



**Plymouth Planning Commission  
Regular Meeting Minutes  
Wednesday, February 12, 2025 - 7:00 p.m.  
Plymouth City Hall 201 S. Main**

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City of Plymouth  
Plymouth, Michigan 48170-1637

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
734-453-1234

**1. CALL TO ORDER**

Chair Hollie Saraswat called the meeting to order at 7:00 p.m.

Chair Saraswat, Vice Chair Kyle Medaugh, Commissioners Sidney Filippis, Zachary Funk, Joe Hawthorne, Trish Horstman, Marni Schroeder, Dave Scott, Eric Stalter

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

**2. CITIZENS COMMENTS**

There were no citizen comments,

**3. APPROVAL OF MEETING MINUTES**

Stalter offered a motion, seconded by Horstman, to approve the minutes of the January 8, 2024 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**4. APPROVAL OF THE AGENDA**

Stalter offered a motion, seconded by Medaugh, to approve the agenda for February 12, 2025.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

**5. COMMISSION COMMENTS**

There were no commission comments.

**6. PUBLIC HEARINGS**

a. PUD 25-01 Starkweather Subdivision PUD Amendment

The public hearing opened at 7:08 p.m.

Ellen Elliott, 404 Irvin, said the FAR should be enforced.

Scott Silvers, 833 Sutherland, said the project should be designed to meet the FAR.

Heather Baker, 323 Spring, commented about the previous developer.

The public hearing closed at 7:12 p.m.

Applicant Cosmo Lombardo reviewed the history of the PUD, noting that it was initially granted prior to the enactment of the Floor Area Ratio (FAR) ordinance. He said the lots that were graded as walkouts could not accommodate a detached garage, and that attached garages counted when calculating the FAR.

Elmiger explained items in her report about garage and home width and how the FAR and other ordinances would impact the amendment request.

Commission members discussed the request and there was a suggestion to decrease the size of the garage to allow for a larger home within the FAR parameters. The location of the project was also discussed, and it was pointed out that its proximity to Old Village lent itself to smaller homes.

Filippis offered a motion to approve the PUD Amendment 25-01 with the following changes:

- Garages may be 20 feet wide.
- The overall massing must be not greater than 50% garage
- The FAR of .40 must be adhered to.

Horstman seconded the motion.

Elmiger said the motion should recommend that the City Commission approve the PUD amendment.

Filippis and Horstman accepted the amendment.

There was a roll call vote.

YES: Filippis, Funk, Hawthorne, Horstman, Medaugh, Schroeder, Scott, Stalter, Saraswat

MOTION PASSED UNANIMOUSLY

b. PUD 23-01: 1100 W. Ann Arbor Trail – Revised preliminary PUD

Saraswat opened the public hearing at 8:00 p.m. Jeffrey Cuthbertson, an attorney representing some residents, asked that the public hearing be paused until after the applicant's presentation. Saraswat agreed to pause the hearing.

A Champion Development representative provided a presentation outlining changes since their last submission, including closing traffic to Sheridan, revising the public benefit, and increasing parking.

Saraswat reopened the public hearing at 8:23 p.m.

Bolhuis said ten emails supporting the project and 20 emails opposing the project were received past the publication deadline.

The following members of the public spoke in opposition to the project: Scott Silvers, 833 Sutherland; Ron Picard, 1373 Sheridan; Mike Mountain, 1211 Sheridan; Denise Varner, 1428

Sheridan; Jeffrey Long, 690 Forest; Sam Barresi, 533 Herald; Michelle Dillon, 1328 W. Ann Arbor Trail; Meghan Covino, 1347 W. Ann Arbor Trail; Nick Pagan, 1156 W. Ann Arbor Trail; Kristen Wolf, 1455 W. Ann Arbor Trail; Elizabeth Volaric, 216 N. Holbrook; Karen Patrosso, 1456 W. Ann Arbor Trail; Karen Sisolak, 939 Penniman; Kathryn Humphrey, 1424 W. Ann Arbor Trail; Dan, 959 Penniman; Kathryn Szary, 1107 W. Ann Arbor Trail; David Szary, 1107 W. Ann Arbor Trail; Jeffrey Cuthbertson, attorney for residents; Karen Jallo, 505 McKinley; Elaine Attridge, 1192 W. Ann Arbor Trail; Jane Libbing, 979 Penniman; Charlie Gabbeart, 305 Hartsough; Amy Angell, 1011 Penniman; David Mangus, 1147 W. Ann Arbor Trail; Julie Nelson, 1464 W. Ann Arbor Trail; Scott Lorenz, 1310 Maple; Alan Ardonowski, 1120 Maple; Courtney Mangus, 1147 W. Ann Arbor Trail

The following members of the public spoke in support of the project: Toni Nayback, 9225 Elmhurst; Eric Nemeth, 140 S. Union; Katie Rossie, 985 Harding; Matt Skubik, real estate agent; Leslie Evans, First Church of Christ, Scientist member; Ken Kelsey, First Church of Christ, Scientist member; Susan Anderson, First Church of Christ, Scientist member

There was a break at 9:33 p.m.

The meeting resumed at 9:40 p.m.

The public hearing was closed at 9:58 p.m.

Elmiger reviewed items in her report, then provided a list of PUD criteria for commissioners.

Commission members addressed each item on the list with the assistance of Elmiger. There was a lengthy discussion on whether the project met the criteria, and there was consensus that several items be changed in the plan. Increasing the setbacks, providing green space at the creek, installing landscape screening along the north side of the property and to consider stacked ranch units were among the suggestions.

Hawthorne offered a motion, seconded by Schroeder, to postpone a recommendation for PUD 23-01 to a future meeting.

There was a voice vote.

MOTION PASSED 7-2

Saraswat announced that the remainder of the agenda items would be placed on the March agenda, due to the lateness of the hour.

Horstman offered a motion, seconded by Filippis, to adjourn the meeting at 12:09 a.m.

