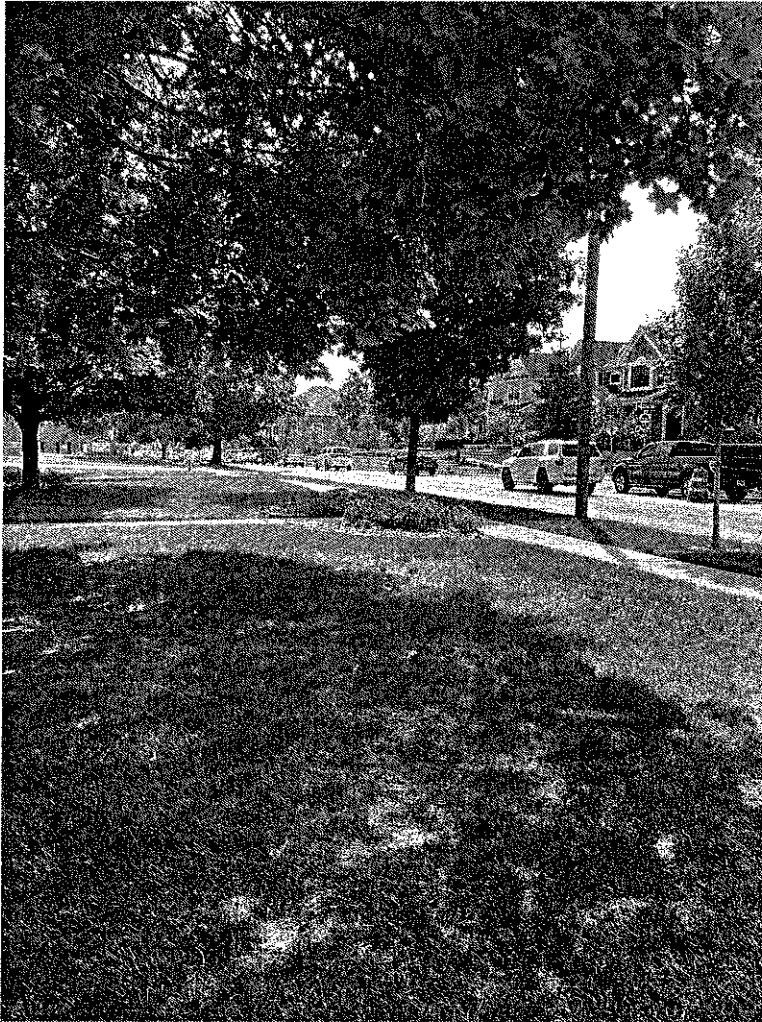
Cars parked along Joel 11:54am, 8/9/2023



Traffic headed towards Harvey prior to Jener Place at Joel 11:54am, 8/9/23



Traffic both directions at Joel and Ann Arbor Trail headed towards Harvey 11:54am 8/9/23 (directly in front of existing church)



Traffic backup on Ann Arbor Trail 8/9/23

## **Bolhuis, Greta**

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**From:** nick jallos  
**Sent:** Wednesday, August 9, 2023 12:08 PM  
**To:** Group - Planning Commission  
**Cc:** Scott Lorenz  
**Subject:** Christian Science PUD

First of all thank you for your time and commitment for the city. My name is Nick Jallos and my family lives at 1227 Maple, fairly close to the newly proposed public housing looking project. We have 3 little kids and enjoy town.

I hope you can rally and shut this (over) development down. There are already so many lingering issues w certain builders harvesting the charm of our community to flip a house with crap materials, fill lots with concrete, and piss off all of the neighbors with severe grading issues that push the limits of our ordinances.

This new project looks like more of the same, taking us more towards the direction of an overcrowded Westland and further from what makes Plymouth special. Please make decisions with existing residents experience at the forefront and not just tax dollars. We live here, we care about our kids and our community and the feel of it and no price can be put on that. Most of developers simply don't care. Please reject the proposal.

