



**Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, May 8, 2024 - 7:00 p.m.
Plymouth City Hall 201 S. Main**

City of Plymouth
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
734-453-1234

1. CALL TO ORDER

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

Present: Chair Sisolak, Vice Chair Scott Silvers, Commissioners Sidney Filippis, Zach Funk, Joe Hawthorne, Trish Horstman, Kyle Medaugh, Hollie Saraswat, and Eric Stalter

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

2. CITIZENS COMMENTS

Laura Lycette, 480 Parkview, voiced her concerns about a short-term rental property in her neighborhood.

3. APPROVAL OF MEETING MINUTES

Filippis offered a motion, seconded by Medaugh, to approve the minutes of the April 10, 2024 meeting.

There was a voice vote.

Hawthorne and Stalter abstained.

MOTION PASSED 7-0

4. APPROVAL OF THE AGENDA

Saraswat offered a motion, seconded by Silvers, to amend the agenda by correctly identifying SP24-05 as a public hearing, which would also move it above old business.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

There were no commission comments.

6. PUBLIC HEARINGS

- a. SP 24-05: 650 Church, Special land use and site plan review for pickleball courts

PARC representatives Mark Malcolm and Ted Barker provided an overview of their project and responded to questions in the Carlisle Wortman report about hours, providing a bike rack, parking, and noise. Sisolak opened the public hearing at 7:15 p.m.

The following residents spoke in support of the project:

Eric Nemes, 140 S. Union

Debra Kuptz, 997 Carol

Ron Picard, 1373 Sheridan

Karen Jallo, 505 McKinley
Ellen Elliott, 404 Irvin

Sisolak closed the public hearing at 7:18 p.m.

Elmiger said the plan should include protection for the large tree adjacent to the court area.

Motion

Silvers offered a motion, seconded by Stalter, to approve SP 24-05 for special land use.

Findings of Fact

The project meets the objectives of the master plan.

The project includes recommendations in the Carlisle Wortman report.

Conditions

The applicant is to provide a bike rack.

No additional landscaping is required.

The applicant is to provide protection for the adjacent mature tree abutting the pickleball court location during construction.

The applicant is to address any noise or sound complaint with the Community Development Director to reach resolution.

No additional parking is required.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

Motion

Silvers offered a motion, seconded by Funk, to approve SP 24-05 for site plan review.

Findings of Fact

The project meets the objectives of the master plan.

The Planning Commission has reviewed the Carlisle Wortman report regarding the site plan.

Condition

The applicant is to work with the Building Official to approve a sign permit.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

7. OLD BUSINESS

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

Champion Development Representative Doug Hamborsky, First Church of Christ, Scientist Representative Leslie Evans, and Attorney John Gaber reviewed the changes made to the plan since the last time they came before the Planning Commission, including the following:

- Reducing the density from a total of 24 residential units to a new total of 20 units (17 Townhouses + 3 stand-alone units)
- Adding public benefits
- Providing additional parking spaces that may be shared with Tonquish Creek Manor

- Providing two guest spaces in front of every 3 bedroom Townhouse and 1 guest space in front of the two 2 bedroom townhouses
- Commissioning the creation of a creek restoration environmental / ecological master plan report and the creation of a traffic analysis report to study traffic conditions for the project design.

The public benefits they cited include:

1. Provide shared parking for the adjacent Tonquish Manor operations
2. Provide Tonquish Creek and trail restoration plan
3. Provide full restoration of the Brookside section of the creek bank and partial trail clean up
4. Provide select Tonquish Creek trail improvements
5. Deed a portion of property along the bank of the creek to the City
6. Construct a new access stair at the end of the creek
7. Provide a new pocket park at the Reading Room bookstore
8. Provide a new pocket park along the creek
9. Provide significant new tax revenue for the city
10. Produce significant net traffic reduction
11. Addition of 20 new families for the downtown community
12. Site to be updated with all new construction and stormwater utilities
13. Provide significant additional guest parking for townhouse units

The following residents spoke in opposition to the project.

Tom Doran, 1191 Sheridan
 David Pierce, 1147 W. Ann Arbor Trail
 Denise Varner, 1428 Sheridan
 Julie Nelson, 1464 W. Ann Arbor Trail
 Mike Mountain, 1211 Sheridan
 Elizabeth Volaric, 216 N. Holbrook
 Karen Jallo, 505 McKinley
 Ben Covington, 360 S. Harvey
 Ron Picard, 1373 Sheridan
 Elaine Attridge, Joel at Ann Arbor Trail
 Fred Brunk, 523 McKinley
 Ellen Elliott, 404 Irvin
 David Sibbold, 1351 Woodland Place
 Scott Lorenz, 1310 Maple
 Alan Ardanowski, 1120 Maple

The following spoke in support of the project.

Mark Wira, Plymouth business owner
 Bill Skubik, Real Estate agent
 Betty Schovers, potential city resident

There was a break from 9:10-9:15 p.m.

Elmiger explained to the group that they were to evaluate the project using nine criteria outlined in the ordinance.

Commission members discussed the project. Items of discussion included the following:

- The reduced density was appropriate

- The public benefit was inadequate – the pocket parks seemed more like landscaping, Tonquish Creek plan didn't include specific work to be performed
- Some were concerned with additional traffic and related safety, one pointed out that traffic was not an issue at the multi-family units at Union and Hamilton, a larger complex
- Greenspace and other impervious surfaces were inadequate
- Concerns about the length of the wall along the West property line
- The placement was awkward in a transitional property, particularly when considering the potential future form-based codes
- The traffic study was actually a trip generation study
- The city did not need property deeded to it because there is already an easement
- The stairs were too steep and would have to be maintained by the city
- The property was undersized for a church, per existing ordinance requirements

Elmiger said the Commission's recommendation needed to be based on the facts of this project.

The developer asked for clarification on how much greenspace would be adequate, and it was noted that this was not specific in the ordinance.

The nine criteria for a PUD were reviewed.

The developer responded to the comments that the public benefit was inadequate, stating that they have put a significant amount of work into a benefit package they feel is substantial and it was unfair to give the efforts zero value. He explained that the mission of the project was to keep the church on the property.

Elmiger suggested having the administration draft a motion based on the facts of the project and the criteria of the ordinance and present it to the Planning Commission at their next meeting. This suggestion was rejected.

The requirement that a public hearing be held for PUD 23-01 when it returns to the Planning Commission be scheduled, per the Ordinance. Economic Development Director John Buzuvis explained past practices in scheduling a public hearing for a PUD.

8. NEW BUSINESS

There was no new business

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Brock Minton thanked Planning Commission members for their thoughtful discussion.

10. ADJOURNMENT

Saraswat offered a motion, seconded by Funk, to adjourn the meeting at 10:58 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

Bolhuis, Greta

From: cheryl allerding < >
Sent: Tuesday, May 7, 2024 8:15 AM
To: Bolhuis, Greta
Subject: SP-24-05: 650 Church

Follow Up Flag: Follow up
Flag Status: Flagged

I am unable to attend the meeting and wish to submit my concerns regarding the pickleball court installation behind our home.

1. The large tree on Theodore is protected and saved. I would hope before the commission makes a decision, an arborist opinion is obtained to ensure the installation does not harm the tree either during or after construction.
2. Parking is a premium especially when games are played at Miracle League field. I would hope there is some plan to monitor parking and ensure there is no parking near the tree.
3. If lights for night time use of the courts is part of the plan, I strongly object to the proposal.

With the exception of these three caveats, I support the proposal.

Cheryl Allerding
442 Adams St
Plymouth MI 48170

****CAUTION:**This email originated from outside of your organization. Use caution when clicking on links or opening attachments. Contact the sender by phone to validate the contents.** _____

Bolhuis, Greta

From: Louis Nachman
Sent: Tuesday, May 7, 2024 7:59 AM
To: Bolhuis, Greta
Subject: Proposed Pickle Ball Courts

Follow Up Flag: Follow up
Flag Status: Flagged

I will be unable to attend the meeting on May 8 but I wish to registrar my opinion.

1. If there is any harm planned for the large tree in the proposed site, I strongly object to the proposal.
2. If lights for night time use of the courts is part of the plan, I strongly object to the proposal.

With the exception of these two caveats I support the proposal.

Louis J. Nachman
442 Adams Street
Plymouth, MI. 48170

Sent from my iPad

****CAUTION:**This email originated from outside of your organization. Use caution when clicking on links or opening attachments. Contact the sender by phone to validate the contents.** _____

Brookside Village

P L Y M O U T H M I C H I G A N

1100 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN

PROPOSED PUD DEVELOPMENT

PRELIMINARY PUD PRESENTATION

(Updated)

May 8, 2024



FIRST CHURCH OF CHRIST,
SCIENTIST, PLYMOUTH

PROJECT TEAM

- 30 Years Developing World Class Properties
- \$300+M in Total Project Value
- Work across Michigan, Florida, Georgia



Billings Place



The Westbrow



Marina Del Sol

BROOKSIDE VILLAGE TEAM MEMBERS

- ▶ Williams Williams Rattner & Plunkett, PC.
- ▶ ECT Ecological Consultants
- ▶ Mosher Design - Landscape Specialist
- ▶ Stonefield Engineering
- ▶ Lindhout Associates Architects, aia pc
- ▶ Stuckey Vitale Architects

Brookside Village
PLYMOUTH MICHIGAN

PROJECT SCOPE SUMMARY

THIS PUD PROJECT WILL ALLOW FIRST CHURCH OF CHRIST, SCIENTIST, PLYMOUTH, (A 120 YEAR OLD PLYMOUTH CHURCH COMMUNITY) TO REMAIN IN THEIR HOME TOWN OF PLYMOUTH WHILE BRINGING 20 NEW HOUSEHOLDS TO THE 2.25 ACRE SITE ALONG THE TONQUISH CREEK. FEATURES INCLUDE:

- ▶ Enhanced PUBLIC BENEFITS for the Plymouth Community.
- ▶ 17 new Townhouse Condominium homes.
- ▶ 3 new stand-alone Condominium homes along Ann Arbor Trail.
- ▶ A new 3,400 sf Church building for the First Church of Christ, Scientist, Plymouth.
- ▶ A new COMMUNITY parking lot with 43 spaces.
- ▶ Each Townhouse also has a 2 car garage PLUS DEDICATED GUEST PARKING in front of each unit - 77 Total Residential Spaces

Brookside Village

PLYMOUTH MICHIGAN

WE HEARD YOU...

FROM PREVIOUS PC MEETINGS, A RECENT NEIGHBOR MEETING AND THE PLANNER'S COMMENTS, WE HAVE MADE SEVERAL SIGNIFICANT UPGRADES TO THE PROJECT SCOPE AND DESIGN TO ADDRESS OR IMPROVE THE FOLLOWING ITEMS:

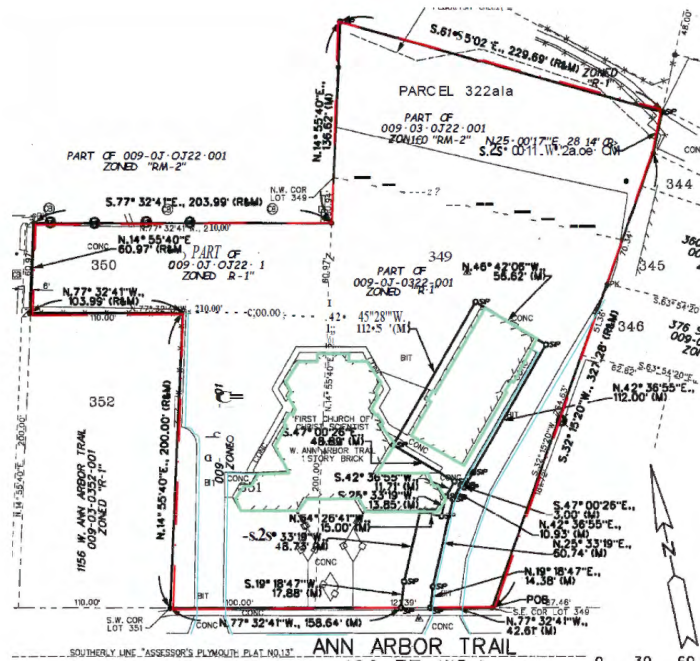
- ▶ **COMMUNITY PARKING:**
NEW OVERSIZED COMMUNITY 43 SPACE PARKING LOT WILL BE SHARED WITH TONQUISH MANOR AND OTHERS **REDUCING OVERFLOW PARKING ON STREET.**
- ▶ **RESIDENT PARKING:**
THE PROPOSED CONDOMINIUMS NOW EACH HAVE DEDICATED GARAGE PLUS GUEST PARKING SPACES FURTHER **REDUCING OVERFLOW PARKING ON STREET. 77 SPACES FOR 20 HOMES**
- ▶ **DENSITY:**
RESIDENTIAL DENSITY IS NOW 17 TOWNHOMES + 3 STAND ALONE CONDO HOMES - **A TOTAL OF 20 NEW HOUSEHOLDS.**
- ▶ **SETBACKS:**
SETBACKS OF CHURCH AND HOMES HAVE BEEN ADJUSTED
- ▶ **THE PUBLIC BENEFITS - DRAMATICALLY ENHANCED.**

Brookside Village

PLYMOUTH MICHIGAN

CHURCH MESSAGE

- ▶ 120 Years of Community Service in Plymouth
- ▶ Great Desire to STAY in Plymouth
- ▶ Long term plan for viability
- ▶ Parking Plan to Share With the Community



FIRST CHURCH OF CHRIST, SCIENTIST, PLYMOUTH
1100 W. Ann Arbor Trail - Plymouth, Michigan



MASTER SITE PLAN

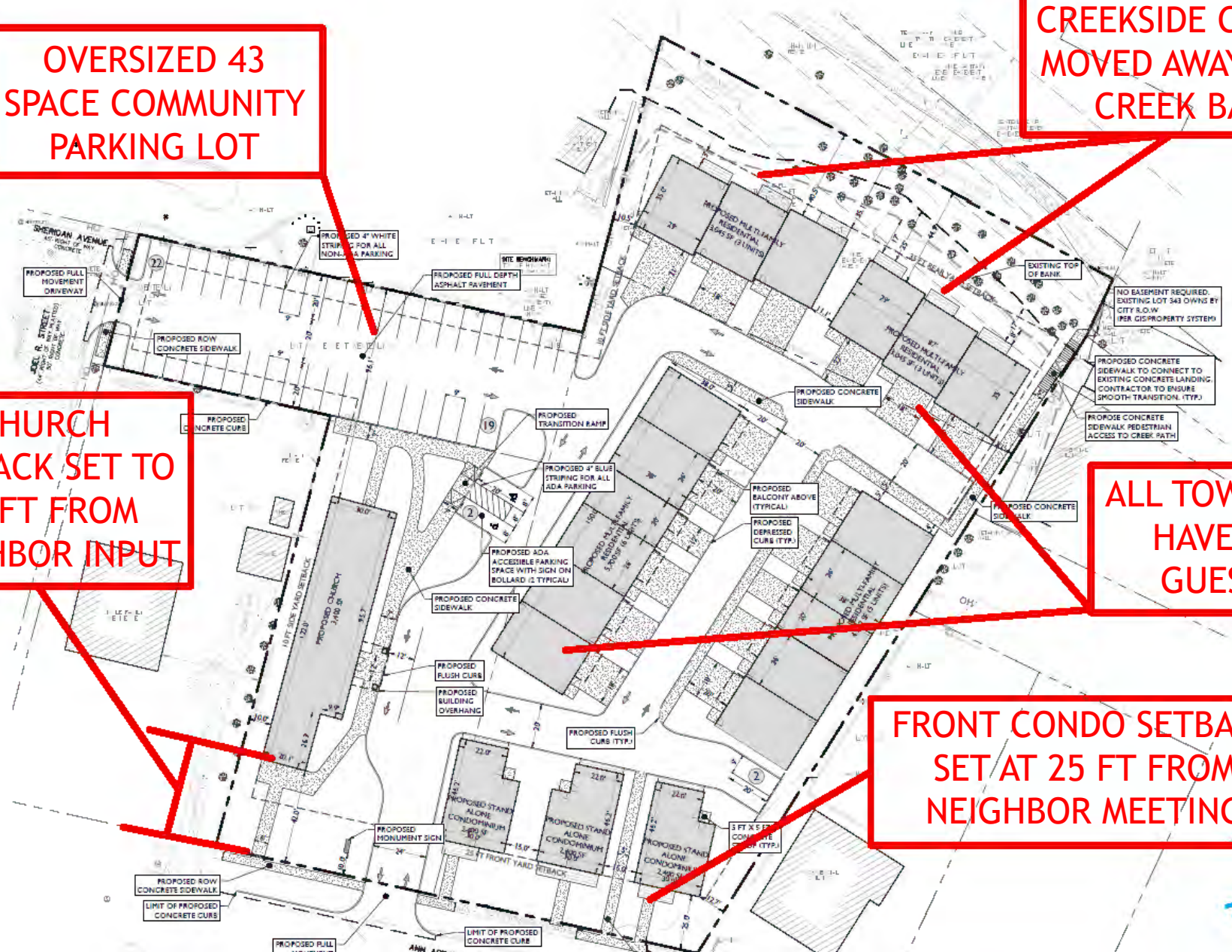
OVERSIZED 43 SPACE COMMUNITY PARKING LOT