MOTION PASSED UNANIMOUSLY

# Brookside Village

PLYMOUTH MICHIGAN

1100 W. ANN ARBOR TRAIL, PLYMOUTH, MICHIGAN

## PROPOSED PUD DEVELOPMENT

## PUD PRESENTATION

(Updated)

## February 12, 2025



**CHAMPION**  
DEVELOPMENT GROUP

FIRST CHURCH OF CHRIST,  
SCIENTIST, PLYMOUTH

# PROJECT TEAM



[www.champdevgroup.com](http://www.champdevgroup.com)

- ▶ 30 Years Developing World Class Properties
- ▶ Dozens of successful projects
- ▶ \$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
- ▶ Fleis & Vandenbrink – Traffic Consultant
- ▶ Stonefield Engineering (Site / Civil)
- ▶ Lindhout Architects, (Condos)
- ▶ Stuckey Vitale Architects (Church)

# PROJECT SCOPE SUMMARY

- A new 3,400 sf Church building for the *First Church of Christ, Scientist, Plymouth*.
- 17 new Townhouse Condominium homes.
- 3 new stand-alone Condominium homes along Ann Arbor Trail.
- A new oversized parking lot with EXCESS spaces available for rent.
- Each Townhouse has a garage PLUS DEDICATED GUEST PARKING in front of each unit (73 spaces for 20 homes)
- Significant PUBLIC BENEFITS for the Plymouth Community.

## PRIMARY UPDATES SINCE LAST SUBMISSION:

- PROPOSE TO CLOSE CAR TRAFFIC TO SHERIDAN (Emergency Vehicles ONLY)
- SELECT REVISIONS TO PUBLIC BENEFIT OFFERINGS (See New Summaries)