Nick Jallos

Sent from my iPhone

**Bolhuis, Greta**

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**From:** Robert Bake  
**Sent:** Wednesday, August 9, 2023 12:13 PM  
**To:** Group - Planning Commission; Group - Commission  
**Subject:** Brookside Village Proposal

Dear Commissioners,

My laser focus on Plymouth real estate began in 1967. Not since 1967 has there been such an egregiously misguided attempt to dismantle current single family zoning in favor of a PUD on steroids trumpeting attached housing.

Bob Bake  
1303 Park Place

**Bolhuis, Greta**

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**From:** Jim O  
**Sent:** Tuesday, August 8, 2023 9:24 AM  
**To:** Group - Planning Commission; Buzuvis, John; Bolhuis, Greta  
**Subject:** Christ Science Church Development Project

My name is James Oakleaf and I reside at 1350 Ross St, Plymouth Michigan.

I am 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 building for the Church community along with 21 new Townhome residences and 3 stand-alone condominium homes along Ann Arbor Trail all set in a nicely landscaped courtyard / Village style setting.

I strongly support the project and know that the City leadership will do the right thing and approve it.

Jim

## **Bolhuis, Greta**

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**From:** ronald shmyr  
**Sent:** Wednesday, August 9, 2023 10:31 AM  
**To:** Group - Planning Commission  
**Subject:** Christian Science PROJECT FOR HOMES/CONDOS

I am sending this rare comment from me and my family due to the dangerous proposal for building condos and house on the Christian Science lot....

I have lived in plymouth for 40 years and my wife for more than 50....all of our children live in the plymouth area..all 7 of them and families...my daughter in law has a business in town...

WE LOVE PLYMOUTH PASSIONATLEY OBVIOUSLY..WE SEE IT AS A PLACE TO BRING UP FAMILY AND STAY!!...

HOWEVER, the town is getting dangerously crowded in the downtown area, sadly unaffordable, and most importantly, infringed by folks who have little interest in the well being and history of the town...

This project is a perfect example..it is purely and simply for large profit...

—anyone who has driven on Ann Arbor trail going in or out of town from the downtown are to Sheldon can experience at various times the ridiculous traffic jams that take place that never existed before....

—we along on maple and McKinley have witnessed what happens when traffic gets congested on said road..maple street becomes an alternative and a dangerous one at that...speeding cars, and very little obeying of traffic signs..we have witnessed and you have received the complaints...THIS PROJECT WILL BE A NIGHTMARE FOR THIS SAID SITUATION..TRAFFIC FOR 24 MORE HOMES/CONDOS?...ONE ENTRANCE AND EXIT ON AN ALREADY CROWDED Ann Arbor TRAIL?...WHAT ABOUT THE POOR FOLKS NEAR TONQUISH?...HAVE THEY NOT SPENT DECADES OF TAXES TO HELP THIS CITY?...THIS PROJECT THROWS THEM TO THE WOLVES....THE PARKING AREA AND ROAD INTO AND OUT OF TONQUISH IS ALREADY JAMMED...JAMMED!!

—it cannot be underestimated, the unsafe situation for pedestrians trying to walk along the trail into and out of town, while cars are trying to get into and out of the entrance of this proposed neighborhood....cars will edge out to get a better view and walkways will be blocked..count on it...

MY BIGGEST COMPLAINT.....this project does not give one speck of respect or consideration to those many folks who have lived in the area for years..paying taxes..serving the city....paying off their debts..working hard....making the town great....then to have some giant project come in and completely change the zoning for profit...FOR PROFIT!!..UNEQUIVOCALLY NOT FOR THE WELL BEING OF THOSE WHO LIVE HERE...