CREEKSIDE CONDOS MOVED AWAY FROM CREEK BANK

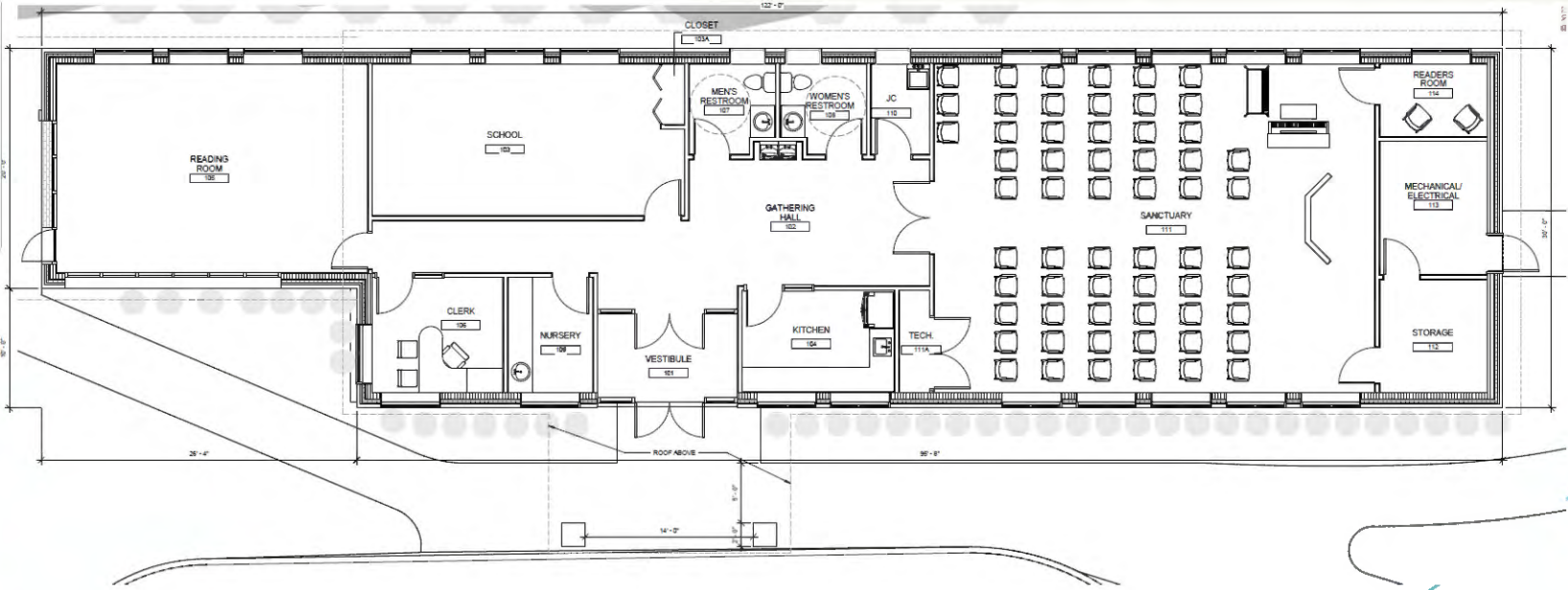
CHURCH SETBACK SET TO 42 FT FROM NEIGHBOR INPUT

ALL TOWNHOMES NOW HAVE DEDICATED GUEST PARKING

FRONT CONDO SETBACK SET AT 25 FT FROM NEIGHBOR MEETING



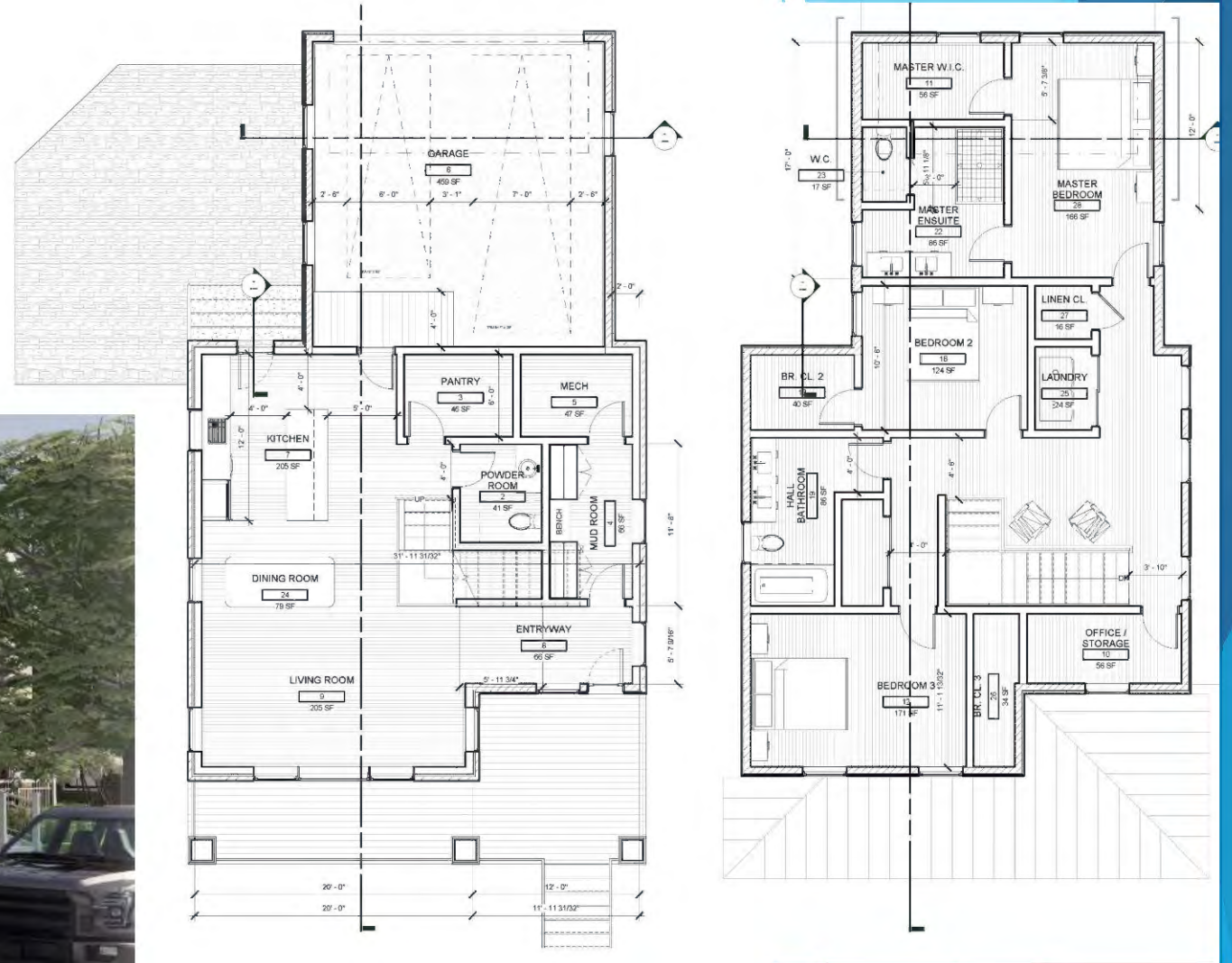
NEW FIRST CHURCH of CHRIST, SCIENTIST, PLYMOUTH



Brookside Village
PLYMOUTH MICHIGAN

3 NEW STAND ALONE CONDO HOMES

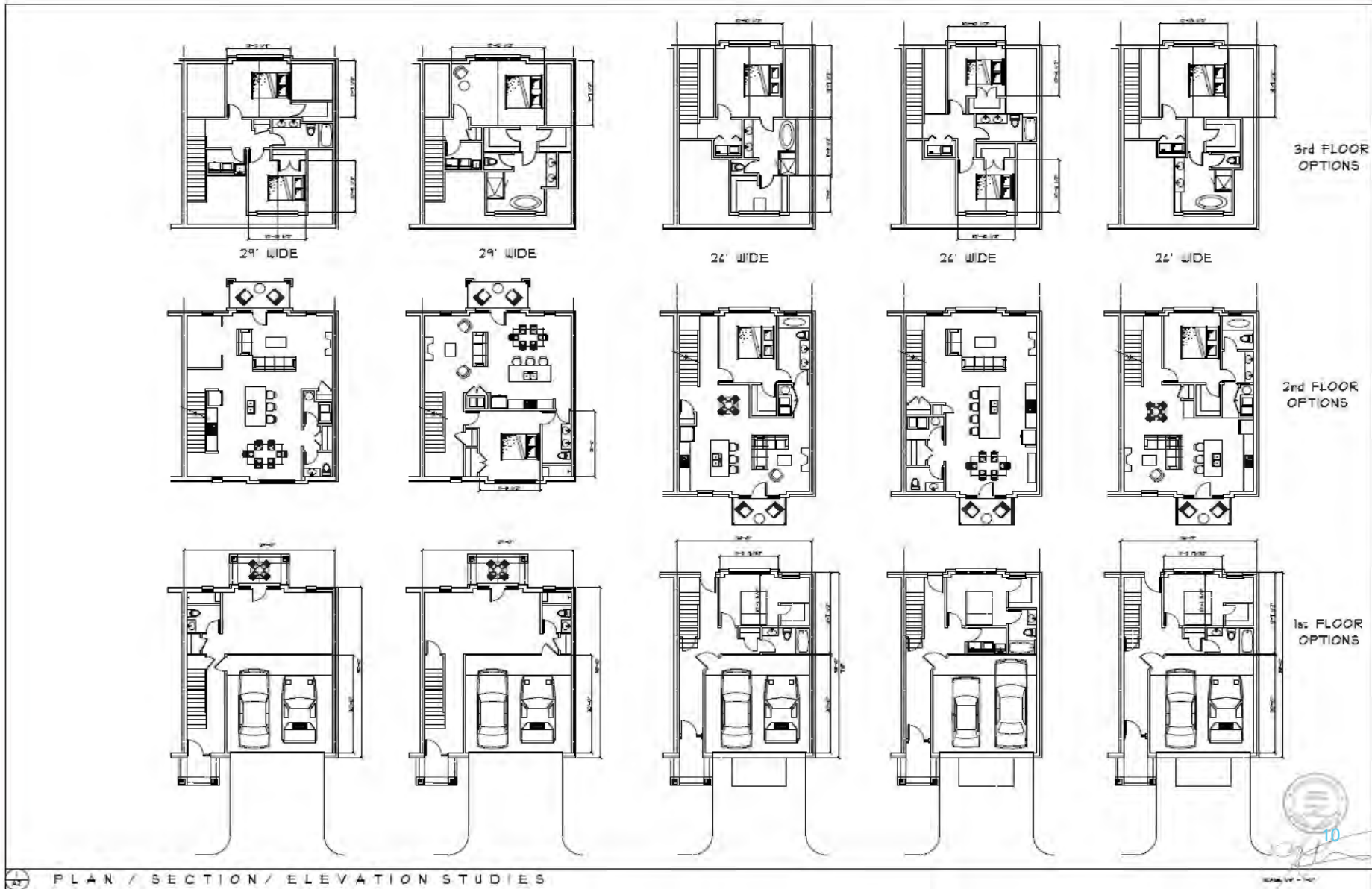
(Concept Designs provided - at this time Each FINAL DESIGN will be Unique and more ornamental)



17 NEW TOWNHOME CONDOMINIUMS



FLOOR PLANS (20ft 2BR / 26 & 29 ft 3 BR)



Lindhout Associates
architects aia pc
1948 Station Ave. Brighton, Michigan 48116-9910
www.lindhout.com (810)331-3888 fax:(810)327-3885