# RECENT SITE PLAN UPDATE HIGHLIGHTS

CAR ACCESS TO SHERIDAN NOW CLOSED - **PUBLIC SAFETY VEHICLES ONLY**

EXCESS PARKING SPACES TO BE OFFERED TO NEIGHBORS

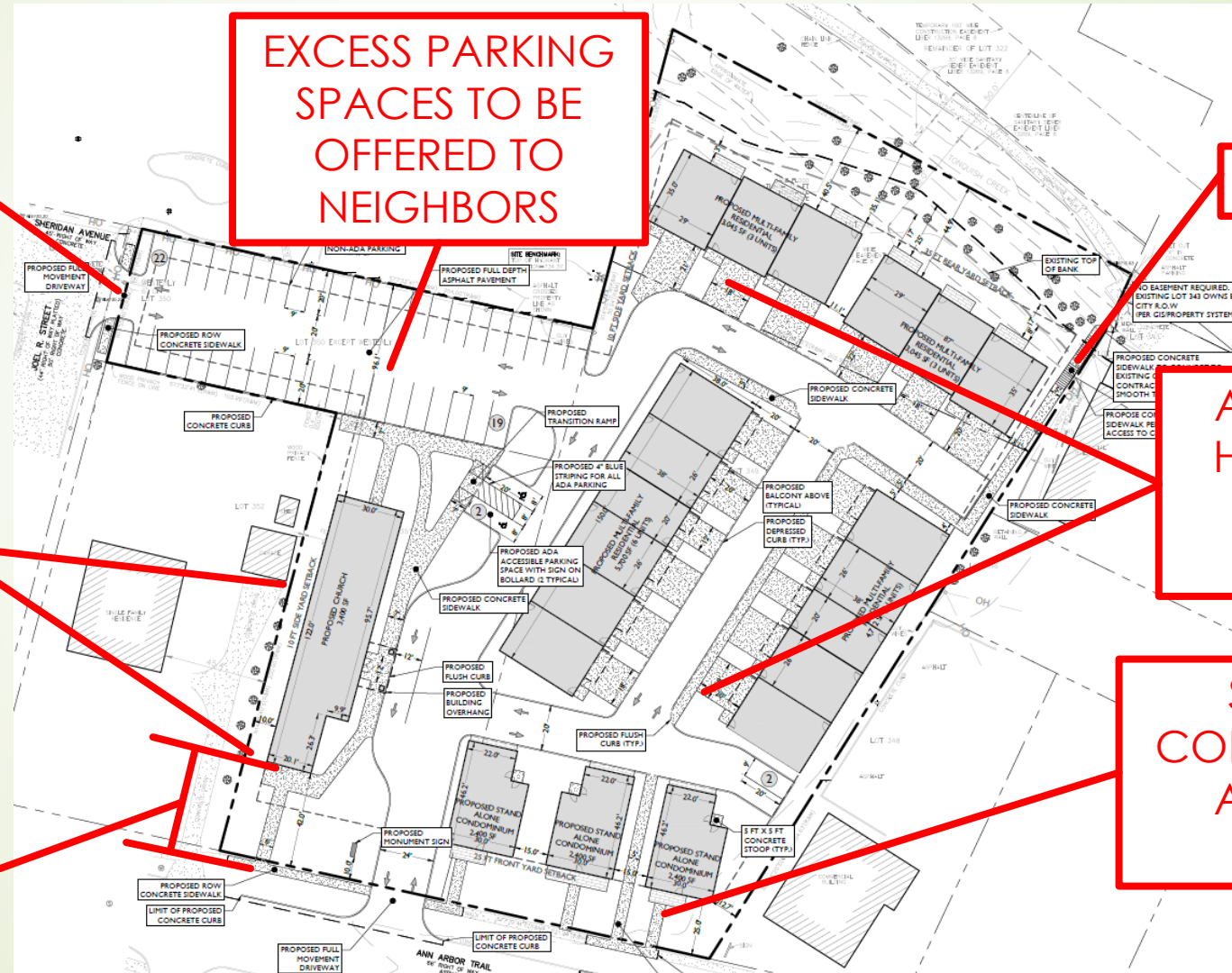
STAIR ELIMINATED

ADD DECORATIVE FENCE & LANDSCAPING BUFFER

ALL TOWNHOMES HAVE DEDICATED GUEST PARKING

CHURCH SETBACK SET TO 42 FT FROM NEIGHBOR INPUT

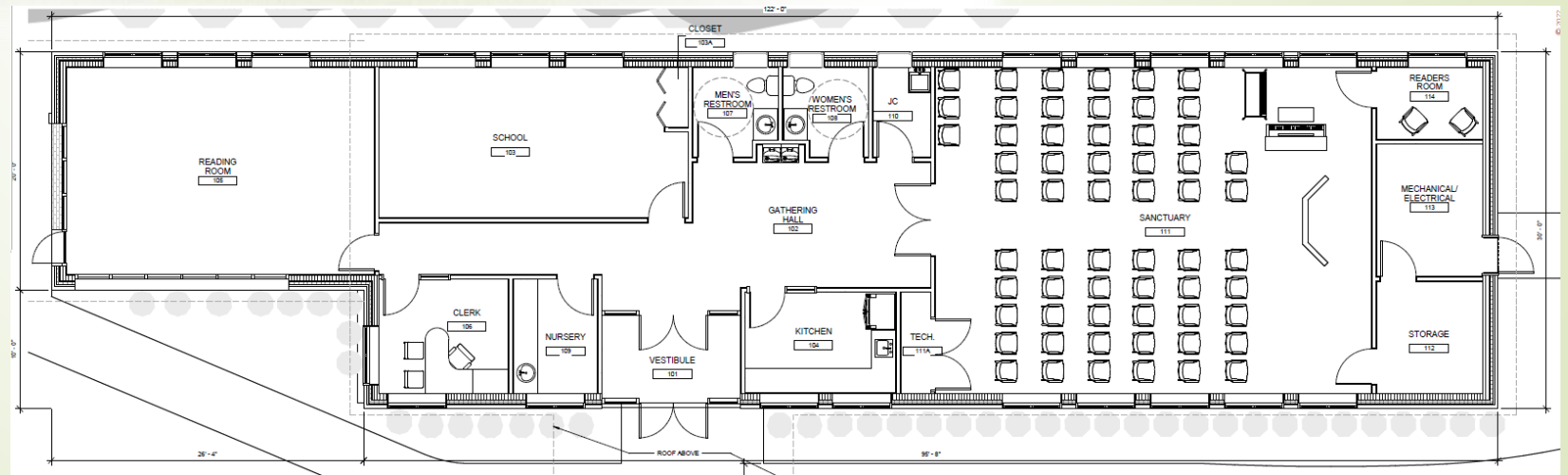
STAND-ALONE CONDO SETBACK SET AT 25 FT PER R-1 STANDARDS



# PROPOSED NEW CHURCH BUILDING



FIRST CHURCH OF CHRIST,  
SCIENTIST, PLYMOUTH

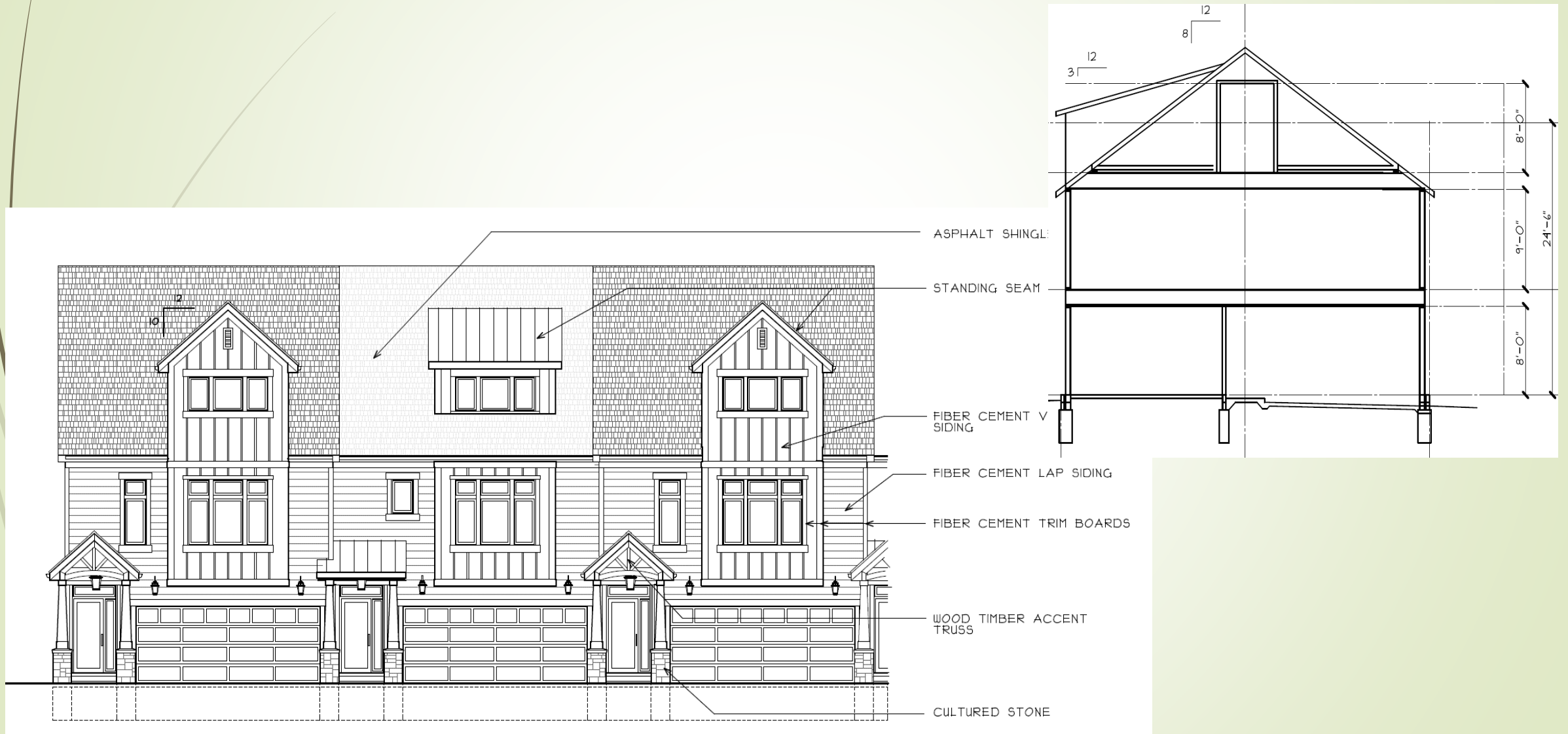


# 3 NEW STAND-ALONE CONDO HOMES

- ▶ Units to be in conformance with the setbacks and spacings on the site plan.
- ▶ All units will adhere to the R-1 building heights.
- ▶ All units will have a covered porch
- ▶ All units to have garages at rear of unit
- ▶ Exterior design will follow quaint Architectural styling utilizing gables, ornamental railings, decorative trim similar to styles in images represented on this sheet.
- ▶ Streetside Landscaping shall be enhanced and attractive.