I WILL NEVER FORGET SEEING A NICE 1200 SQ FT HOME IN MY AREA, PERFECTLY MANICURED AND CARED FOR BY SOMEONE WHO PROBABLY SPENT THEIR ENTIRE WORKING LIFE MAKING IT BETTER AND PAYING OFF THEIR MORTGAGE, COMPLETELY DISREGARDED BY A NEWLY BUILT HOME THAT WAS BUILT UP TO THE EDGE OF THE PROPERTY LINE NEXT DOOR.....BLOCKING OUT ANY SEMBLANCE OF SUNSHINE, WITHIN ARMS LENGTH OF THE KITCHEN WINDOW NEXT DOOR....MORE OR LESS DESTROYING THE INTEGRITY OF THE ORIGINAL HOME....WHAT ABOUT THE LOYAL HOMEOWNER WHO SPENT HIS/HER LIFE CARING FOR THE CITY?...WHY WERE WE NOT THERE TO PROTECT?.....

I HOPE YOU STRONGLY CONSIDER WHAT THE ORIGINAL INTENT WAS FOR THE PROPERTY BEING DISCUSSED AND KEEP IT IN LINE WITH THE ORIGINAL ZONING...

THANK YOU SO MCH FOR HEARING ME OUT..

## **Bolhuis, Greta**

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**From:** scottlariche  
**Sent:** Wednesday, August 9, 2023 3:20 PM  
**To:** Group - Planning Commission  
**Subject:** Brookside development project.

Hello all, I hope this email finds you and yours in good health.

I'm writing today in full support of the Brookside development project. In looking at the new plans, the change in density and set backs look to be what you were asking for. The walking trail improvements and the opportunity to keep the church there is what the community is all about. I hope the changes will be the catalyst for your approving this development. This is a great opportunity for Plymouth that will keep us one step ahead of the surrounding communities. In closing, the Champion development group has always been community minded as proven by their many projects in various locations. I believe they will not let Plymouth down and will enhance the community.

Sincerely,

Scott LaRiche

## **Bolhuis, Greta**

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**From:** Win Schrader  
**Sent:** Wednesday, August 9, 2023 4:50 PM  
**To:** Group - Planning Commission  
**Subject:** The Christian Science Church Project.

To The Members of The Planning Commission.

We are strongly opposed to the creation of a PUD for this property.

The described PUD will negatively affect the surrounding properties by increasing the traffic both into and out of the project. The residents of Tonquish Manor will be negatively affected due the close proximity of the proposed buildings.

There will be an increase in noise pollution due to the expected increase in the number of persons compacted into this parcel.

This PUD is not in character with the general perception of the surrounding R-1 neighborhood.

There is no public benefit to this project.

Susan & Win Schrader  
1345 Park Place  
Plymouth, Michigan

## **Bolhuis, Greta**

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**From:** T.M. Doran  
**Sent:** Thursday, August 10, 2023 8:34 AM  
**To:** Group - Planning Commission  
**Subject:** August 9 PC meeting, Brookside traffic and safety study

Dear Planning Commissioners,

While the August 9 meeting is still fresh in your minds, I am sharing pertinent information that I could not share last evening.

Please do not reduce the concerns at the Joel-Sheridan corner to a mere parking dispute between two private parties, the church and Tonquish Creek Manor apartments. This is first and foremost a looming safety problem. A traffic/safety study must take this into consideration.

Many of the 18 vehicles the apartments rent from the church do not move every day, whereas the condo vehicles in that location are likely to move multiple times a day. This has a direct bearing on the safety concern. The Sheridan to Sheldon route will be a convenient way to bypass traffic and backups on Ann Arbor Trail. I often do that. The condo residents will quickly figure that out. Thus, the developer's statement that few will use the Sheldon entrance and exit doesn't square with reality.

The apartments seniors with rented spaces who are moved to the street 24/7 will have to be in the streets to get to their vehicles, and some will have to cross the proposed Sheridan street extension into the condos, not to mention traffic zooming from Ann Arbor Trail down Joel to Sheridan to bypass heavier Ann Arbor Trail traffic. Add to this the two entrance/exits from the apartments at this corner. In darker and snowier months, this corner will be even more perilous to people permanently parked in the street.

Few realize that there are 5 vehicle entrances and exits at the Joel-Sheridan corner. The proposed condo extension into Sheridan would further aggravate this condition.