DATE: 10/11/12

SCALE: AS SHOWN FOR PLANETS, P&C APPROVED FOR

DATE: 10/11/12

TOWNHOUSE STUDY FOR
BROOKSIDE VILLAGE
PLYMOUTH MICHIGAN
FLOOR PLAN OPTIONS

A1
24012

EXTERIOR ELEVATION / MATERIALS



17 NEW TOWNHOME CONDOMINIUMS



17 NEW TOWNHOME CONDOMINIUMS



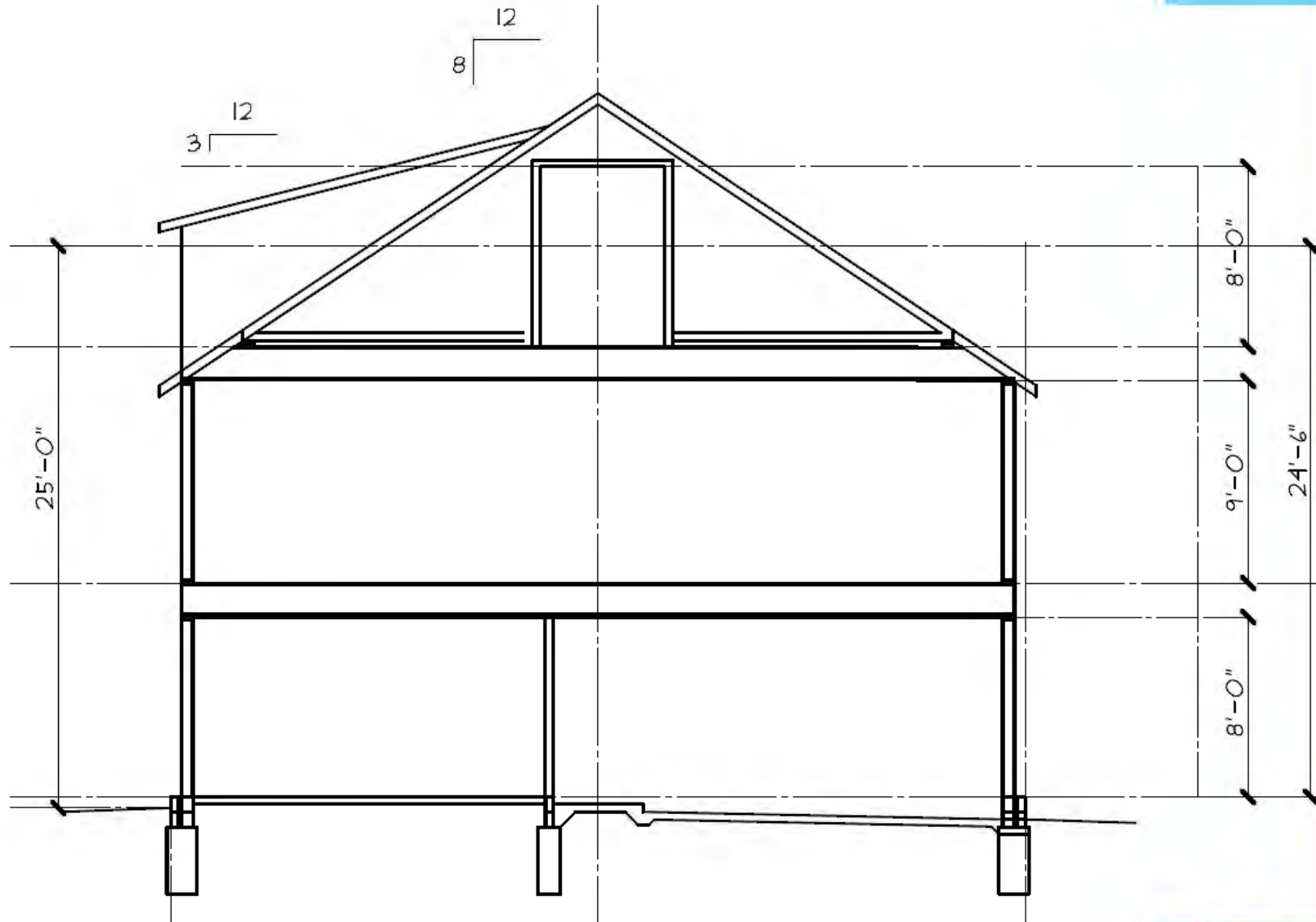
17 NEW TOWNHOME CONDOMINIUMS



17 NEW TOWNHOME CONDOMINIUMS



SECTION

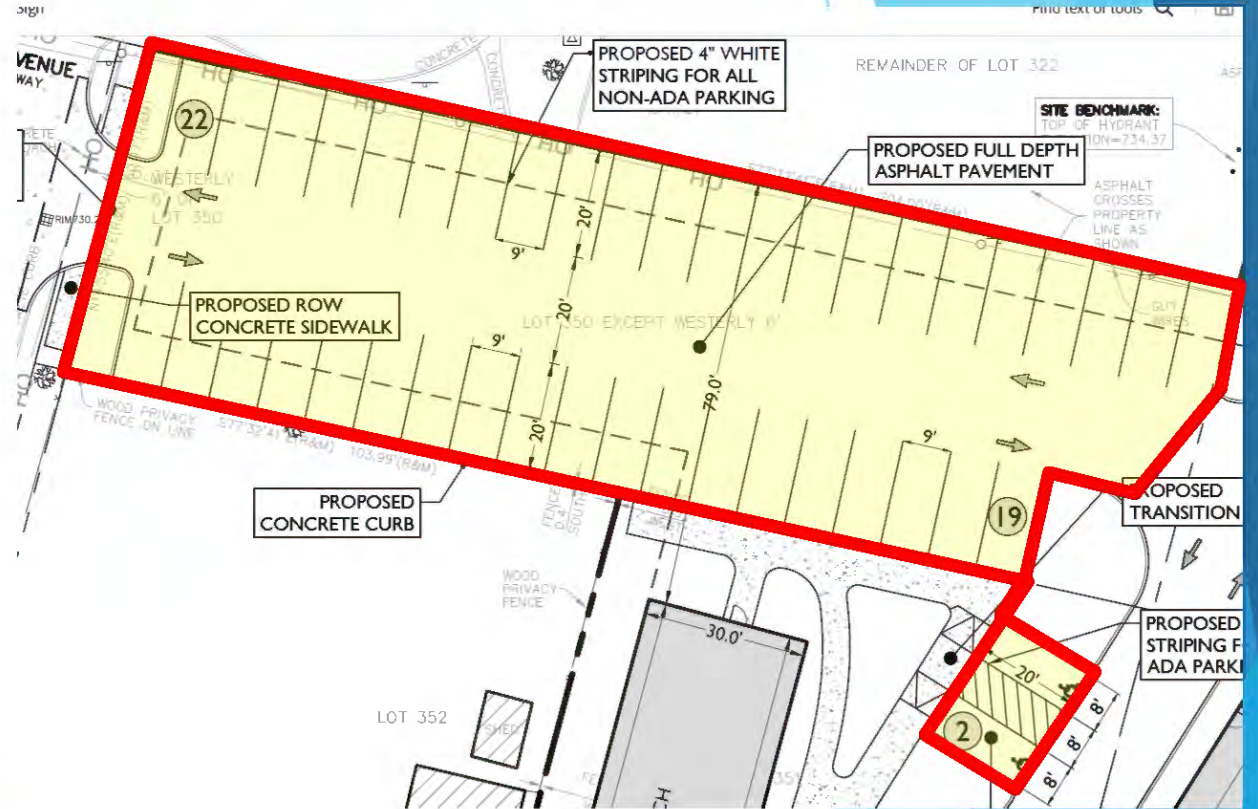


PUBLIC BENEFITS

1. PROVIDE SHARED PARKING TO ADJACENT PROPERTIES

- New Parking Lot To Have 43 Spaces
- The Church will **'SHARE'** **ALL** parking with the Tonquish Creek Manor or other neighbors multiple days / times

This 'Sharing' of parking will relieve parking congestion in the area.



PUBLIC BENEFITS

2. PROVIDE TONQUISH CREEK AND TRAIL RESTORATION PLAN

- ❑ Surveyed ecological condition of Creek bed from Harvey to Evergreen Streets.
- ❑ ECT HIGHLY ACCREDITED
- ❑ Recommendations for assorted remediation scope to restore Creek to natural state
- ❑ Preliminary Budget for assorted scope items
- ❑ **Valuable Primer for City to seek Grant funds for future improvements to this valuable City resource.**



Brookside Village

PLYMOUTH MICHIGAN

PUBLIC BENEFITS

3. PROVIDE FULL RESTORATION FOR DEVELOPMENT PORTION OF CREEKBANK



- Clean up of entire Creekbank along 230ft long section of North side of Development property
- Removal of foreign debris / broken concrete / dead trees
- Planting of new native landscape material to stabilize bank

PUBLIC BENEFITS

3. PROVIDE FULL RESTORATION FOR DEVELOPMENT PORTION OF CREEK BED



QUANTITIES THIS SHEET

HILLSLOPE STABILIZATION

NO.	DESCRIPTION	QTY	UNITS
1	BROKEN CONCRETE REMOVAL AND DISPOSAL	75	CYD
2	NON-WOVEN GEOTEXTILE FABRIC (8 OZ/SYD)	100	SYD
3	GRAVEL FILTER MIX	55	CYD
4	MDOT STANDARD RIPRAP		CYD
5	ON-SITE TOPSOIL EXCAVATION AND PLACEMENT WITHIN FLOODPLAIN	30	CYD
6	IMPORTED 50:50 TOPSOIL/COMPST MIX	20	CYD
7	STAKED TURBIDITY CURTAIN	50	FT
8	NAG C700 COIR NETTING W/HARDWOOD STAKES	120	SYD
9	STRAW WATTLES (NAG SEDI-MAX)	300	FT

VEGETATION

NO.	DESCRIPTION	QTY	UNITS
10	VIRGINIA WILD RYE	0.25	AC
11	NATIVE SLOPE STABILIZATION MIX	0.25	AC
12	VEGETATION MAINTENANCE	8	MONTH

EXAMPLE NATIVE HERBACEOUS AND SHRUB PLANTINGS



EXAMPLE NATIVE WILD RYE



REFERENCE: <https://michiganflora.net/record/2105>

Brookside Village

PLYMOUTH MICHIGAN

PUBLIC BENEFITS

3. CREEKBANK RESTORATION - (Before)



Images may be subject to copyright.

Brookside Village

PLYMOUTH MICHIGAN

PUBLIC BENEFITS

3. CREEKBANK RESTORATION (After)



MOSHER DESIGN CO.
LANDSCAPE ARCHITECTURE

PUBLIC BENEFITS

3. CREEKBANK RESTORATION (Before)



Images may be subject to copyright.

Google Earth

Imagery Date: 2/2024 42°22'17.91" N 83°28'21.73" W elev 722 ft eye alt 730 ft

PUBLIC BENEFITS 3. CREEKBANK RESTORATION (After)



MOSHER DESIGN CO.
LANDSCAPE ARCHITECTURE


PUBLIC BENEFITS

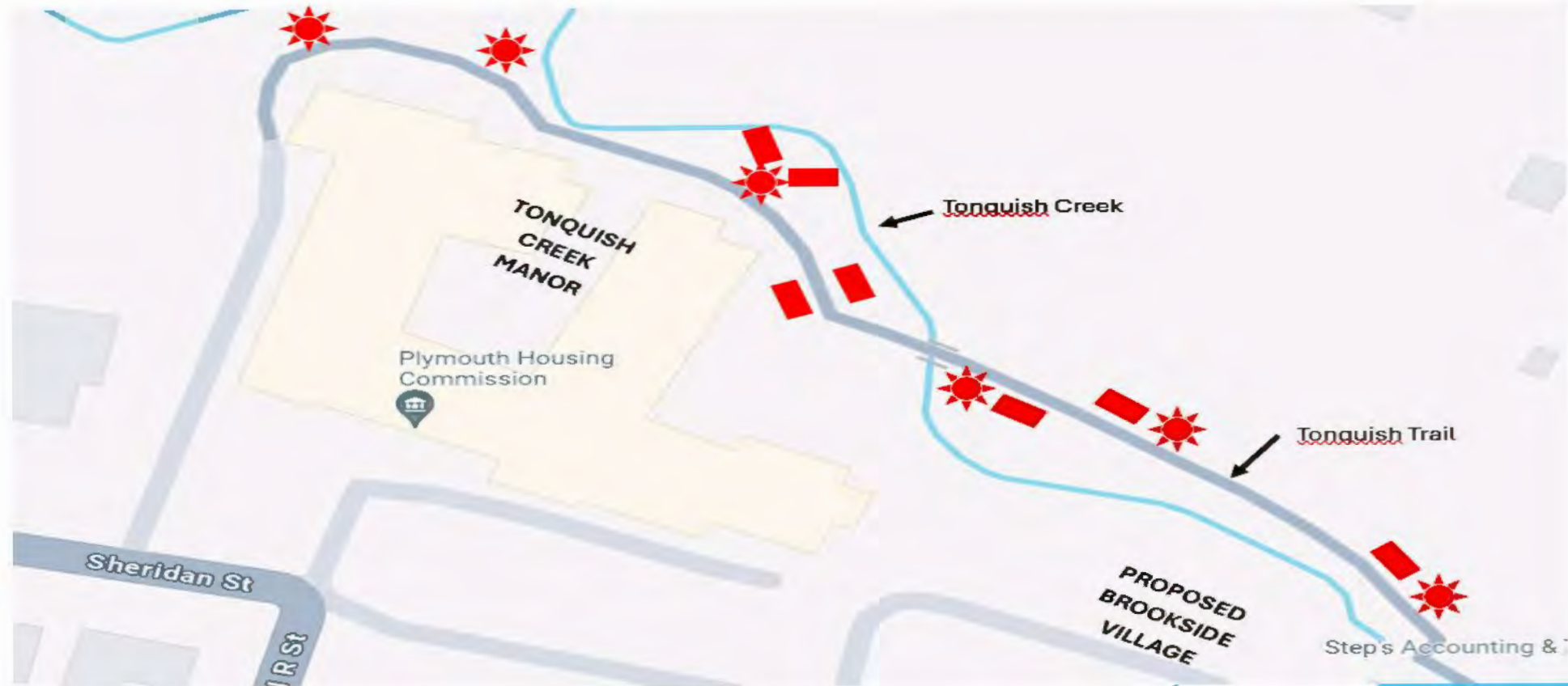
4. REPLACE 7 BENCHES AND 6 LIGHTS ALONG TRAIL

BROOKSIDE VILLAGE

PROPOSED BENCH + LIGHT POLE SCOPE KEY PLAN

New Bench (7)  [not to scale]

Replacement Light Pole (6)  [not to scale]



PUBLIC BENEFITS

4. REPLACE AGED BENCHES AND LIGHTS ALONG TRAIL



*(Final Designs /
Models Selected
By City DPW)*



PUBLIC BENEFITS

4. REPLACE AGED BENCHES AND LIGHTS ALONG TRAIL



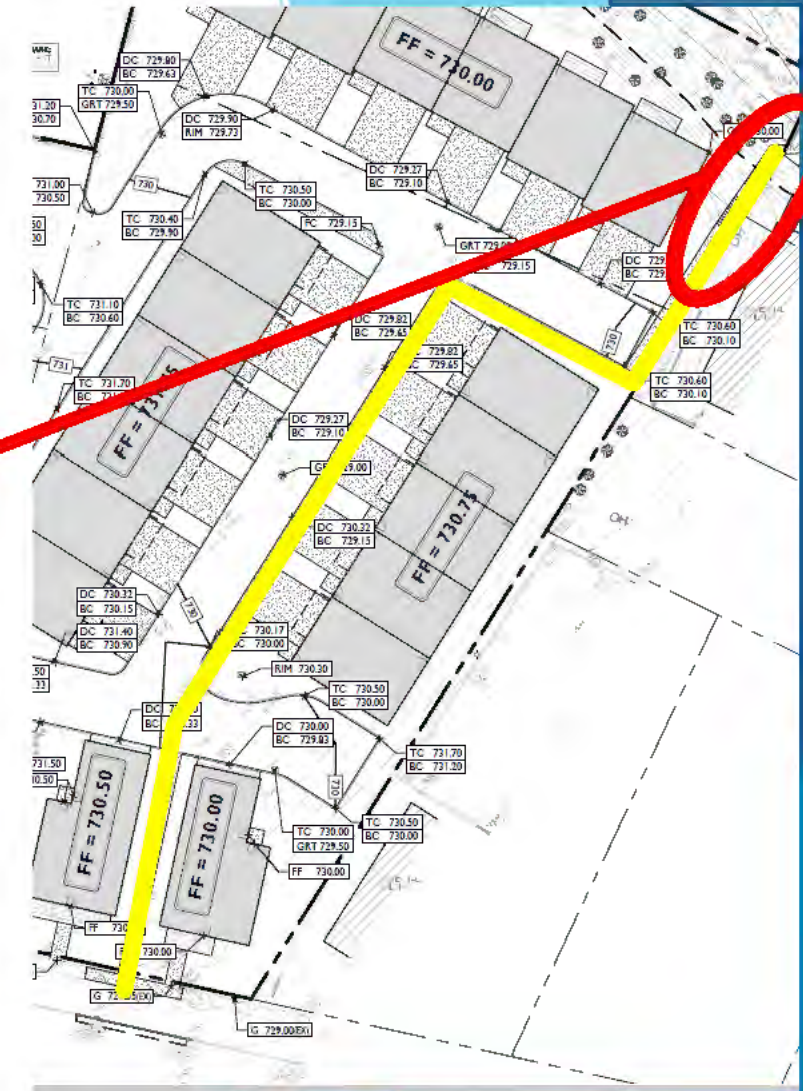
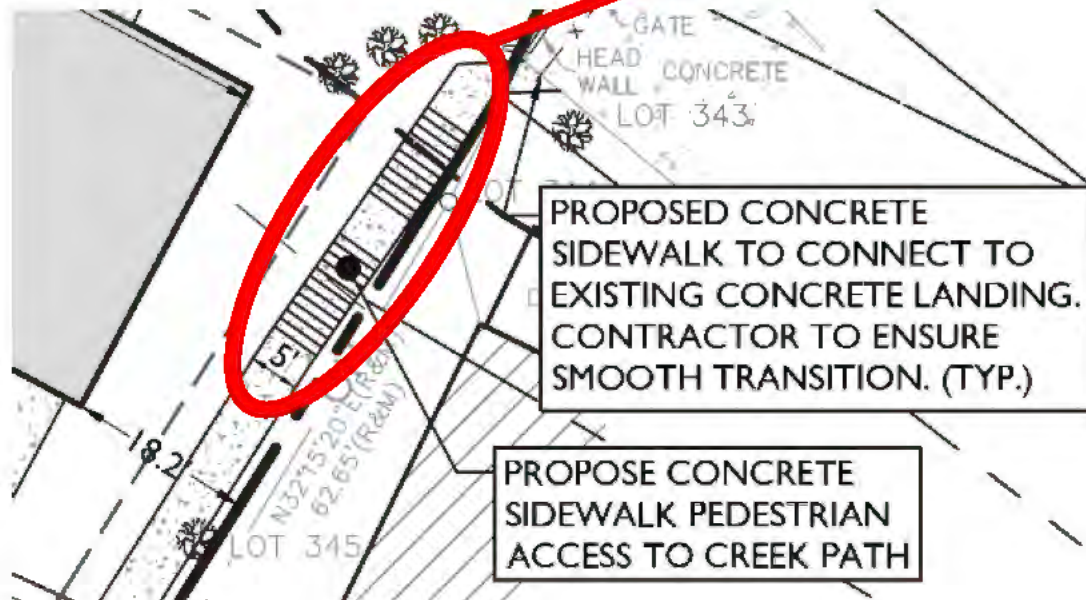
Brookside Village