# EXTERIOR ELEVATION / MATERIALS / HEIGHT



# INTERNAL VIEW



# CREEKSIDE VIEW



# MAIN DRIVE VIEW



# PUBLIC BENEFITS

## 1. PROVIDE NEW HOUSING TYPE PER MASTER PLAN GOALS

In a fully developed, mature community like Plymouth, developing smaller, more dense quality housing is becoming a goal. This is true for most cities. Brookside Village provides a perfect solution for this critical need by providing a housing type that is in short supply.

(39.3%).

Regarding impacts of new residential construction on neighborhoods, respondents generally don't like the loss of smaller homes, loss of large trees, little remaining greenspace, and limiting sun/air to smaller

**Multi-Family Residential Development**  
The next set of questions asked residents about the type and location of housing for people in different life stages that may or may not necessarily live in a single-family home, such as young adults, renters/

APPENDIX

55

CITY OF PLYMOUTH

roommates, young families, empty nesters and seniors. Respondents repeated that a balanced mix of housing types should be provided, although high rises were considered incompatible with the city's character. Possible locations for new multi-family housing could be in or near Old Village, near downtown, and along main roads such as Mill, Main, Starkweather or Ann Arbor Trail.

Downtown Development

**City of Plymouth**  
MASTER PLAN

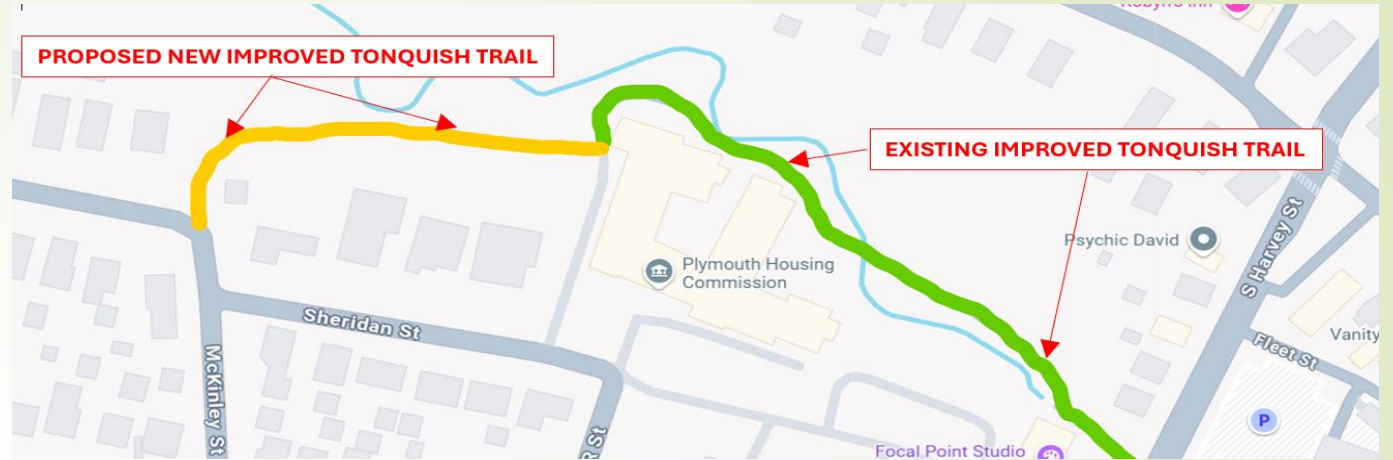
ADOPTED SEPTEMBER 17, 2018

# PUBLIC BENEFITS

## 2. EXTEND AND IMPROVE TONQUISH CREEK TRAIL TO MCKINLEY AVE.

### SCOPE INCLUDES:

- ▶ Clearing foliage and debris from the trail path
- ▶ Applying a new usable surface for walking / bike traffic
- ▶ Provide additional benches and lighting
- ▶ Around 500 ft x 8 ft wide