This is why the primary issue at this corner is safety—a City responsibility—and not the church/apartments parking agreement per se.

Please also understand, we are not seeking nirvana at this corner. Even if seniors with rented spaces were not relegated to the street, all of the apartments' therapists, visitors, contractors, and employees without parking will continue to line up on Joel and Sheridan every day. So, safety at this corner would continue to be a concern.

Thank you for allowing me to clarify this important matter.

Thomas M. Doran  
1191 Sheridan Street

## **Bolhuis, Greta**

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**From:** SUSIE PATROSSO  
**Sent:** Thursday, August 10, 2023 10:53 AM  
**To:** Group - Planning Commission; Group - Commission  
**Subject:** Christian Science Church Project follow up

August 10, 2023

I would like to thank all of you for allowing us to speak at the meeting last night (August 9th).

I think looking around the room, it was pretty evident that many of the people in attendance have never attended a meeting, nor spoke at one. Many were unsteady on their feet and very shy to speak, but it was their passion and love for living in Plymouth and particularly the streets that would be severely affected that brought them there on such a short notice.

I think that I could almost guarantee that none of them would have been there if the builder was just building a smaller church and three large homes on Ann Arbor Trail! (We would love for the church to stay.)

I don't pretend to know what effect this will have on our environment--the Creek, our utilities, our sewage system., etc. (Although, there were many in attendance who do know these issues.) I do know what effect it will have on our parking, traffic and way of life.

I live five houses from Sheldon on Ann Arbor Trail (1456). I understood completely when Mr. Stalter said he gets so frustrated at the traffic jam on AAT when dropping off his son for school and lets him off on Evergreen instead! Living 5 houses from the corner, we cannot back out of our driveway in the morning or afternoon during the various arrival and departure times of the two schools. But, we knew that when we purchased our home 14 years ago. (We just schedule appts., errands, etc. around the schools' schedules or pray someone, who is in a hurry, will let us in!) (Please, Mr. Stalter, remember us when you vote!) The thought of adding more traffic (and it will be a lot—let's not kid ourselves) will be a NIGHTMARE!

Why do we put up with the inconvenience of the traffic? Because we love living on Ann Arbor Trail! We love waving and saying hello to the moms with their strollers, to the many dog walkers, to the little kids on their bikes. (Would you let your children ride their bikes pass the busy entrance to the condos?) If the power goes out, neighbors help each other with their generators. If there is an accident, neighbors help the victims until the police arrive. Because we are friends as well as neighbors, we can also not stand by and see our neighbors on Sheridan, Joel, etc. have their way of life change dramatically—housing values plummet, parking for their own families non-existent, etc. (And how in the name of God are the constant ambulances going to get into Tonquish Manor quickly?)

We have all paid taxes (high city taxes!) for 10, 20, 50 years. How is this for the betterment of the citizens of Plymouth? Is this the way that they should be treated?

So, who benefits from these condos? The builders! There is no benefit to our citizens and will destroy our quiet, friendly neighborhood. They will get rich and won't look back. We don't need their park benches on the creek—we could have taken a collection at the meeting and bought benches.

It is not our responsibility to provide more housing at the cost of ruining our lifestyle and neighborhood.

And, like Ms. Sisolak said, we will not be walking our dogs or walking to an area to sit on their property.

And the suggestions from the builder that we don't have to worry about parking and traffic because the trend is for less people to drive cars and also, we can pretty well count on many of the occupants have homes "where palm trees grow" were two of the most ridiculous statements made last evening!

Sorry, this is so long, but it is just the tip of the iceberg.

Build your 3 large houses and , because you "care so much about the church" build them a smaller church. You won't get as rich, but you won't be destroying the way of life or the property values of the citizens of Plymouth!

Again, thank you for giving us the opportunity to speak last night. See you at the next meeting!