PLYMOUTH MICHIGAN

PUBLIC BENEFITS

6. CONSTRUCT NEW ACCESS STAIR TO CREEK

- ❑ Stair will connect Tonquish Trail to Ann Arbor Trail via a new sidewalk (shown in **YELLOW**)
- ❑ Stair does **NOT** encroach on neighbors' property



PUBLIC BENEFITS

7. PROVIDE 'PUBLIC PARK' AT READING ROOM



MOSHER DESIGN CO.
LANDSCAPE ARCHITECTURE

PUBLIC BENEFITS

8. PROVIDE 'PUBLIC PARK' ALONG TRAIL NEAR CREEK



PUBLIC BENEFITS

9. PROVIDE SIGNIFICANT NEW TAX REVENUE FOR THE CITY

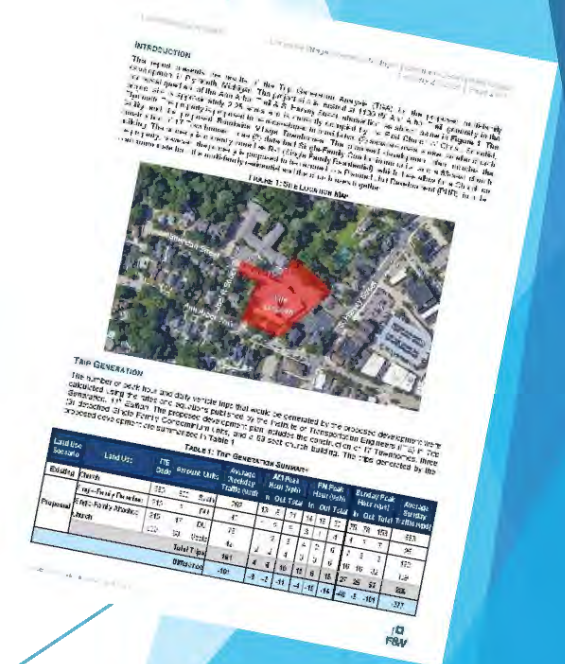
- Based on projected value of improved property into Residential use, an estimated initial additional Property Tax Revenue of **\$265,000 Annually** can be expected.

10. PRODUCE PERMENANT TRAFFIC REDUCTION

- Based on comparison with an **ACTIVE 300 SEAT CHURCH COMMUNITY**, traffic from the proposed project is SIGNIFICANTLY LESS IN EVERY CATEGORY. (See full report for details)

TABLE 1: TRIP GENERATION SUMMARY

Land Use Scenario	Land Use	ITE Code	Amount	Units	Average Weekday Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)			Sunday Peak Hour (vph)			Average Sunday Traffic (vpd)
						In	Out	Total	In	Out	Total	In	Out	Total	
Existing	Church	560	300	Seats	262	13	8	21	14	16	30	75	78	153	663
Proposed	Single-Family Detached	210	3	DU	40	1	2	3	3	1	4	4	3	7	25
	Single-Family Attached	215	17	DU	79	1	2	3	4	2	6	7	6	13	122
	Church	560	63	Seats	42	2	2	4	3	3	6	16	16	32	139
	Total Trips					161	4	6	10	10	6	16	27	25	52
Difference					-101	-9	-2	-11	-4	-10	-14	-48	-5	-101	-377



PUBLIC BENEFITS

11. 20 NEW FAMILIES FOR DOWNTOWN COMMUNITY

- ❑ Project site provides a highly **‘walkable’** connection to Downtown.
- ❑ Based on the Bureau of Labor Statistics, the estimated spending will bring to Downtown Plymouth is:

\$84,700 Annually.



PUBLIC BENEFITS

12. SITE UPDATE WITH ALL NEW UTILITIES

- ❑ All existing utilities on the site will be REPLACED with NEW. Sewer / Water / Gas / Electrical / Communications.
- ❑ Primary impact will be addition of **NEW UNDERGROUND STORMWATER MANAGEMENT SYSTEM.** This will **GREATLY IMPROVE** current condition that allows all site storm runoff to run into existing Creek and adjacent streets. Water will now be detained.

Stormwater management must be a priority

Few people in southeast Michigan will forget the flooding that resulted from the intense, heavy rainstorm of Aug. 11, 2014.

More than 4 inches of rain — up to 6 inches of some areas — turned freeways into rivers dotted by abandoned vehicles. Major roads and neighborhood streets were impacted as well.



Candice S. Miller is the Macomb County Public Works commissioner.

Locally and regionally, much work needs to be done if we want to reduce urban flooding. That means investment — whether it be construction of more retention basins, daylighting and better stormwater green infrastructure and better stormwater management standards.

In just the past few years, the Macomb County Public Works Office has designed and started more than \$183 million in stormwater management projects, including efforts to dramatically reduce — and hopefully eliminate — combined sewer overflow discharges into Lake St. Clair. These projects will be transformative. They will better position Macomb County to deal with heavy rain events while keeping our environment clean and improving water quality.



FORUM URBAN FLOODING

FLOOD FIGHT

As storms surge in the Midwest, cities struggle to contain all that water



FLOOD FIGHT

As storms surge in the Midwest, cities struggle to contain all that water



PUBLIC BENEFITS

ESTIMATED INVESTMENT INTO PUBLIC BENEFITS

Project Scope Description	Approximate Value
Expanded Parking to Share with Manor, Neighbors and Public	\$200,000
Provide Tonquish Creek & Trail Restoration Plan For Public	\$50,000
Funding for onsite of Creek & Trail Restoration	\$140,000
Funding for Trail Lighting & Benches for Public	\$80,000
Deed portion of site adjacent to creek to City for Flooding	\$50,000
Construct new Public access stair to the Trail's head	\$45,000
Reading Room Public Park	\$25,000
Tonquish Creek Public Park	\$25,000
Update ALL on-site utilities & Storm Water	\$300,000
Total Investment into Public Benefits	\$915,000

ESTIMATED RECURRING ANNUAL FINANCIAL INPUT INTO PLYMOUTH

Annual New Tax Revenue to City of Rochester	\$265,000
Household spending Downtown	\$84,732
Annual Total	\$349,732
10 Year Total	\$3,497,320

Brookside Village

PLYMOUTH MICHIGAN

PUBLIC BENEFITS

THE ONLY WAY TO REALIZE THIS EXTENT OF PUBLIC BENEFITS IS VIA THE **PUD PROCESS**:

- A. IF **SINGLE FAMILY HOMES** WERE BUILT, THEY WOULD **NOT** BE REQUIRED OR COMPELLED TO FUND ANY OF THESE BENEFITS.
- B. IF A **NEW CHURCH COMMUNITY** WERE TO PURCHASE AND USE THIS PROPERTY AS-IS, THEY WOULD **NOT** BE REQUIRED OR COMPELLED TO FUND ANY OF THESE BENEFITS

THE PUD PROCESS IS THE ONLY METHOD THAT WILL BRING THESE VALUABLE PUBLIC BENEFITS TO THE CITY OF PLYMOUTH AND THE NEIGHBORS

CLARIFICATIONS - MASTER PLAN / ZONING

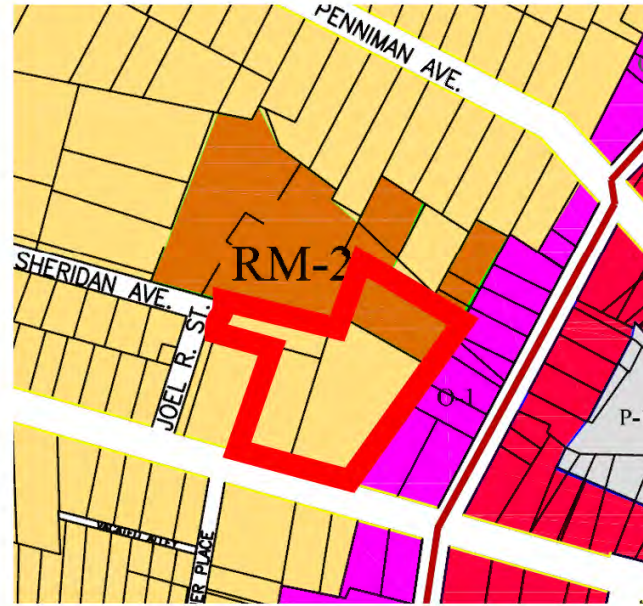
DUE TO THE UNIQUE LOCATION BETWEEN MULTIPLE ZONING USES,
THE MASTER PLAN CALLS FOR THIS PARCEL TO BE:

MIXED USE - LOW DENSITY (Purple Color on Map)

THIS IS EXACTLY WHAT IS BEING PROPOSED - MATCHES THE MASTER PLAN



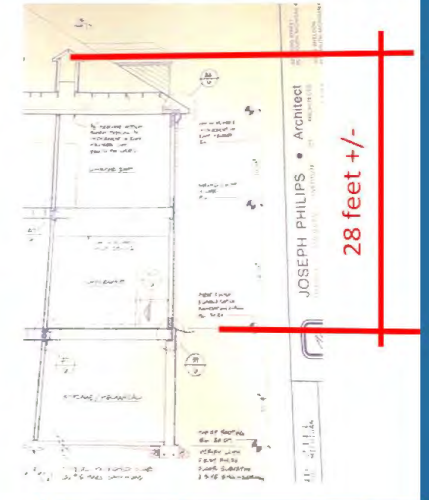
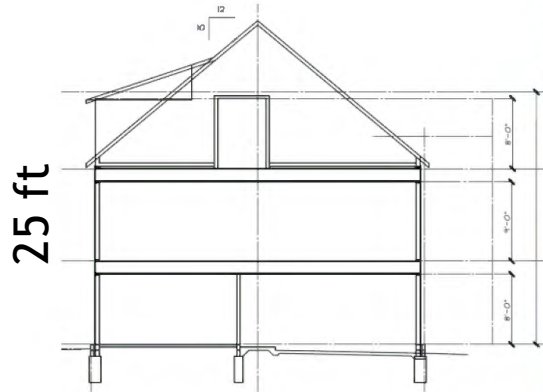
**MASTER PLAN –
FUTURE LAND USE MAP**



**EXISTING
ZONING MAP**

CLARIFICATIONS - Building Height

MEETS R-1 HEIGHT ORDINANCE - LOWER THAN MANY HOMES AND STRUCTURES ALONG ANN ARBOR TRAIL



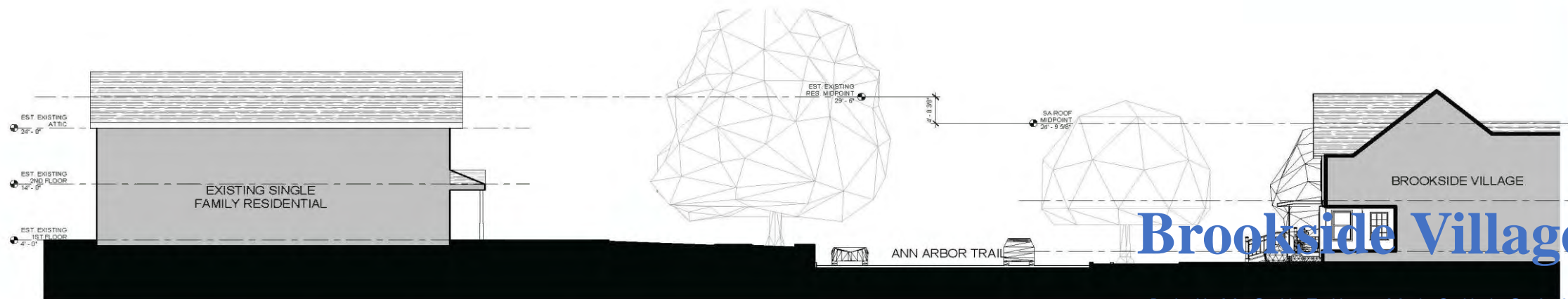
Brookside Village

PLYMOUTH MICHIGAN

CLARIFICATIONS - Building Height



2 | CONCEPTUAL STREETVIEW

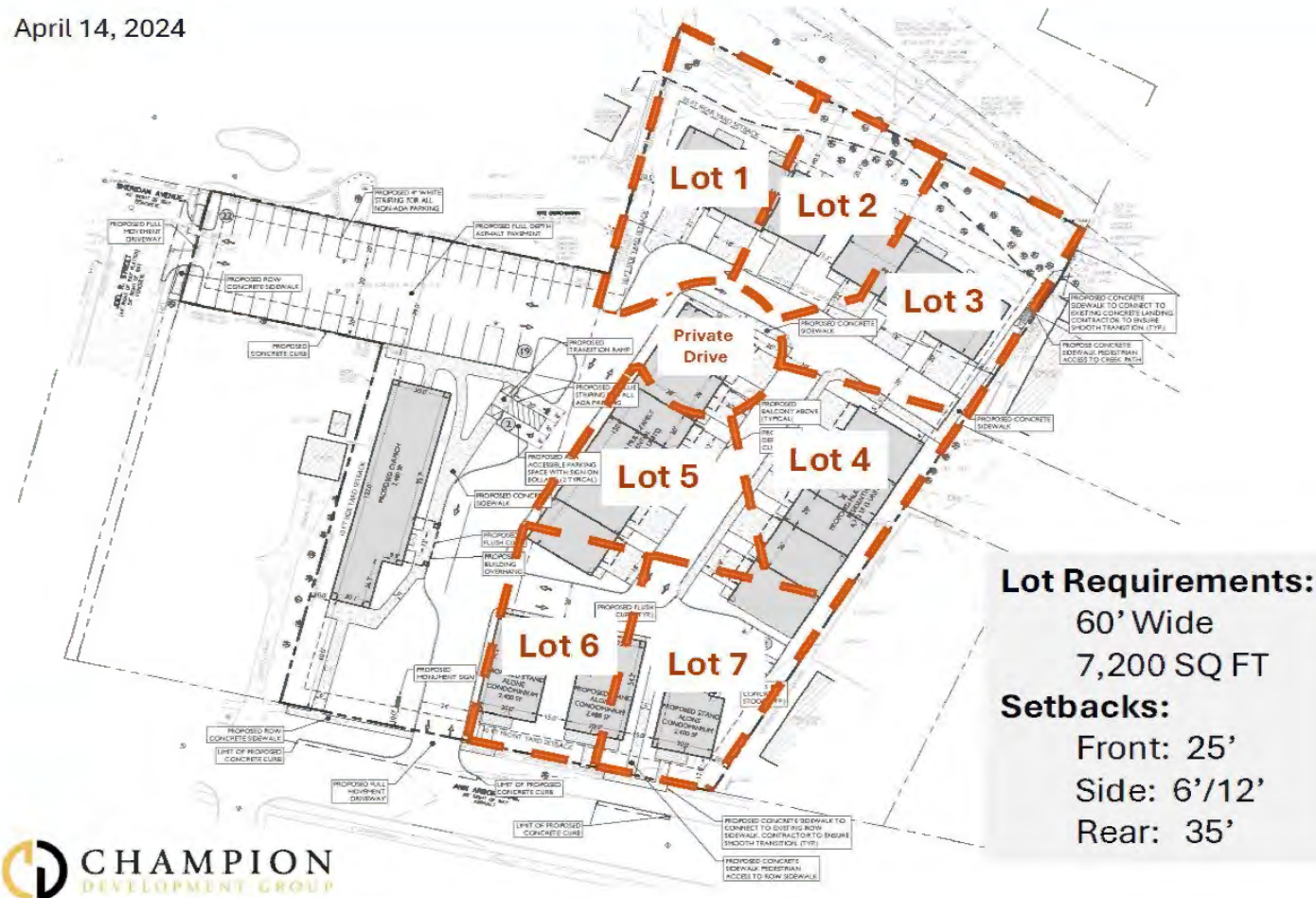


1 | CONCEPTUAL SECTION THROUGH ANN ARBOR TRAIL

CLARIFICATIONS - R-1 Site Comparison

A DEVELOPMENT OF JUST SINGLE FAMILY HOMES TO R-1 ZONING STANDARDS WOULD ONLY ALLOW FOR 7 PROPERTIES - THE SALES PRICE OF EACH WOULD HAVE TO BE LESS THAN THE COSTS MAKING THE PROJECT NON - VIABLE. AND ZERO PUBLIC BENEFITS!