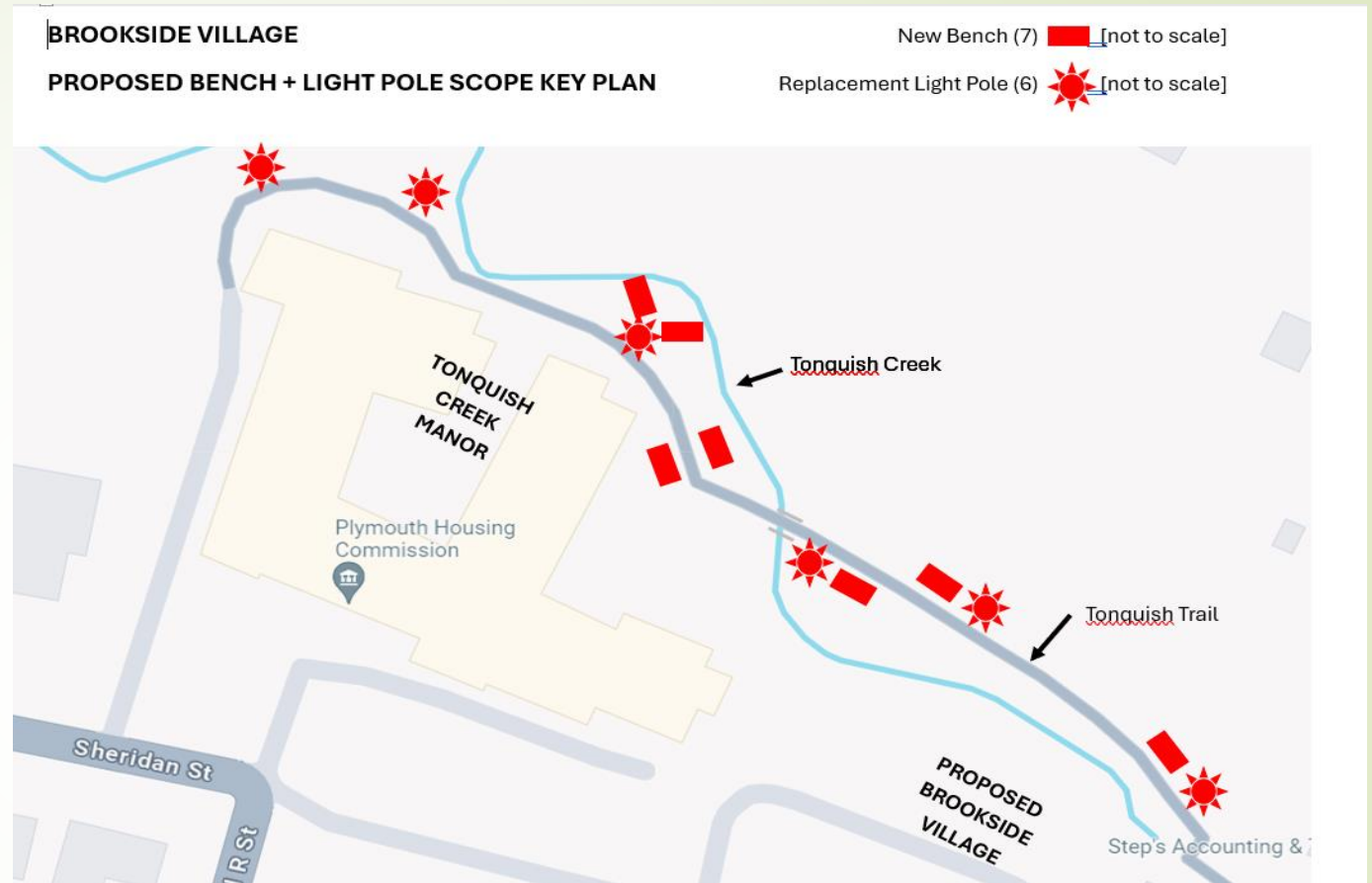


# PUBLIC BENEFITS

## 3. PROVIDE SELECT IMPROVEMENTS ALONG TONQUISH CREEK TRAIL

### SCOPE INCLUDES:

- ▶ Replacing aged benches
- ▶ Replacing aged and non-working light poles and fixtures with new LED



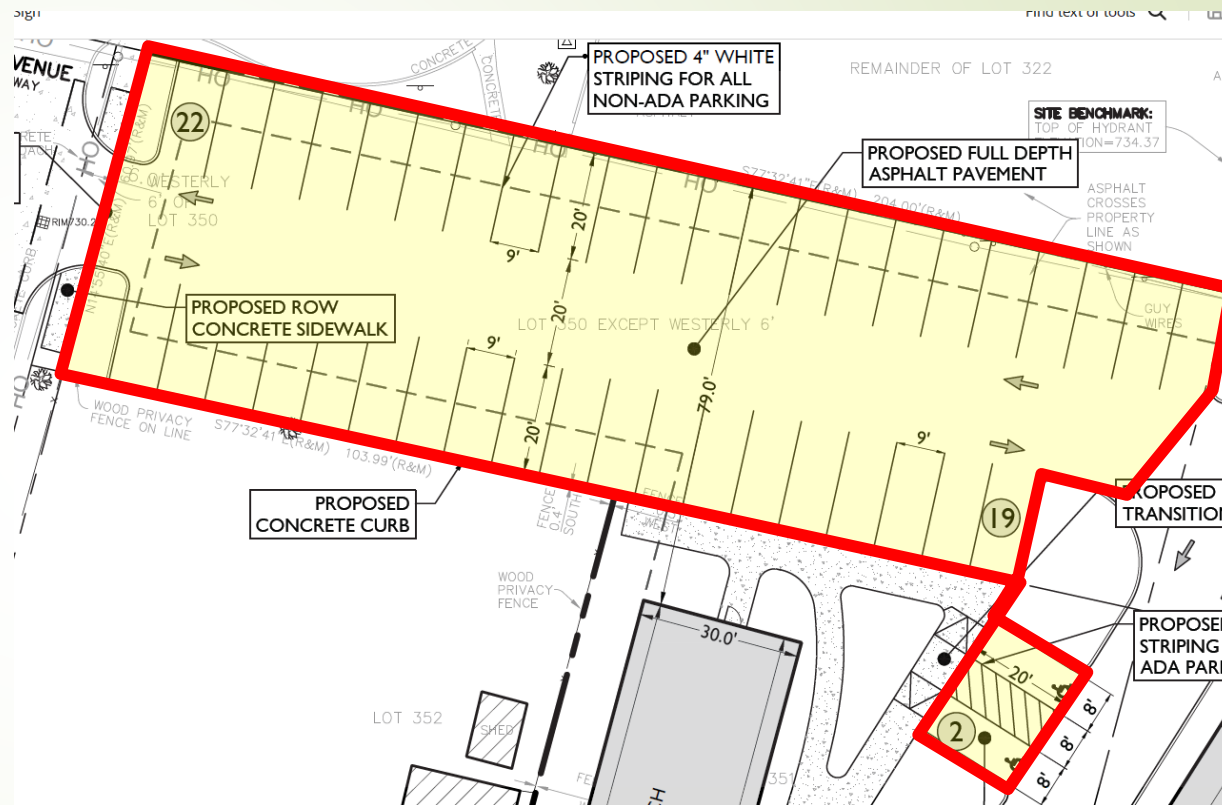
# PUBLIC BENEFITS

## 4. PROVIDE EXCESS PARKING AVAILABILITY

### SCOPE INCLUDES:

- ▶ New Parking Lot To Have 43 Spaces (Only 32 required)
- ▶ The Church will offer and manage excess parking with the Interested neighbors on a first come / first serve basis