Sincerely,

Karen Patrosso  
1456 West Ann Arbor Trail

**Bolhuis, Greta**

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**From:** Lucy Oakleaf  
**Sent:** Thursday, August 10, 2023 1:45 PM  
**To:** Group - Planning Commission  
**Subject:** Last night's meeting

I must say I was very disappointed in the hostility directed at the Champion Development team yesterday.

I've know Len and Teresa for some 30 years. They are honest, trustworthy and trying to find a solution amenable to all parties. Obviously that's not going to happen.

I hope they can find another community interested in working with them. It's obvious to me Plymouth isn't.

Lucy Oakleaf  
1350 Ross

## **Bolhuis, Greta**

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**From:** Julie Nelson  
**Sent:** Thursday, August 10, 2023 4:54 PM  
**To:** Group - Planning Commission; Group - Commission  
**Subject:** Christian Science Property Development

I want to thank you for listening last night at the commission meeting. It is obvious there is a lot of passion on both sides of this issue.

I live at 1464 W Ann Arbor Trail and I spoke against the project last night. I have lived in my home since December of 1989, going on 34 years. I have seen a wonderful revitalization of the downtown area. I am in support of all of the new businesses and restaurants that have moved to our lovely town. With this and the festivals, Plymouth is a destination spot for many. Do I like the traffic created from the festivals, no. But I realize the amount of money they bring into our city and make my plans around them while also visiting them.

One of the reasons we moved to Plymouth in the first place was all of the unique homes. This is not a "cookie cutter" area. There has been much discussion about the tearing down of homes and rebuilding. I can say that for the most part, I support the new dwellings, they are beautiful and fit into the current landscape of the area.

Now on to the Christian Science Room property. What is currently proposed there is definitely not in keeping with the current landscape of the area. You kept using the word density last night. YES, this is too many buildings for such a small area. I realize everyone wants to make money on this project. But at what cost the the current, as in my case, long standing citizens of this town. I do not see any overwhelming benefit to the community that would ever out-way the consequences of dividing this property.

I am not opposed to the church staying there and a "much" smaller development being built. One of the commissioners said, maybe if you just remove the church from the plan. NO, 21 condos and 3 stand alone condos is too much for this property. It will ruin the aesthetic of the street and the downtown area.

It was also debated about how many visitor spaces there were. The number varied, but in the end there are not enough spaces for every home to have even one guest.

We all discussed the increase in traffic and a traffic study being completed. If the builder does this, I fear it will be biased in his favor. The kids on the north side of Ann Arbor Trail are all walkers to school. This increase in traffic poses a safety concern to them!

I also was concerned when the women representing the church said they have never been offered a home only proposal and then a community member later said they had, but did not like the profit margin for that plan. The church needs to be transparent.

Please, for the sake of our community do not approve this plan or the plan with just the church removed. I would like to see the property developed, but not to the expense of the beauty and safety of our community.

Thank you,

Julie Nelson  
1464 West Ann Arbor Trail

## **Bolhuis, Greta**

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**From:** Scott Lorenz  
**Sent:** Friday, August 11, 2023 11:48 AM  
**To:** Group - Commission; Group - Planning Commission  
**Subject:** Letter to City Commission RE: TONQUISH MANOR- It's a hot mess all jammed into a dead-end street waiting for the dumpster fire.

To: Plymouth City Commissioners:

The parking and traffic problem caused by The Tonquish Manor is truly out of hand. The PUD request by the Christian Science Church has put a spotlight on the issue and it needs to be solved by the City of Plymouth.

Whether solved by enforcement or purchase of property this cannot be allowed to go on.

At the standing-room-only planning commission meeting on Wednesday, August 11, dozens of residents on Sheridan, Ann Arbor Trail and Joel expressed exasperation that their current situation would be worsened by 24 new condo units.

I have spoken extensively with Tom Doran who lives at 1191 Sheridan Street on the corner of Sheridan and Joel, the epicenter of the unfolding nightmare. "This is not a mere parking issue between two private parties, the church and Tonquish Creek Manor," says Tom, "This is first and foremost a looming safety problem. A traffic/safety study must take this into consideration and the city needs to fix the current problem before creating a new one."