April 14, 2024



PLANNER COMMENTS

Project Benefits that Require More Details	
1.	Shared 11 parking spaces with Tonquish Creek Manor residents (Signed agreement).
2.	Creek restoration plan (Resolve property lines; EGLE note; Final Site Plan revisions; Implementation of plans conducted by ecological restoration professional with demonstrated experience in this work)
3.	Tonquish Creek Manor pocket park (New light fixtures?; Written approval; Patio plans to PC; Potential tree removal/slope destabilization)
4.	Deed land to City along creek to facilitate maintenance (Confirm size of deeded area; Provide legal description/survey)
5.	Sidewalk/stair connection to creek (Easement on plans; Dedication of easement to public in Master Deed)
6.	Pocket park at church reading room (Easement on plans; Dedication of easement to public in Master Deed)



WE HEARD YOU SUMMARY...

- ▶ COMMUNITY PARKING - EXPANDED (43 shared spaces)
- ▶ RESIDENTIAL PARKING - EXPANDED (77 spaces for 20 homes)
- ▶ PUBLIC BENEFIT ENHANCEMENTS (Several)
- ▶ SETBACKS ADJUSTED (Several)
- ▶ DENSITY - REDUCED
- ▶ TRAFFIC - ANALYZED
- ▶ CREEKBANK RESTORATION - SPECIFIC PLAN
- ▶ TRAIL ELEMENT REPLACEMENTS - LIGHTS / BENCHES
- ▶ SIDEWALK / STAIR CONNECTION CREEK TO ANN ARBOR TRAIL

REASONS FOR CONSIDERATION

- ▶ **WILL ALLOW AN IMPORTANT 120-YEAR-OLD IMPORTANT CHURCH COMMUNITY TO REMAIN IN THE CITY OF PLYMOUTH**
- ▶ **WILL BRING SIGNIFICANT NEW VALUABLE PUBLIC BENEFITS AND AMENITIES TO THE IMMEDIATE AREA AND TONQUISH CREEK (Est Value - \$915,000)**
- ▶ **WILL BRING NEW RESIDENTS TO DOWNTOWN THAT WILL FREQUENT LOCAL PLYMOUTH BUSINESS ESTABLISHMENTS WITHOUT NEEDING PARKING (\$84,700 / yr)**
- ▶ **WILL BRING SIGNIFICANT NEW TAX REVENUE TO THE CITY (\$265,000 / yr)**
- ▶ **WILL PROVIDE A NEW HOUSING OPTION TYPE FOR PLYMOUTH RESIDENTS MATCHING IMPORTANT GOALS DEFINED IN THE MASTER PLAN**
- ▶ **WILL PROVIDE UPDATED INFRASTRUCTURE INCLUDING NEW STORMWATER MANAGEMENT SYSTEM**

Brookside Village

PLYMOUTH MICHIGAN

ORDINANCE SUMMARY REVIEW

5/3/24, 2:27 PM

Sec. 78-311. - General authority, criteria.

Plymouth, MI Code of Ordinances

5/3/24, 2:27 PM

Plymouth, MI Code of Ordinances

Sec. 78-311. - General authority, criteria.

- (a) A planned unit development (PUD) may be applied for in any zoning district. The grant of a planned unit development application shall require a rezoning by way of amendment of this chapter upon the recommendation of the planning commission and approval of the city commission.
- (b) Any land use authorized in this article may be included in a planned unit development, subject to adequate public health, safety, and welfare protection mechanisms being designed into the development to ensure the compatibility of varied land uses both within and outside the development.
- (c) The applicant for a planned unit development must demonstrate all of the following criteria as a condition to being entitled to planned unit development treatment:
 - (1) Grant of the planned unit development will result in one of the following:
 - a. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;
 - b. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations;
 - c. Long-term protection of historic structures or significant architecture worthy of historic preservation; or
 - d. A nonconforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated.
 - (2) The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities.
 - (3) The proposed planned unit development shall be consistent with the public health, safety and welfare of the city.
 - (4) The proposed planned unit development shall not result in an unreasonable negative environmental impact or loss of a historic structure on the subject site or surrounding land.
 - (5) The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties.
 - (6) The proposed planned unit development shall be under single ownership and/or control such that there is a single person, corporation, or partnership having responsibility for completing the project in conformity with this article.
 - (7) The proposed planned unit development shall be consistent with the goals and policies of the city master plan.

about:blank

1/2

5/3/24, 2:27 PM

Plymouth, MI Code of Ordinances

- (8) The proposed use or uses shall be of such location, size, and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts.
- (9) A demonstration that the PUD is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards.
(Ord. of 10-6-03)

Brookside Village

PLYMOUTH MICHIGAN

Q & A



Brookside Village

PLYMOUTH MICHIGAN

5/6/24

Plymouth Planning Commission

My name is JOHN FUERSTNAU. I am a member of the Christian Science Church (First Church of Christ, Scientist) in Plymouth. I am writing this letter to ask you to please approve the project that is being presented by the Champion Development Group for the current site development of the Christian Science Church. We have had a presence in Plymouth for many years and feel we have been a very positive member of the Plymouth community.

The appearance of our building and landscape have always been maintained in excellent condition. We have also been able to provide services to our neighbors and city. Some of these services include providing;

- parking spaces for for our Tonquish Creek Manor neighbors
- parking spaces to the city of Plymouth when requested
- parking for visitors when Plymouth hosts community events
- parking spaces for members of the adjoining church (Rock Church)
- annually sponsored homeless breakfast at the Methodist church in the fall
- annual Thanksgiving services (only one in town) in addition to our regular services
- annually held and sponsored lectures welcoming the public to attend

Although these services may not seem large they do show we are helping the city and community where we can. We love our location and we love being members of this community so we would like to stay!

We are now finding our aging facilities are requiring repairs and upkeep for which we do not have the necessary funds. We have evaluated many potential solutions over the years and have found the project presented by Champion Development Group is the only viable one. There have been many questions and concerns raised about this project of which we feel have been answered in this latest proposal (see project proposal from Champion).

We are asking now that the Planning Commission please work with us and approve the proposed project.

Sincerely,

John H. Fuentunau

~~_____~~ 5/6/24

Dear Commission Members,

As a relatively new member of the First Church of Christ, Scientist, Plymouth, I've been struck by the incredible legacy of this spiritual community and its deep roots in the city's history. When I began attending three years ago after moving to the area, I was made to feel instantly welcome - as if I had been part of the family for decades.

However, I've also witnessed firsthand the challenges posed by the church's large, dated facilities and inability to fully activate an entire city block along Ann Arbor Trail. That is why I'm utterly convinced the proposed Brookside Village plan represents a new, reinvigorated future for this congregation and township.

By thoughtfully developing a mix of housing options, public greenspace and a new, modern church, we unlock the full potential of this key property. The revitalized creek, enhanced walking trails and street-facing Reading Room provide wonderful amenities for the entire community to enjoy, not just church members.

Moreover, this plan fortifies the church's financial outlook by transforming tax-exempt land into a revenue-generating district, while providing energy-efficient facilities tailored to our current size. This sustainable model ensures our church's presence in Plymouth for generations to come.

After just three years as a member, I've already developed such immense appreciation for this church and its people. Let's rally together to approve this innovative plan that preserves our community's heart while reinventing its presence in responsible, productive ways. The future is brighter when church and city planners work hand-in-hand like this.

Sincerely,

Susy M. Bloss

5/6/24

Plymouth Planning Commission

My name is Gailyn McMahon. I am a member of the Christian Science Church (First Church of Christ, Scientist) in Plymouth. I am writing this letter to ask you to please approve the project that is being presented by the Champion Development Group for the current site development of the Christian Science Church. We have had a presence in Plymouth for many years and feel we have been a very positive member of the Plymouth community.

The appearance of our building and landscape have always been maintained in excellent condition. We have also been able to provide services to our neighbors and city. Some of these services include providing;

- parking spaces for for our Tonquish Creek Manor neighbors
- parking spaces to the city of Plymouth when requested
- parking for visitors when Plymouth hosts community events
- parking spaces for members of the adjoining church (Rock Church)
- annually sponsored homeless breakfast at the Methodist church in the fall
- annual Thanksgiving services (only one in town) in addition to our regular services
- annually held and sponsored lectures welcoming the public to attend

Although these services may not seem large they do show we are helping the city and community where we can. We love our location and we love being members of this community so we would like to stay!

We are now finding our aging facilities are requiring repairs and upkeep for which we do not have the necessary funds. We have evaluated many potential solutions over the years and have found the project presented by Champion Development Group is the only viable one. There have been many questions and concerns raised about this project of which we feel have been answered in this latest proposal (see project proposal from Champion).

We are asking now that the Planning Commission please work with us and approve the proposed project.

Sincerely,

Gailyn McMahon

Bolhuis, Greta

From: Courtney Mangus
Sent: Wednesday, May 8, 2024 2:58 PM
To: Group - Planning Commission
Subject: Opposition to Brookside Development

Follow Up Flag: Follow up
Flag Status: Flagged

City Commissioners,

I am writing to register my strong opposition to the most recent proposal put forth by the Christian Science Church & Brookside Development project. I do not believe the project meets the criteria for a material public benefit, and should not be granted the change to zoning request. I am also very concerned about about the traffic and parking implications based on the housing density outlined in the proposal.

Courtney Mangus
1147 W Ann Arbor Trail, Plymouth, MI 48170

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Bolhuis, Greta

From: Jen Miller
Sent: Wednesday, May 8, 2024 4:17 PM
To: Group - Planning Commission
Subject: Christian Science Church/Brookside development

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I have concerns about the development plans for this space. I'm concerned about adding as much development as is being planned and the impacts it could have on natural resources and potential for flooding. Building up more structures and removing landscaping, natural drainage worries me based on previous experience in former homes. I'm also worried about the traffic and parking congestion that could arise from so much density. Has there been an independent traffic study? Further, I feel like the city is struggling to meet the needs of our current population and adding additional density only compounds those challenges.

Part of the draw of the Plymouth community was that it had a small town feel. The more density we add, the more we are changing the nature of the community. Not to mention, existing home owners in the area did not plan to live next to multi tenant housing, as I believe it's currently zoned for single family homes. It feels like this would be a drastic change to the nature of the community in that area.

Thank you,
Jennifer Miller
1495 Penniman
Sent from my iPhone

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Bolhuis, Greta

From:
Sent: Wednesday, May 8, 2024 5:23 PM
To: Group - Planning Commission
Subject: Christian Science Church/Brookside Project

Follow Up Flag: Follow up
Flag Status: Flagged

We would like to go on record, as 44 year residents of Plymouth, as being opposed to this proposed development, after reviewing details, for the following reasons:

- Zoning in a residential neighborhood should not be changed to accommodate developers
- Traffic and congestion will increase for tax paying residents
- A few single family homes would make just as much money for the hopeful developers and would be much more beautiful on Ann Arbor Trail
- It's just not the right thing to do!

Kathy and John Collop

Sent from the all new AOL app for IOS

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Bolhuis, Greta

From: Amy Georvassilis
Sent: Wednesday, May 8, 2024 2:29 PM
To: Group - Planning Commission
Subject: 1000 West Ann Arbor Trail - Proposed Brookside Village Development

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Planning Commissioners:

I am writing regarding the revised Brookside Village proposal by Champion Development on tonight's meeting agenda.

Although revised, it still lacks significant PUD benefits to the current tax paying neighborhood and City residents versus its impact on the surrounding neighborhood. The density is high, the property lines are still encroached upon, the setbacks are violated and the project aesthetically does not enhance or conform to other homes in the neighborhood. The project, as dense as it is, leaves little room for grass and trees and eliminates many healthy hundred year old trees such as the ones currently lining West Ann Arbor Trail. The plans show the church, significantly closer to the street than any homes and the three tall outbuilding homes create a 'wall of tall ticky tacky homes' with a circular pad that will house a bike rack and a picnic table (proposed pocket park). Champion Development has stated that it is cost prohibitive to build a small ratio of high end homes on this property adhering to the already in place zoning. We all know that this is going on all over our city-large homes on tiny lots...what is different here? Most of these homes sell for well over \$1M easily and quickly despite the current interest rates.

Champion Development does not think that this project will have any impact on traffic on West Ann Arbor Trail – as residents we know better as the traffic is AWFUL. The backups throughout the day and especially afternoons at Jener Place (directly across the street from proposed development) will only get worse. Cars parked on Joel R and Sheridan already clog the streets making it dangerous for emergency vehicles. Turning out of the development will impede traffic much like the Cassidy Place condominium complex does on North Territorial Road just West of Sheldon. Attempt turning left out of their complex during rush hours; it is near impossible because of the proximity to the traffic light at Sheldon Road.

So many questions: Will there be a vehicle limit per household if the residents only have two parking spots? I don't recall seeing basements on the current blueprint. Will the HOA require each household to park in the garage to eliminate the garage being used as storage which reduces the 'added' outdoor parking spaces per their design? Where will snow be pushed in the winter months? **Most importantly, what will the City Planning department do to ensure that traffic does not get worse for its current residents? How will thru-traffic be prevented down Joel and Sheridan?** I'd love to see speed bumps installed on Sheridan, Ann Arbor Trail, Penniman and Harvey streets to slow down the speeding cars and delivery trucks but understand that's probably not feasible with the number of emergency vehicles and semi-trucks traveling our roads daily. Traffic, parking and overdevelopment are huge community issues for our household.

Thank you for your time listening to my concerns. Please consider your resident and neighborhood citizens' input and hold Champion Development to the same standards and guidelines that City of Plymouth homeowners and every other builder are required to follow.

Amy Georvassilis
1217 West Ann Arbor Trail

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Bolhuis, Greta

From: HARTSIG JOHN F
Sent: Wednesday, May 8, 2024 12:09 PM
To: Group - Planning Commission
Subject: Christian Science Church

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Cindy McLaren Hartsig. I am unable to attend the May 8th meeting. However, I go on record to say I strongly oppose the Christian Science Church's proposed plan for building condos and a new church on West Ann Arbor Trail.

I am a fourth generation of a Plymouth family. The home right next door, to the west of the church, was built by my Grandparents when they married in 1913. My father was born there in 1915 and my aunt in 1924. My grandfather passed away in 1968, but my grandmother continued to live there in her home until she passed in 1990. To this day, it still has the same amenities from 1913 both inside and outside.

My Grandparents and his neighbors came to terms in the middle-to-late 50's to support the Christian Science Church's construction, providing the height and setbacks were compatible to their adjoining home. Now, after these last 14 months, the disturbing density proposed by the Christian Science Church still exists.

The Ann Arbor Trail neighborhoods, Plymouth residents, and former Plymouth residents have spoken. The Christian Science Church's proposal would change the dynamics of the neighborhood and town. It would never enhance the environment of this sweet community. Instead, it would be destroying the core values and heritage of our Plymouth forefathers.

Perhaps the Christian Science Church could follow the path of other Plymouth churches who needed to relocate. While still wanting to be a part of the community, but not wanting to disrupt or alter a neighborhood or town, they chose to look for property in the Plymouth Township that would fit their needs and only be minutes away from downtown Plymouth.

Sincerely,
Cindy McLaren Hartsig
2829 Golf Club Rd.
Howell, Michigan
4883

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Bolhuis, Greta

From: Jeffrey Wassel
Sent: Wednesday, May 8, 2024 10:23 AM
To: Group - Planning Commission
Subject: Opposition: The Christian Science Church/Brookside

Follow Up Flag: Follow up
Flag Status: Flagged

Please accept this email and my vehement opposition to the proposal from the Christian Science church. The proposal should not be approved due to the increase traffic, unsafe and unsanitary conditions the additional population and building would create. There is no public benefit to granting any of the requested exceptions or variances.