This excess parking will relieve street parking



# PUBLIC BENEFITS

## 5. PROVIDE NEW PUBLIC PARK AT READING ROOM

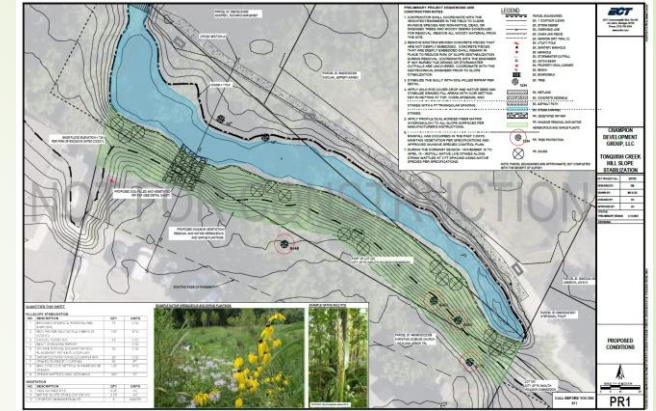
### SCOPE INCLUDES:

- ▶ New sitting area with benches
- ▶ Attractive Landscaping
- ▶ Bike Racks



# PUBLIC BENEFITS

## 6. PROVIDE RESTORATION ALONG BROOKSIDE SECTION OF CREEK BANK (AROUND 230 FT ALONG NORTH SIDE OF PROPERTY)



### QUANTITIES THIS SHEET

#### HILLSLOPE STABILIZATION

NO.	DESCRIPTION	QTY	UNITS
1	BROKEN CONCRETE REMOVAL AND DISPOSAL	75	CYD
2	NON-WOVEN GEOTEXTILE FABRIC (6 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>

# PUBLIC BENEFITS

## 6. PROVIDE RESTORATION ALONG BROOKSIDE SECTION OF CREEK BANK



# PUBLIC BENEFITS

## 6. PROVIDE RESTORATION ALONG BROOKSIDE SECTION OF CREEK BANK



Images may be subject to copyright.

Google Earth

Imagery Date: 2/2024 32°22'12.91" N 83°28'11.73" W elev: 722 ft eye alt: 730 ft

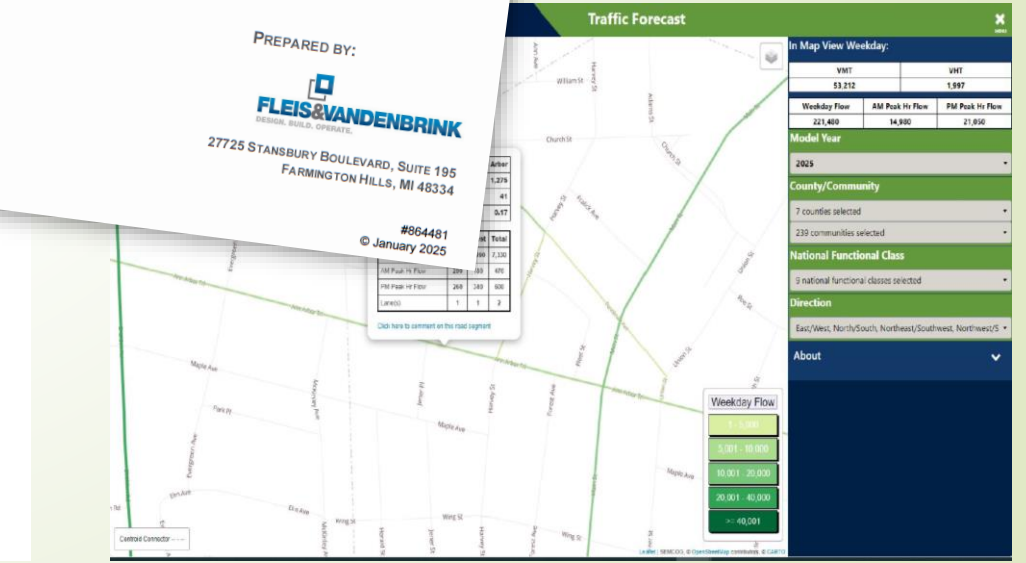
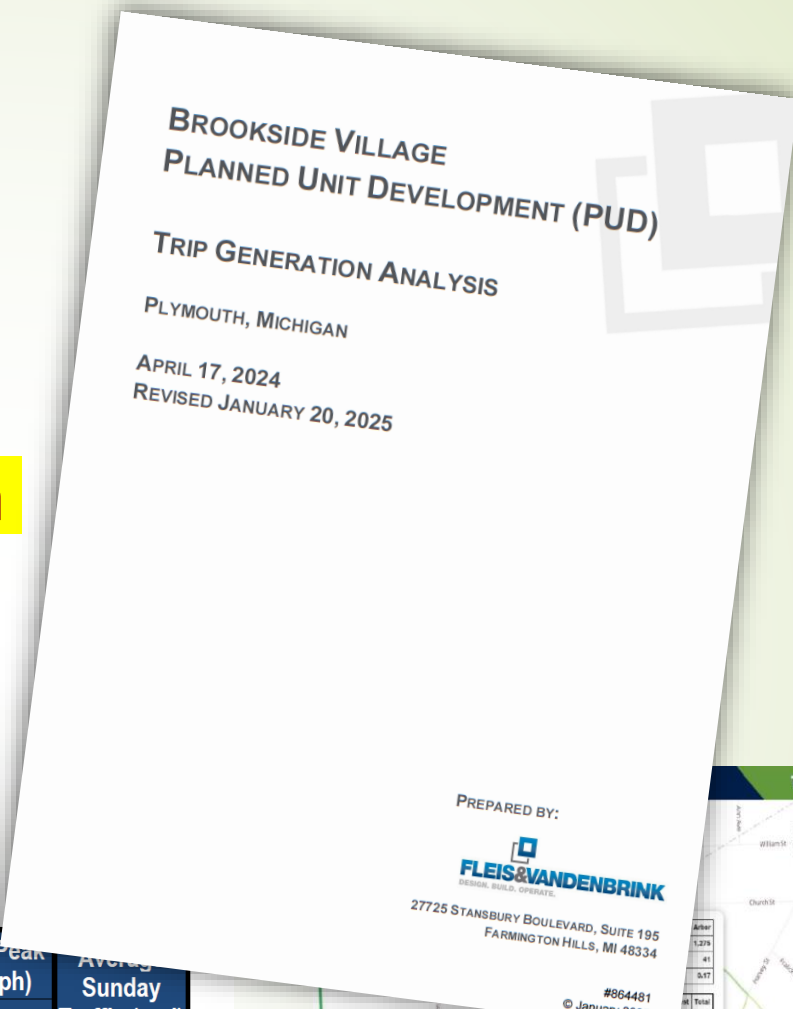
# PUBLIC BENEFITS