Tom looks out on the Tonquish Manor, sees the coming and going of the staff, residents and the practically daily ambulance runs, fire trucks and service trucks. It's a hot mess all jammed into a dead-end street waiting for the dumpster fire.

Since April, I've been driving through the Christian Science Church lot multiple time a week at various times to count the cars to get a handle on the issue. On any given day 16-23 cars are parked on the Church lot from Tonquish Manor. Then 4-6 cars are parked on JOEL starting with a big red pickup truck. Then there are 2-4 cars parked on Sheridan. Some days are worse than others.

While the Tonquish Manor has been a terrific asset to this community, they have been allowed to expand the number of cars per resident to the point where this is now out of control. It's not fair to the residents of Sheridan and Joel and needs to be resolved. This used to be a nice quiet street that has turned into a goat rodeo. (And how about repairing the crumbling cement on Joel? It's been totally forgotten).

Allowing the CS Church to expand wildly with the 24 condos without resolving these issues is irresponsible and clearly beyond the purview of the planning commission. One PC member even said, "Parking for the Tonquish Manor is not our concern."

Hate to tell you, but it **IS** within the purview of the City Commission and the administration. Something needs to be done.

Thank you for serving the community.

Scott Lorenz  
President  
*Westwind Communications*

## **Bolhuis, Greta**

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**From:** Mary Singer  
**Sent:** Tuesday, August 22, 2023 12:52 PM  
**To:** Group - Planning Commission  
**Subject:** Proposed project at 1100 W Ann Arbor Tr

Good afternoon,

I am writing in regard to the proposed change to the zoning laws at 1100 W Ann Arbor Trail, the current location of the Christian Science Church. While I agree with the sentiment that the project put forth by Champion Development Group, in it's current state, is too dense, I also take issue with a few observations I made during the last meeting regarding this project on August 9, 2023.

- The representatives from the church as well as members have requested the zoning modification so they can continue on because they have been a vital part of this community for a number of years. While I may be mistaken, I am not aware members of the church have reached out to assist those in the Plymouth community who are not current or future members of the church in need.
- I am not aware of any regard put forth to take into account the effect this project will have on the surrounding neighbors. As a matter of fact, in the meeting one of the representatives made it a point to mention the parking space that Tonquish Creek residents are currently leasing will be going away at the end of this year with no apparent regard to the consequences. I believe an organization that is requesting the city assist them in their endeavors can do better than that. Perhaps donate that property or in some way show care about the effect they are having on others. In addition, there does not seem to be any recognition to the effect of this project at all on the neighbor to the west. Perhaps a suggestion could have been made to place the church on the east side where other businesses currently reside.
- With very little exception, the members who came forward to ask that this project move forward were from surrounding communities outside Plymouth. As a result, other than traveling to a new place for worship, they will not be adversely effected by this project.
- I believe a comprehensive traffic study must be completed. However, I do not agree that it should be based on a formula that assumes full capacity of the church. That is not a current, real-life scenario as the reason the church has a precipitous drop in membership. I think a traffic study based on the current situation compared to the expected increase is more accurate. As mentioned in the meeting, the state of the traffic in its current condition is heavy. Case in point: on Thursday evening last week, traffic was stopped eastbound to Mckinley Rd. from Harvey waiting for the light at Harvey. While this may have been caused by the construction on Penniman, this is not an unusual occurrence. The increase in density requested in this project has the potential to make living on Ann Arbor Tr undesirable.
- Finally, while I certainly do not wish this upon the church, I cannot help but think that if membership is dropping, will the city at some point in the future, be left with an awkward structure in an awkward place. In the current trajectory, this may be something that could come to pass.

In conclusion, the church has every right to sell its land to whomever it sees fit within the parameters of the current zoning laws. In asking the city to change the zoning laws, however, I do not believe they have demonstrated a benefit to the the community as required.

Thank-you for taking the time to read this. If you have any questions, Please feel free to contact me.

Mary Singer

1246 W Ann Arbor Tr