Thank you
Jeff wassel
1302 maple st

Sent from my iPhone

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Bolhuis, Greta

From: Rachel Rutter
Sent: Tuesday, May 7, 2024 2:28 PM
To: Group - Planning Commission
Subject: Against proposed plan for Brookside Christian Science development

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon -

I will not be able to attend Wednesday's meeting so I am emailing my comments to the Planning Committee.

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

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Bolhuis, Greta

From: MATTIE GREENE
Sent: Monday, May 6, 2024 10:56 AM
To: Group - Planning Commission
Subject: Plymouth Church project

Follow Up Flag: Follow up
Flag Status: Flagged

The First church of Christ Scientist, Plymouth has been in this community for decades and wants to continue its relationship with the community. However times are changing. Our facility is aging and outdated and we have come up with a tax-exempt plan to prosper the church and community. Please give this Brookside Village Plan the attention and consideration it deserves like you would any member of our family community.

Sincerely,
Mattie Greene

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Bolhuis, Greta

From: Benny Hancock
Sent: Monday, May 6, 2024 10:13 AM
To: Group - Planning Commission
Subject: meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Hi, my name is Heather Hancock. My husband, Benny Hancock and I go to the Christian Science Church (First Church of Christ, Scientist) in Plymouth. I am writing to ask you to please approve the project that is being presented by the Champion Development Group for the current site development of the Christian Science Church. We have had a presence in Plymouth for many years and have been a positive member of the Plymouth community. We have been able to provide services to our neighbors and city. We provide parking spaces for our Tonquish Creek Manor neighbors, parking spaces for visitors when Plymouth hosts community events, etc. We are asking that the Planning Commission please work with us and approve the proposed project. Thank you. Benny and Heather Hancock,

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Bolhuis, Greta

From: Judy Sarns
Sent: Sunday, May 5, 2024 9:37 PM
To: Group - Planning Commission
Subject: Wednesday, May 8th Planning Commission Meeting
Attachments: Ltr to Ply PC May 4, 2024 copy.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is a letter to be reviewed before the Wednesday, May 8, 2024 Planning Commission Meeting.

Thank you.

Judy Sarns

****CAUTION: This email originated from outside of your organization. Use caution when clicking on links or opening attachments. Contact the sender by phone to validate the contents.****

To the Plymouth Planning Commission,

My name is Judy Sarns and I am a member of First Church of Christ, Scientist, Plymouth. Through the many years of attending this church, I have seen signs age in this edifice and much needed repairs are constantly being made. We are currently renting our main sanctuary to another church and holding our services in what used to be the Sunday School. We have tried many different options to keep this church going, but feel now is the time to sell our property and build a smaller church building on a small portion of our lot.

Many diverse plans for development have been presented to our members and after careful consideration, we feel that the latest rendering for the Brookside Village under the Champion Development Group is the perfect solution to meet our needs as well as enhance the surrounding area. I am asking you to please approve this project.

We have been a very positive member of the Plymouth community for over a century and would very much like to continue. The appearance of our building and landscape has always been maintained in an appealing way. We have also been able to provide services to our neighbors and city. Some of these services include providing:

- * parking spaces for our Tonquish Creek Manor neighbors
- * parking spaces to the city of Plymouth when requested
- * parking spaces for visitors when Plymouth holds community events
- * annually sponsored homeless breakfast at the Methodist church
- * annually held and sponsored lectures welcoming the public

I, along with the other members of First Church of Christ, Scientist, Plymouth feel that this latest plan, which has been revised to align with the comments provided by the Plymouth Planning Commission during previous sessions, is a win-win for our church, the nearby residents and the City of Plymouth as a whole. Please approve this project, so that our church's long legacy in this beautiful city will continue and we, as church members, can continue to give back to the city of Plymouth.

Thank you,

Judy Sarns

Bolhuis, Greta

From: Karen J
Sent: Monday, May 6, 2024 9:25 AM
To: Group - Planning Commission
Subject: Christ Scientists Church

Follow Up Flag: Follow up
Flag Status: Flagged

To the Commissioners:

A church is failing. It seems they seek to profit at the expense of a quiet green entrance to Our Town. It appears there are money changers in the temple. We're very grateful that you serve here.. we are grateful to all the people who have given their wise research and counsel to defeat what can only bring harm to Our Town. But it entirely clear this is about a contract where the church sold its soul to a bad deal, an operator, without considering one person , ordinance , senior center, Trail safe passage.

We can measure and argue and still ... there is right and wrong clearly here. It is very wrong to overbuild here. It is dangerous and a hazard to condo-ize here. The city has had enough of overbuilding. You MUST stop this.

A builder can bring the church the same money in four single family home. LOOK ONLY ACROSS THE STREET. These home welcome people to the center of Our Town. They have a sense not only of beauty but of history!! It's that easy!! People have the means to build a single home with all the Plymouth pleasures that attend.

Does a whole town have to suffer because a few church members decided to do this on their own?

They disregarded the zoning laws and disrespected all who live here. And sadly, in the name of a church , where good alone should be the higher goal.

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Bolhuis, Greta

From: Karen J
Sent: Tuesday, May 7, 2024 8:15 AM
To: Group - Planning Commission
Subject: Christ Scientist Church

Follow Up Flag: Follow up
Flag Status: Flagged

To the Commissioners: Thank you for working and doing this job. You have a huge, heavy, responsibility that will be your history.

Please recognize that Champion is totally unaware of the nature of Plymouth town and the church members are selling us out. Money can be the root of evil. Are we suffering this threat again because Champion made a poor judgement and will sue the Christian Church family for its rash decisions? I think so.

There seems a contract that the church made in quiet, not considering zoning laws, not conferring with ANYONE in our city, city government or neighbors. They are a shrinking church who has held a grassy pasture for all for years. They are a church who should relocate or downsize with respect for laws, zoning, and the people who live here, not just on Sunday. Followers of the Bible, think what might Jesus do.

Across the street from the church are two beautiful homes, 4 of which might be repeated on the church property, garnering the money the church needs. Each would sell now for 2 million. Folks are paying \$700,000 for a teardown and lot here and then building million dollar homes!! We have been here 42 years. We see examples of this, right on McKinley Avenue, our street!!!! Repeatedly it occurs.

There is no justification for building a MULTIPLEX of condos destructive to the entrance to Plymouth. The funds can be made on homes but Champion prefers to ruin our city. We CANNOT LET THIS HAPPEN. Such a huge complex endangers all the people of Tonquish Creek who walk that area with walkers and canes to Westborn market and town every day. It eliminates their parking as well!!

The traffic of at least 40 plus more cars in that tiny space will hurt school kids walking to West and Bird schools!! The poor residents of Sheridan street will be bombarded with traffic. It has been a lovely quiet street forever. We all want it to stay quiet! To even PRETEND this would be good for the Tonquish Creek is a sad sad thought. To call it Brookside is tomfoolery!!! We know it is chaos and crowding.

There are lots of measures and arguments here but at the end of it all....there is an obvious right and wrong.

Do the right thing please for the good of all!! Thank you for reading and caring!!!

Hank and Karen Jallo
505 McKinley

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Bolhuis, Greta

From: Barbara Kelsey
Sent: Monday, May 6, 2024 10:57 PM
To: Group - Planning Commission
Subject: Support Letter for the Christian Science Church property
Attachments: Planning Commsiion support Ltr.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Planning Commission

I have attached a letter from my husband and me in support of your review of the Brookside Village PUD being presented to your commission this Wednesday, May 8th. Ken serves on our Ad Hoc church planning committee and I serve as the clerk of the church.

Thank you for your careful consideration of the proposal,

Barbara

Barbara Kelsey, Clerk
First Church of Christ, Scientist
Plymouth, MI
clerk@christianscienceinplymouth.com

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May 6, 2024

Plymouth City Planning Commission

Our family has worshipped at the first Church of Christ, Scientist, Plymouth for 40 years. We can't imagine our spiritual journey without this warm, welcoming community and its deep-rooted presence in the heart of Plymouth.

Our congregation explored so many development options through the past 20 years, yet this public-private partnership firmly achieves the balance we hoped for. After exhaustive searches for our ideal path forward, Brookside Village represents an inspired solution that our congregation wholeheartedly endorses.

This plan allows our church to remain in Plymouth in a new, right sized facility that is modern, energy-efficient and includes a Reading Room easily accessible to the public. As well as lovely single-family residences on the same property providing much needed options that blend seamlessly with the surrounding neighborhood and the revitalization of the Tonquish Creek and its surrounding property.

After many years of searching for a viable solution, we truly believe this proposal achieves a win-win for our church and the city of Plymouth and the neighborhood.

Please approve this project so we can continue our church's 120 Legacy as a Plymouth church. Our church future and Plymouth's future depends on a well thought out plan like we are presenting this week.

In the past we have rejected many proposals that would involve selling the entire property and moving to another area. This may be the direction we will be forced to pursue as we cannot sustain these buildings too much longer. Please consider what the next proposal for this property might be!

Sincerely,

The Kelsey Family

City of Portland Planning Commission and City Council
200 N. Main St., Portland, OR 97208
(503) 823-4000

Subject: 1200 N. Main Street, Portland, OR

Staff Report: Staff Report 1200 N. Main Street

This is a request for a rezoning of the existing City-owned property located at 1200 N. Main Street. The property is currently zoned OU-1 and is being rezoned to OU-2 to allow for a new development. The rezoning is being requested by the City of Portland and is being requested by the City of Portland. The rezoning is being requested by the City of Portland and is being requested by the City of Portland.

- The rezoning is being requested for the following reasons:
- 1. The proposed rezoning is consistent with the City's Comprehensive Plan.
 - 2. The proposed rezoning is consistent with the City's Comprehensive Plan.
 - 3. The proposed rezoning is consistent with the City's Comprehensive Plan.
 - 4. The proposed rezoning is consistent with the City's Comprehensive Plan.
 - 5. The proposed rezoning is consistent with the City's Comprehensive Plan.
 - 6. The proposed rezoning is consistent with the City's Comprehensive Plan.
 - 7. The proposed rezoning is consistent with the City's Comprehensive Plan.
 - 8. The proposed rezoning is consistent with the City's Comprehensive Plan.

As a result of this rezoning, the City will receive an increase in property tax revenue. The City will also receive an increase in property tax revenue. The City will also receive an increase in property tax revenue. The City will also receive an increase in property tax revenue.

We strongly support this rezoning and urge the City Council to approve it.

Respectfully,
[Signature]

Bolhuis, Greta

From: bskubik
Sent: Monday, May 6, 2024 9:07 PM
To: Bolhuis, Greta
Cc: Matt Skubik
Subject: Letter of Support for Redevelopment of 1100 W. Ann Arbor Trail
Attachments: PlyChristSciLettSupp5624.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ms Greta

We have another letter of support that was just emailed to me. I hope it is not too late to add to the other letters. We appreciate your help.

Sincerely

Bill Skubik

President, Religious Real Estate

bill@religiousrealestate.com
religiousrealestate.com
2548 Silverside Dr, Waterford Twp
MI 48328

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Bolhuis, Greta

From: David Pierce
Sent: Monday, May 6, 2024 5:26 PM
To: Planning - Sisolak, Karen; Group - Planning Commission
Cc: Courtney Mangus
Subject: Brookside PUD
Attachments: Brookside 2024-05-08.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Commissioners,

The Champion development has not met the core requirements for a PUD:

1. There is no clear net public benefit;
2. To the extent that there are any public benefits, the benefits are not material;
3. Finally, the Champion proposal is not the only reasonable way to achieve whatever benefits there might be.

Attached is a letter which explains these points in more detail with appropriate citations of the Plymouth City Ordinance. Additionally, there are other requirements which have not been met.

All three of these core requirements must be met. They are not.

I am supportive of the growth and development of Plymouth. I am supportive of the Church and hope they can find a proposal consistent with existing zoning and law which satisfies their needs. This is not a good project for Plymouth.

Sincerely,

David Pierce

****CAUTION: This email originated from outside of your organization. Use caution when clicking on links or opening attachments. Contact the sender by phone to validate the contents.****

Dear Commissioners,

The Champion proposal for the Brookside development does not meet the core requirements of the PUD process, therefore, the Commission has no choice but to reject the Champion proposal for failure to meet these requirements of the PUD Ordinance.

A PUD requires a public benefit as the core reason for changing zoning. However, not just any benefit to the public warrants a PUD. Plymouth Code 78-311(c)(1)(a) defines three conditions, *all* of which must be met, for there to be a public benefit under the ordinance. These conditions are:

- (1) There must be a clear/recognizable public benefit;
- (2) The benefit must be material (i.e., significant);
- (3) And, the PUD proposal must be the only reasonable way to achieve the public benefit.

A PUD proposal must meet *all* three of these requirements, the Champion proposal does not meet all three of them. Let's take each in turn.

- (1) The developer lists 13 supposedly public benefits in their proposal. On closer examination, most of them are not actually public benefits (See Appendix 1 for a line-by-line analysis):
 - (a) Many of the listed benefits are principally private benefits (e.g., guest parking for condos).
 - (b) Some are not recognizable as benefits and may actually be harmful to the public (e.g., the land donation).
 - (c) Only 5 or 6 are recognizable as *public* benefits (stream/trail restoration, park/stairs/benches/bike racks).
 - (d) Taken together, the limited public benefits do not clearly outweigh the public harms (e.g., safety impact at the corner of Joel and Sheridan) making the net public benefit not recognizable.
- (2) Of the 5 or 6 remaining public benefits, it is not clear whether they are material.
 - (a) Some are relatively minor improvements to existing infrastructure.
 - (b) The developer provided an estimate of the public benefits in dollars. They provided no justification for the numbers presented. I adjusted their table in Appendix 2 to reflect the *public* part of the benefit. In totality, the benefits, measured in dollars, are quite small compared to the proposed project size, suggesting the benefits are not material.
 - (c) Finally, materiality should account for the net impact. Since the public benefits do not clearly outweigh the public harms (e.g., safety impact at the corner of Joel and Sheridan), the public benefit is not clearly material.
- (3) Finally, since any large project will likely have *some* public benefit, the PUD process requires that the project be the only reasonable way the benefit can be achieved. The exact phrase is "such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit Developer regulations". The Champion Developer project simply fails to meet this third and necessary requirement.
 - (a) All of the tangible benefits (e.g., building stairs, benches, lighting, and pocket parks) are things cities do all the time through civic and private action. Therefore, *all* of the tangible suggested public benefits are things that are feasible and likely *without* the planned unit development.
 - (b) The remaining proposed benefits (e.g., significant tax revenues, additional families) are possible with existing zoning.

- (c) These benefits also stand in stark contrast to the benefits provided by other Plymouth PUDs which have involved, for instance, brownfield remediation and redevelopment where the public benefit clearly would not exist but for the proposal.

Even if we accept that there is *some* net public benefit, it is not clear if the benefit is material, and it is certainly not the only way to achieve the proposed benefits as required by the Plymouth Code. In other words, the proposal does not meet the principal requirement of a PUD.

Aside from failing to meet the core requirements, there are additional requirements for the PUD process and the Champion Developer proposal does not meet them. These are described in brief here and in more detail in Appendix 3.

- The Champion Developer proposal is *not* consistent with the safety and welfare of the city (78-311(b) and 78-311(c)(3)).
- The location, sizes, and character of the Champion Developer proposal are *not* in harmony with the zoning district (78-311(c)(8)).
- The Champion Development would unreasonably increase the burden on roads, specifically, Sheridan (78-311(c)(2)).
 - The developer paid for a traffic study which concludes that there will be one new trip on Sheridan despite Sheridan being the best route to the freeway.
 - If the city is serious about Champion Development, there must be an *independent* traffic study.
- The Champion Development would have an unreasonable negative economic impact on neighboring properties (78-311(c)(5)).
- The Champion Developer proposal is explicitly a direct attempt to circumvent the strict application of zoning standards (78-311(c)(9)).

In conclusion, the Champion Developer proposal does not satisfy the core public benefit requirement of the PUD process. Further, the proposal also does not meet many of the subsidiary requirements for PUD approval. **The Commission has no choice but to reject the Champion Developer proposal for failure to meet the requirements of the PUD ordinance.**

I hope the Church is able to find a better way to achieve their goals, consistent with the Plymouth Code of Ordinances which will also not harm their neighbors.