## 7. PRODUCE NET PERMENANT TRAFFIC REDUCTION

The implementation of the PUD design would PREVENT any possibility for a future large population Church from operating on this property thus 'locking in' permanent lower traffic

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	286
Difference					-101	-9	-2	-11	-4	-10	-14	-48	-5	-101	-377



# PUBLIC BENEFITS

## 8. PROVIDE SIGNIFICANT NEW TAX REVENUE

- ▶ Estimated at **\$265,000** in first full year
- ▶ Current or future Church generates zero tax revenue
- ▶ Comparison to 7 to 10 Single Family Homes is not relevant

## 9. ADDITIONAL 20 FAMILIES FOR DOWNTOWN COMMUNITY

- ▶ Enhances 'Walkable' community goals
- ▶ Spending estimated at **\$84,700** annually based on Bureau of Labor Statistics



# PUBLIC BENEFITS

## 10. PROVIDE UPDATED UTILITIES (Stormwater Management)

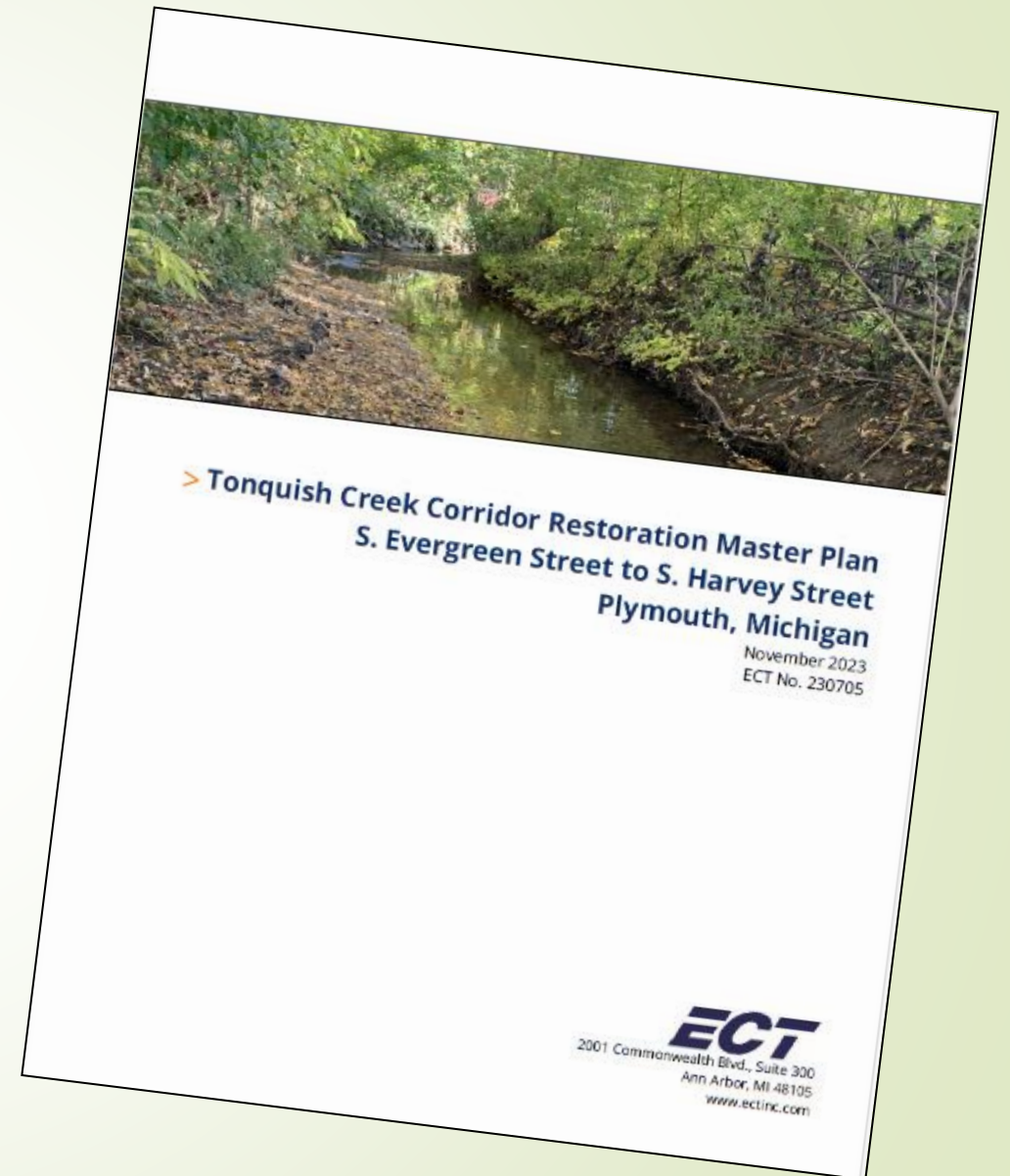
- ▶ All existing utilities on the site will be REPLACED with NEW.
- ▶ Primary impact will be addition of **NEW UNDERGROUND STORMWATER MANAGEMENT SYSTEM**. This will **GREATLY IMPROVE** current condition that allows all site storm runoff to run into existing Creek and adjacent streets.