Sincerely,

David Pierce
Courtney Mangus
Owners of an adjacent parcel

Appendix 1

All 13 of the supposed public benefits enumerated in the proposal are evaluated below.

1. Provide Shared Parking for the Adjacent Tonquish Manor

- Principally a private benefit of manor residents; also, feasible without PUD since it does not obviate the need for Council solution given that even the shared parking is likely not sufficient for TC (along with church and guest parking).

2. Provide Tonquish Creek and Trail Restoration Plan

- This is not a material benefit. The 'plan' is more like a starting summary of what could be done. It makes no meaningful suggestions for what to put where, contains no real recommendations or discussions of tradeoffs, and was created in one day with no real measurements or detail.

3. Provide a Full Restoration for the Champion Section of the Creek Bed

- This is principally a private benefit for the townhouse owners: they are improving their property.

4. Provide Select Tonquish Creek Trail Improvements

- Feasible without a PUD through city or citizen action (whether a private group or voting).

5. Deed a Portion of Property Along the Bank of the Creek to the City

- This is not a recognizable benefit. The church donating the creekside is a negative for the community. The Developer is giving up obligations to maintain and pay taxes on the only part of their property onto which they cannot cram a condo. This is not a donation, it is a thinly veiled tax avoidance scheme.

6. Construct a New Access Stair at the Head End of the Creek

- Feasible without a PUD through city or citizen action (whether a private group or voting).

7. Provide a New Pocket Park at the Reading Room Bookstore

- This is principally a private benefit to the church/townhome residences.

8. Provide a New Pocket Park Along the Creek

- Feasible without a PUD through city or citizen action (whether a private group or voting).

9. Provide Significant New Tax Revenue for the City

- Feasible without a PUD. The church could construct SFH's per current zoning and in harmony with the neighborhood would be a significant source of tax revenue.

10. Produce Significant Net Traffic Reduction

- This is absurd, see Appendix 2. Even if it were true, they could further reduce traffic by building a smaller number of SFHs.

11. Addition of 20 New Families for the Downtown Community

- This is largely a private benefit for the families. Even if it weren't, it is mostly feasible without a PUD by building SFHs.
- Further, at a previous meeting the developer tried to allay concerns about traffic by suggesting that most of the owners would be part-time residents. The developer is speaking out of both sides of their mouth.

12. Site to be Updated with All New Construction and Utilities

- This is principally a private benefit for the townhouse owners and church.

13. Provide Significant Additional Guest Parking for townhouse Units

- This is principally a private benefit for the townhouse owners.

Appendix 2

The developer has attempted to quantify the public benefit. They provided no justification or receipts for these numbers and they left off some of the 13 benefits they listed which they knew were obviously private benefits. I adjusted them to more accurately reflect the *public* component of the benefit.

Improvement	Stated Value	Public Value	Explanation
Expanded Parking to Share with Manor, Neighbors and Public	\$ 200,000	\$ -	The principal beneficiaries are the residents of the Manor. While TCM is a public facility, the residents are private citizens. Private benefits to do magically become public benefits just because the beneficiary lives in a public facility.
Provide Tonquish Creek & Trail Restoration Plan For Public	\$ 50,000	\$ 10,000	'Plan' is barely a starting point, no way it is worth 50k.
Funding for Champion section creek & Trail Restoration	\$ 140,000	\$ -	Principally private benefit
Funding for Trail Lighting & Benches for Public	\$ 80,000	\$ 80,000	
Deed portion of site adjacent to creek to City for Flooding	\$ 50,000	\$ (25,000)	City loses property tax revenue and becomes responsible for maintenance and liability, forever.
Construct new Public access stair to the Trail's head	\$ 45,000	\$ 45,000	
Reading Room Public Park	\$ 25,000	\$ -	Principally private
Tonquish Creek Public Park	\$ 25,000	\$25,000	
Update ALL on-site utilities & Storm Water	\$ 300,000	\$ 50,000	Principally private
	\$ 915,000	\$ 185,000	

Appendix 3

The following is an in-depth discussion of the other requirements for the PUD and why the proposal does not meet them with references to the relevant parts of the Plymouth Code of Ordinances.

78-311(c)(2) The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads and utilities.

- The developer commissioned a report which conveniently concludes that adding 20 residential units along with a church with the same membership will reduce traffic. If you believe this, we can reduce traffic even more by building a modest number of single family homes consistent with the current zoning and in harmony with the neighborhood.
- There will also be an unreasonable increase on the road burden of Sheridan. The study concludes there will be no additional trips into or out of the development on Sheridan.
 - David Pierce spoke with the engineer who wrote the report, Jacob Swanson, on March 6th. He said that the estimate was 'more art than science' and that for this kind of development they use the shortest route to a major road to estimate trips.
 - This methodology requires that anyone going to Sheldon use Ann Arbor trail and not Sheridan. This is a flawed analysis.
 - It is plain that the best route for any northbound Sheldon traffic (coming or going, including delivery vehicles and anyone planning to use the highway) is to use Sheridan. Mr. Swanson ultimately agreed that there might be additional traffic despite his report.

78-311 (b) Any land use authorized in this article may be included in a planned unit development, subject to adequate public health, safety, and welfare protection mechanisms being designed into the development to ensure the compatibility of varied land uses both within and outside the development

78-311(c)(3) The proposed planned unit development shall be consistent with the public health, safety and welfare of the city.

- Tom Doran's traffic analysis is sufficient to conclude that the existing circumstances at Joel and Sheridan are not acceptable. Adding additional traffic will only exacerbate the issue.

78-311(c)(5) The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties.

- My home is directly across from the development. This will have an unreasonable negative economic impact on my property. The proposed development is (1) vastly more dense than the surrounding neighborhood; (2) is different in kind and quality and is out of harmony; the proposed condo blocks are wider, taller, and more voluminous than anything nearby; (3) the increased traffic on Jener, Joel, and Ann Arbor Trail will reduce the property values of surrounding homes. Many people packed into a small area next door, reduced harmony, and more traffic will directly and negatively impact the economic value of my property.

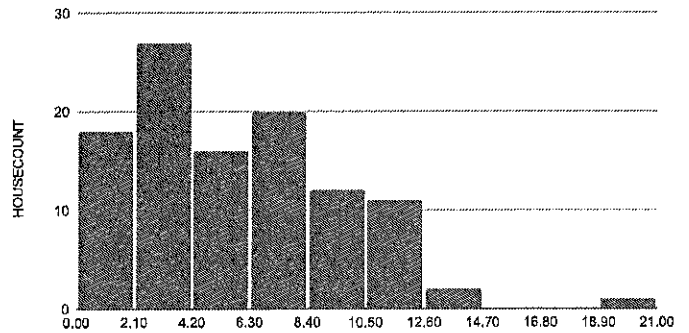
78-311(c)(8) The proposed use or uses shall be of such location, size, and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts.

- While one might argue that the zoning district for the property is transitional, the proposal itself is NOT in harmony with the zoning district.
- The proposed development is (1) much more dense than the surrounding neighborhood; (2) is different in kind and quality: the proposed condo blocks are wider, taller, and more voluminous than anything nearby.

- The developer says the density is consistent with other developments but they do not quantify the density of their development and compare it to other developments. How do they know if it is comparable if they don't compare it? I did the comparison, it would be much denser than any surrounding area.
- The chart to the right shows that this is NOT transitional, it is discontinuous.

78-311(c)(9) A demonstration that the PUD is not proposed in an attempt by the applicant to circumvent the strict application of zoning standards

House density of Brookside-sized parcels surrounding the Development



- The explicit purpose of the developer's request is to circumvent the strict application of zoning standards. The church is unhappy with the options they have with the existing zoning. They could build single-family homes on the site and make plenty of money. That is not enough so they are requesting a zoning change with the barest minimum of public benefit.

Bolhuis, Greta

From: Ron Picard
Sent: Monday, May 6, 2024 1:42 PM
To: Group - Planning Commission
Subject: PUD Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Dear commissioners,

I'm emailing my comments to the Planning Commission today. I hope to attend the meeting on Wednesday and give my comments in person, but I'm coaching a soccer game and may be delayed.

My comments today concern the proposed PUD. First, I'd like to thank the members of the Christian Science Church for their public meeting. It was nice to get together outside of these meetings and speak directly with each other. We might not agree on this, but I thoroughly enjoyed our talks.

I'm confident others will address the problematic traffic study which miraculously concluded with 20 new residences there will be zero additional trips down Sheridan St.

I also won't take part of my three minutes to point out all the safety concerns. Tom has addressed that very well.

I'm going to focus on one of the "public benefits". According to the latest proposal, one of the benefits is the additional tax revenue from the new residents.

This commission has been working hard to come up with a fair method to put the brakes on out-of-control developments. This board realizes these tear-downs and building huge new homes is changing the character of Plymouth. You are investigating formulas to restrict the size of new homes, and what percentage of the lot may be covered.

Additionally, this commission published the City's "Future Land Use Map" in 2018. That map publicly lets the city residents, and developers, know what types of developments are appropriate for the entire City of Plymouth including the Christian Science Church site, in this case Mixed-Use...my emphasis...Low Density.

Despite knowing this site should be Low Density, this developer has convinced the Church that they will be able to squish 20 condos plus a new church building onto this site. After all, he started at 30 condos so we should be impressed he's willing to build only 20 now. He probably should have started with 35 or 40. That way he could be here tonight pleading that he has cut the number in half. My favorite part of this current proposal was him stating that a density calculation was "not applicable".

The density calculation is extremely applicable. It's also very damaging to his proposal, which is why I guess he just doesn't want to confirm that he will make this site the densest area in the city.

So back to the “public benefit” of the additional tax revenue.

How is this PUD different than if a different developer buys up 20 small homes and builds 20 new mega-houses? Wouldn't that include a public benefit? Won't the city get lots of new tax revenue in that case too?

With the PUD: 40 property owners win, the developer makes money, the city gets more taxes but residents lose.

With developer 2: 40 property owners win, the developer makes money, the city gets more taxes but residents lose.

With the PUD the developer is asking for special permission to do this. He wants special permission to do what you are working so hard to prevent any other developer from doing anywhere else in the city.

Except in this case, the PUD is going to squish all 20 of the homes onto one site. Onto a site that this developer acknowledges is the transition in between the residential area and the downtown business area. Onto a site that this developer knows should be “Low Density”.

Fortunately, there isn't a magic number of public benefit that the developer needs to hit. There isn't a checklist, that if the proposal hits every checkbox, then you are required to vote yes. The PUD is intended for situations where everybody wins. It's not meant to allow developers to do what we all know is wrong as long as they show up with a large enough bucket of money.

It's unfortunate that this developer has convinced the church that he can get this passed. You've worked hard to make sure no developer can do this anywhere else in the city.

The house on the corner of Ann Arbor Trail and McKinley just sold for \$1.4 Million, only to be torn down to build a new house.

Economies change. Other realtors have said the site could easily fetch more than this developer negotiated months ago without changing the zoning.

Please vote no. Don't give this development permission to do what we all know is not what's right for Plymouth.

Ron Picard
1373 Sheridan St.

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Bolhuis, Greta

From: T.M. Doran
Sent: Monday, May 6, 2024 1:40 PM
To: Group - Planning Commission
Subject: May 8, 2024 Public Comment (Champion/Brookside)
Attachments: Statement to Plymouth Planning Commission TM Doran May 2024.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commissioners,

The significant impact on the Sheridan-Joel neighborhood continues to be ignored by this developer, as if the neighborhood were invisible. Not just this neighborhood, either, as the Sheridan Street corridor from the proposed condominiums all the way to Sheldon Road will be affected. One need not be a traffic engineer to recognize this.

My Public Comment includes easy-to-implement, practically zero cost measures that could mitigate this impact, if anyone were actually interested in doing so.

Sincerely,
Tom Doran
Fellow, Engineering Society of Detroit
11191 Sheridan

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Statement to Plymouth Planning Commission

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

May 8, 2024

I'm Tom Doran at 1191 Sheridan Street. Before retirement, I was a licensed professional engineer in 7 states and taught continuing education courses to licensed engineers.

Champion Development deserves credit for reducing the number of units, adding a parking space at each unit, and for onsite parking that may be available to the senior apartments and the public. However, Champion's statement that this concession will relieve parking on Sheridan and Joel is not factual because those Brookside spaces will also have to accommodate condominium contractors, tradesmen, service workers, health care workers, nannies, family and guests.

The traffic study is still not credible and does not reflect reality. Carlisle Wortman's assessment confirms that no comprehensive traffic study is included in Champion's submittal. When Ann Arbor Trail to Sheldon is backed up, or even for convenience sake, why wouldn't condominium residents, contractors, visitors, etc., use Sheridan Street as a convenient bypass to and from Sheldon Road and M-14? Moreover, there are 5 ingresses and egresses within 100 feet of this corner, a condition that would not be allowed with new construction today, and pedestrians, mostly seniors, are around this corner all the time? More ingresses and egresses in close proximity to one another risk more crashes. This condition will be aggravated by more and faster traffic from Brookside. Why does the proposal include page after page about Tonquish Creek, yet not one word about Brookside's safety, traffic, and parking impact on the Sheridan-Joel neighborhood?

Easy to implement, practically zero-cost measures that might begin to address the safety, traffic, and parking impacts of the Brookside development include: parking restricted to one side of Sheridan and Joel streets; converting Joel to a one-way street as Jenner recently was; and a new signaled crosswalk for senior apartment residents near the Brookside entry/exit. Why couldn't Champion and the City work together to ensure that the impact on this neighborhood is addressed with concrete actions? Or is everyone secretly counting on Sheridan and Joel streets for frequent condominium exits and entries plus maximum parking all the time?

The Sheridan-Joel neighborhood should not be the sacrificial lamb the Brookside development needs to go forward.

Bolhuis, Greta

From: J Krieman
Sent: Monday, May 6, 2024 1:16 PM
To: Group - Planning Commission
Subject: Christian Science Church/Brookside Development

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission:

Please note that my wife and I are very much against the proposal from the church and Brookside, because the blending and mass of the development with the single family homes (how does that relate to current zoning standards?), traffic concerns of Sherian residences, plus parking concerns. Where is the public benefit?

I hope this is voted down this time instead of tabled like the past few proposals.

John and Judy Krieman
1369 Park Pl
Plymouth, MI 48170

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Bolhuis, Greta

From: Cathy Wilson
Sent: Monday, May 6, 2024 1:04 PM
To: Bolhuis, Greta
Subject: Fwd: Brookside Village 1100 W. Ann Arbor Trail Plymouth
Attachments: Plymouth support letter from Carol Uber.pdf; Plymouth Letters of Support Brookside Village.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Greta attached are 3 letters that I sent to the Planning Commission last week for the 5/8 meeting.

Thank you,
Cathy Wilson
CRE Associates

Begin forwarded message:

From: CATHY WILSON
Date: May 3, 2024 at 10:42:38 AM EDT
To: Planning@plymouthmi.gov
Subject: Brookside Village 1100 W. Ann Arbor Trail Plymouth

Hello please find attached 3 letters of support for the proposed Brookside Village development at 1100 W. Ann Arbor Trail. These are submitted for the 5/8 Planning Commission meeting.

Thank you,

Cathy Wilson
CRE Associates LLC

****CAUTION: This email originated from outside of your organization. Use caution when clicking on links or opening attachments. Contact the sender by phone to validate the contents.****

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. Usher
Robert M. Usher

Date: 05-02, 2024

To: **City of Plymouth Planning Commission and City Commission**
201 S. Main St., Plymouth, MI 48170
planning@plymouthmi.gov.

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

Hello, my name is Michael CAMER

I own the business at 470 Forest Pl LA CASA PLYMOUTH

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 Church building for the Christ Science community along with 17 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.

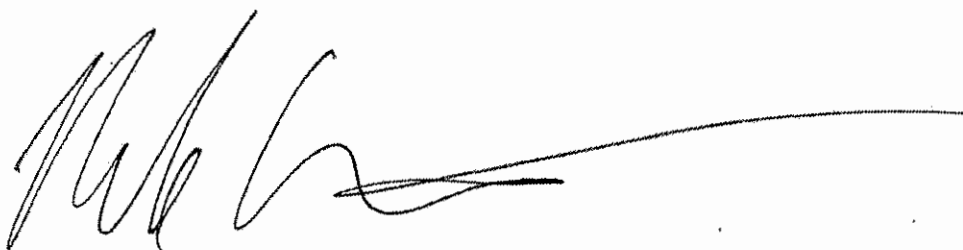
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- We think that traffic from 24 new residences and a new small church will be much less than the potential traffic from a large church use or any other similar uses.
- **Conversion of a tax-exempt property to a tax producing property will be a benefit to this community.**
- **Provides a diversity of residential units, and pricing, which is needed in this community to attract and retain residents.**

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 20 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,



Date: 5/2/2024, 2024

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

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

Hello, my name is Wylene Stroyan

I reside at 15430 Bradner Rd, Plymouth MI 48170

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 Church building for the Christ Science community along with 17 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 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.**

As a resident 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 17 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,



Bolhuis, Greta

From: John Magnusson, Sr.
Sent: Monday, May 6, 2024 11:42 AM
To: Bolhuis, Greta; Buzuvis, John
Cc: Dianne Magnusson
Subject: May 8 Meeting: Christian Science Church/Brookside Development

Follow Up Flag: Follow up
Flag Status: Flagged

To the ENTIRE Planning Commission,

I am responding to the scheduled meeting on May 8th, regarding the "Christian Science/Brookside Development".

I have voiced my opinion earlier, written and signed any and all petitions AGAINST this development. Now, a 4th revision.... my opinion has not changed. NO.

To validate my long-term dedication and commitment to stopping this development, I have a vested 65 years in my home residence, located just 3 blocks away from this development venture. I reside in a family home, purchased by my parents in 1955. I LIVE CLOSE, I SEE THE TRAFFIC, I LIVE WITH ANY DECISIONS DONE IN MY DIRECT RESIDENTIAL AREA.

This development has NO PUBLIC BENEFIT as required by PUD. The public benefit has to be validated; THERE IS NO PUBLIC BENEFIT. Plain and simple, this alone should STOP this development.

There is concern that construction near Tonquish Creek of this magnitude can negatively affect the water quality and the creek banks. Years of other developments throughout DTP have closely been done with extensive care and concern for the Tonquish waterway, this development should be no less responsible.

The height and the mass area of such a construction is definitely NOT in compliance with the established standard of structures in the adjacent areas. Also, this property is currently zoned SINGLE FAMILY HOMES, and is inconsistent with the current zoning standards. This project does not comply with the current zoning regulations, and concerns with the compatibility of the residential homes in the adjacent areas. In addition, As you are aware, the current parking limitations of Plymouth, both the neighborhood area, along with the adjacent street limitations would only be impacted negatively with this development.

This current project, in it's current proposal and in ALL previously proposals, far exceeds the density standards impacting the surrounding area. More development is not good development when the development far exceeds the established density standards set for the immediate area.

Finally, the traffic concerns. Existing traffic patterns need to have an INDEPENDENT study of the traffic and the impact to the residential homes and all other adjacent properties. My family has lived on Ann Arbor Trail since 1955, for almost 70 years my family has PERSONALLY watched the traffic escalate and traffic flow pattern develop. I cannot even get out of my driveway in the late afternoons, often I chose to park on a side street just to get access to my vehicle. I pay my taxes, maintain my home and can't use my driveway in the evenings.

ANY consideration other than a few residential homes, on proportional lots comparable to the adjacent neighborhood homes should be deemed a HARD NO.

I will continue to protest, continue to keep my neighbors updated with this ongoing proposal, and refuse to let this city, deemed "The City of Homes" become the 'city of investment first, neighborhoods second'.

STOP THIS PROPOSAL once and for all.

John Magnusson
1448 W. Ann Arbor Trail.
Plymouth, MI

jwmagnusson@yahoo.com

****CAUTION: This email originated from outside of your organization. Use caution when clicking on links or opening attachments. Contact the sender by phone to validate the contents.****

Bolhuis, Greta

From:
Sent: Monday, May 6, 2024 11:34 AM
To: Group - Planning Commission
Subject: Support for First Church of Christ, Scientist, Plymouth "Brookside" Development

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commissioners,

I am writing to ask, once again, your support for our newest design of our church's "Brookside" development.

We are confident in our design and trust our builders. We have worked with them for over 2 years now and find them to be credible and trustworthy. They have followed through on what they promised, met with us many times, patiently explained and answered questions we have had throughout the process, and have listened to us when we requested changes and edits. They have worked to edit things based on feedback from you, the City, the community, you, the Planning Commission and its consultants, and the consultant who works for you.

We desire to stay in Plymouth and make something practical as well as beautiful and will allow more to enjoy living close to downtown. As you know, "Plymouth" is in the official name of our church and we take this development quite seriously.

Thank you for taking the time and effort to review our plan as we are looking forward to working together and to building our new church.

Warmly,
Leslie Evans, Ad Hoc Committee, First Church of Christ, Scientist, Plymouth

****CAUTION: This email originated from outside of your organization. Use caution when clicking on links or opening attachments. Contact the sender by phone to validate the contents.****

My Name is Kyle Clinton.

I live at 222 River Oaks and have been a Plymouth residence since 2022.

We are aware of plans to redevelop the existing Christ Science property located at 1 100 W. Ann Arbor Trail into a new mixed-use development containing a new smaller Church building for the Christ Science community along with 17 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting.

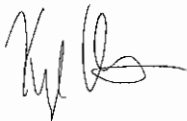
The overall project being proposed has many benefits for Plymouth including:

- 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 new 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 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. Add to this the fact that the new residents from the 20 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,



Bolhuis, Greta

From: Matt Skubik <
Sent: Monday, May 6, 2024 9:58 AM
To: Bolhuis, Greta
Cc: bskubik
Subject: Re: Letters of Support for Redevelopment of 1100 W. Ann Arbor Trail, Plymouth
Attachments: Clinton_Plymouth Christ Scientist letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Greta,

We have an additional letter (attached) to include. Could you confirm receipt?

Sincerely,
Matt Skubik
Vice President, Religious Real Estate

matthew@religiousrealestate.com
religiousrealestate.com

****CAUTION: This email originated from outside of your organization. Use caution when clicking on links or opening attachments. Contact the sender by phone to validate the contents.****

On May 6, 2024, at 9:00 AM, bskubik wrote:

Hi Ms Greta

We are excited to be going to the Plymouth Planning Commission Meeting this Wednesday. Attached are 11 letters of support from businesses and residents of Plymouth. Can you please distribute these to the Planning Commission members? Can you send me an email confirming that you received this email?

Thanks

Bill Skubik

President, Religious Real Estate

bill@religiousrealestate.com

religiousrealestate.com

2548 Silverside Dr, Waterford Twp

MI 48328

<PlyChristSciPlyPlanMemo5624.pdf>

Bolhuis, Greta

From: bskubik
Sent: Monday, May 6, 2024 9:00 AM
To: Bolhuis, Greta
Subject: Letters of Support for Redevelopment of 1100 W. Ann Arbor Trail, Plymouth
Attachments: PlyChristSciPlyPlanMemo5624.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ms Greta

We are excited to be going to the Plymouth Planning Commission Meeting this Wednesday. Attached are 11 letters of support from businesses and residents of Plymouth. Can you please distribute these to the Planning Commission members? Can you send me an email confirming that you received this email?

Thanks

Bill Skubik

President, Religious Real Estate

bill@religiousrealestate.com
religiousrealestate.com
2548 Silverside Dr, Waterford Twp
MI 48328

****CAUTION: This email originated from outside of your organization. Use caution when clicking on links or opening attachments. Contact the sender by phone to validate the contents.****

Religious Real Estate

2548 Silverside

Waterford MI 48328

www.religiousrealestate.com

May 6, 2024

To: Planning Commission of Plymouth

From: Bill Skubik, Matt Skubik
Religious Real Estate

Re: Letters of Support for Redevelopment of 1100 W. Ann Arbor Trail

We have reached out to residences and businesses in Plymouth for their expression of support for the redevelopment of 1100 W. Ann Arbor Trail, Plymouth (First Church of Christ Scientist). Attached are eleven letters of support.

05/05/2024

Hi. My Name is FR. ELIAS ETO

I own the business named ST. MICHAEL MELKITE CHURCH located at 525 N MILL ST PLYMOUTH, MI 48170 and have been doing business in Plymouth since 1974

14/2

We are aware of plans to redevelop the existing Christ Science property located at 1 100 W. Ann

Arbor Trail into a new mixed-use development containing a new smaller Church building for the Christ Science community along with 17 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting.

11,

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

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

11

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 20 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,

Business Owner [J]

A handwritten signature in black ink, appearing to read "R...".

Hi. My Name is Robert H. Gillikin, President of Tri-County Title Agency, Inc. at 888 North Sheldon Rd., Plymouth, MI 48170, and have been doing business in Plymouth since 2004.

We are aware of plans to redevelop the existing Christ Science property located at 1 100 W. Ann Arbor Trail into a new mixed-use development containing a new smaller Church building for the Christ Science community along with 17 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting.

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

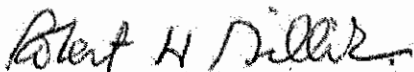
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We strongly support this project and hope that the City will provide approval for it.

Regards,



Robert H. Gillikin, President/Business Owner

Date: 5/3, 2024

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

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

Hello, my name is JEFF CRAWFORD (CRAWFORD'S KITCHEN)

I reside at 42431 HAMMILL LANE PLYMOUTH

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 Church building for the Christ Science community along with 17 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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- **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.**

As a resident 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 20 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,



Date: 5/4/, 2024

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

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

Hello, my name is Eric Poplawski

I reside at 957 N Holbrook

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 Church building for the Christ Science community along with 17 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: 5-3, 2024

To: **City of Plymouth Planning Commission and City Commission**
201 S. Main St., Plymouth, MI 48170
planning@plymouthmi.gov.

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

Hello, my name is Michael Hurley (owner of Dairy King

I reside at 9307 Village Manor Dr. Plymouth, MI 48170

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 Church building for the Christ Science community along with 17 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,



Hi. My Name is Kevin Feltz
I own the business named Plymouth Jewelry & Gifts located at _____
, and have been doing business in Plymouth since 1987

We are aware of plans to redevelop the existing Christ Science property located at 1 100 W. Ann Arbor Trail into a new mixed-use development containing a new smaller Church building for the Christ Science community along with 17 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting.

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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.

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

Regards,


Business Owner

4/30/2024

Hi. My Name is Paul Anzara
I own the business named Diamond Castle Jewelers located at
, and have been doing business in Plymouth since 2002.

We are aware of plans to redevelop the existing Christ Science property located at 1 100 W. Ann Arbor Trail into a new mixed-use development containing a new smaller Church building for the Christ Science community along with 17 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting.

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

Regards,

Paul Anzara 4-30-24
Business Owner

Hi. My Name is Kiliaa Pauls
I own the business named Meridian Coffee Co located at _____
, and have been doing business in Plymouth since 2022

We are aware of plans to redevelop the existing Christ Science property located at 1 100 W. Ann Arbor Trail into a new mixed-use development containing a new smaller Church building for the Christ Science community along with 17 new Townhome residences + 3 stand-alone Condominiums set in a nicely landscaped courtyard / Village style setting.

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

Regards,


Business Owner

Date: 4-29-2024, 2024

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

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

Hello, my name is Martha Waite

I reside at 730 Harding St. Plymouth, MI 48170

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 Church building for the Christ Science community along with 17 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 resident 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 20 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,

Martha Waite

Date: April 29, 2024

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

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

Hello, my name is Bradley Wente.

I reside at 730 Harding St, Plymouth, MI 48170

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 Church building for the Christ Science community along with 17 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.

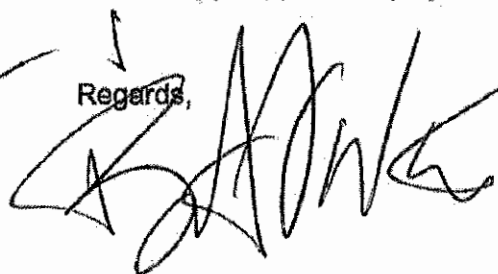
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We strongly support this project and hope that the City will provide approval for it.

Regards,



5-3-2024

Hi. My Name is Cindy Danielski
I own the business named Frame Works located at 833 Penniman
, and have been doing business in Plymouth since 1975.
Plymouth

We are aware of plans to redevelop the existing Christ Science property located at 1 100 W. Ann Arbor Trail into a new mixed-use development containing a new smaller Church building for the Christ Science community along with 17 new Townhome residences + 3 stand-alone Condominiums 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 new 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 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 20 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,



Business Owner

Plymouth Planning Commission

My name is Kenneth Lee. I am a member of the Christian Science Church (First Church of Christ, Scientist) in Plymouth. I am writing this letter to ask you to please approve the project that is being presented by the Champion Development Group for the current site development of the Christian Science Church. We have had a presence in Plymouth for many years and feel we have been a very positive member of the Plymouth community.

The appearance of our building and landscape have always been maintained in excellent condition. We have also been able to provide services to our neighbors and city. Some of these services include providing;

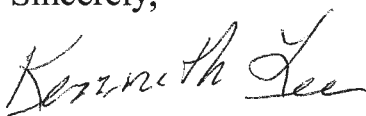
- parking spaces for for our Tonquish Creek Manor neighbors
- parking spaces to the city of Plymouth when requested
- parking for visitors when Plymouth hosts community events
- parking spaces for members of the adjoining church (Rock Church)
- annually sponsored homeless breakfast at the Methodist church in the fall
- annual Thanksgiving services (only one in town) in addition to our regular services
- annually held and sponsored lectures welcoming the public to attend

Although these services may not seem large they do show we are helping the city and community where we can. We love our location and we love being members of this community so we would like to stay!

We are now finding our aging facilities are requiring repairs and upkeep for which we do not have the necessary funds. We have evaluated many potential solutions over the years and have found the project presented by Champion Development Group is the only viable one. There have been many questions and concerns raised about this project of which we feel have been answered in this latest proposal (see project proposal from Champion).

We are asking now that the Planning Commission please work with us and approve the proposed project.

Sincerely,



Kenneth Lee

Date: 05-02, 2024

To: **City of Plymouth Planning Commission and City Commission**
201 S. Main St., Plymouth, MI 48170
planning@plymouthmi.gov.

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

Hello, my name is Michael Carter

I own the business at 470 Forest Pl LA CASA PLYMOUTH

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 Church building for the Christ Science community along with 17 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.

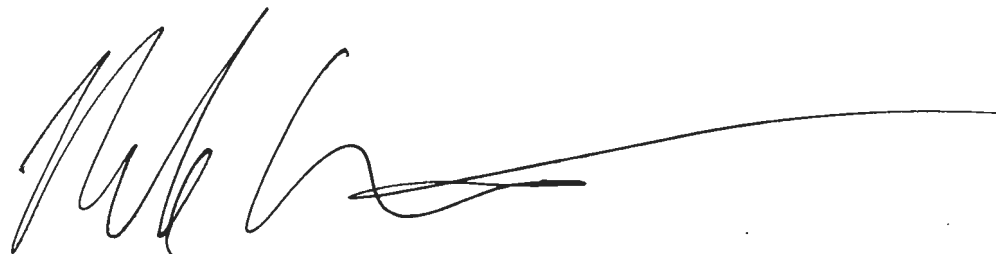
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- The proposed Homes along Ann Arbor Trail will blend in perfectly with the neighborhood.
- **WILL ALLOW A 120+ YEAR OLD CHURCH COMMUNITY TO STAY IN PLYMOUTH**
- The public patio 'pocket park' in front of the Church will provide a nice amenity to the 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.**

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 20 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,



Date: 5/2/2024, 2024

To: **City of Plymouth Planning Commission and City Commission**
201 S. Main St., Plymouth, MI 48170
planning@plymouthmi.gov.

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

Hello, my name is Wylene Stroyan.

I reside at 15430 Bradner Rd, Plymouth MI 48170

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 Church building for the Christ Science community along with 17 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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- **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.**

As a resident 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 17 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,