# PUBLIC BENEFITS

## 11. PROVIDE TONQUISH CREEK AND TRAIL MASTER RESTORATION PLAN

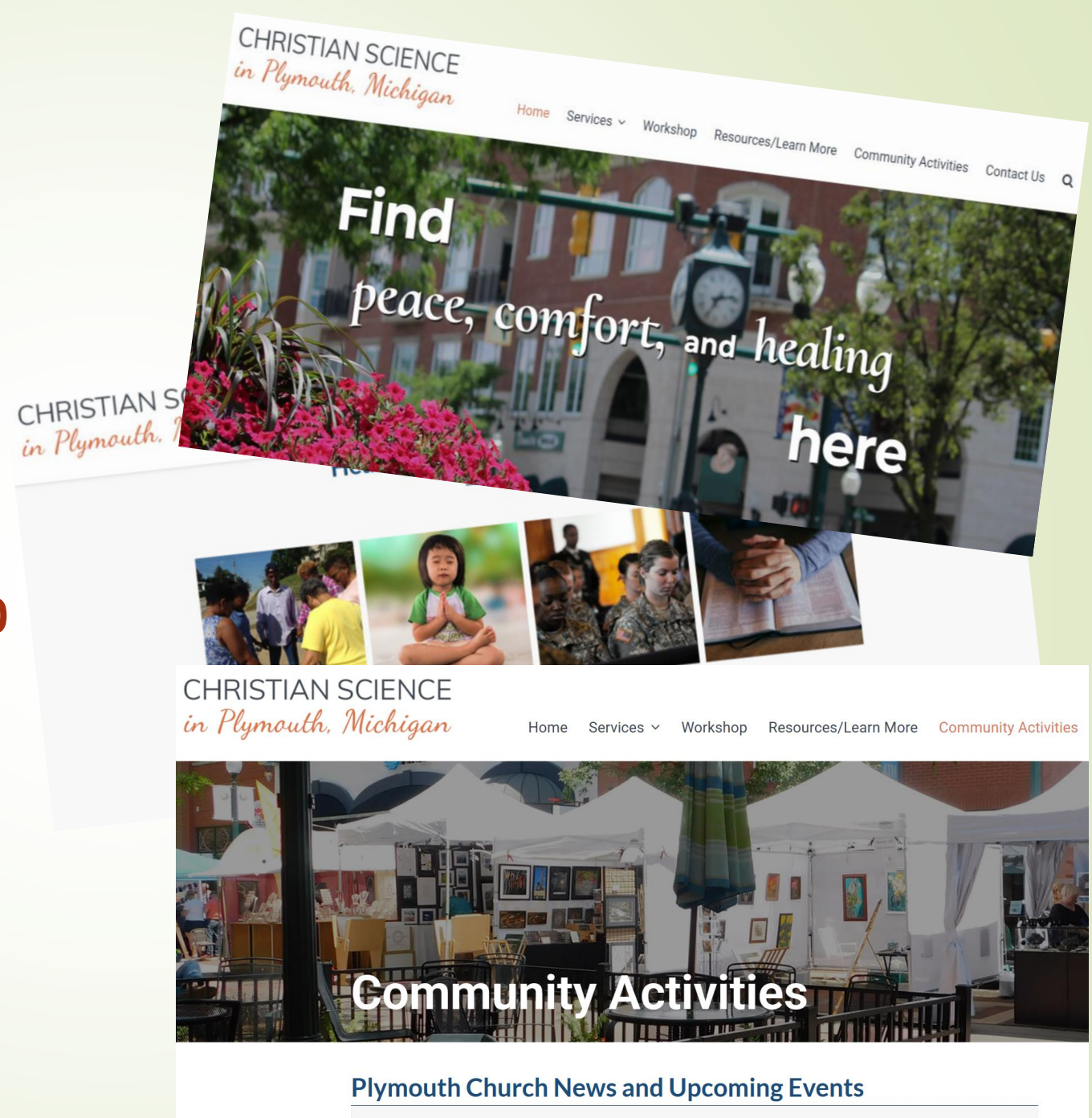
- ▶ Surveyed ecological condition of Creek bed from Harvey to Evergreen Streets.
- ▶ ECT HIGHLY ACCREDITED
- ▶ Recommendations for assorted remediation scope to restore Creek to natural state
- ▶ Preliminary Budget for assorted scope items
- ▶ Valuable Primer for City to seek Grant funds for future improvements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



# PUBLIC BENEFITS

## 12. SUPPORT TO KEEP A 120-YEAR-OLD CHURCH CHURCH COMMUNITY IN PLYMOUTH

- ▶ Will allow the First Church of Christ, Science, Plymouth COMMUNITY to continue operating in Plymouth where they have been for over 120 years.
- ▶ Will be in conformance with the 'Religious Land Use and Institutionalized Persons Act' (RLUIPA) law of 2000 that defines how communities can support a Church communities' ability to practice their religious freedoms.



# PUBLIC BENEFITS

## ESTIMATED PROJECT INVESTMENT INTO PUBLIC BENEFITS SUMMARY

<b>DIRECT FINANCIAL INVESTMENT</b>	<b>Value</b>
Extend Tonquish Creek Trail 500 ft to Connect to McKinley Ave.	<b>\$100,000</b>
Tonquish Trail Lighting & Benches Upgrades	<b>\$75,000</b>
Additional Parking to Share with Manor, Neighbors and Public	<b>\$150,000</b>
Reading Room Public Park	<b>\$50,000</b>
Restoration of Portion of Tonquish Creek Bank	<b>\$200,000</b>
Update ALL on-site utilities & Storm Water	<b>\$300,000</b>
Provide Tonquish Creek & Trail Restoration Master Plan	<b>\$50,000</b>
<b>Total Investment into Public Benefits</b>	<b>\$925,000</b>
<b>LONG TERM FINANCIAL BENEFITS TO THE COMMUNITY</b>	
Annual New Tax Revenue to City of Plymouth	<b>\$265,000</b>
Household spending Downtown	<b>\$84,732</b>
<b>Annual Total</b>	<b>\$349,732</b>
<b>10 Year Total</b>	<b>\$3,497,320</b>

# PUD SECTION 78-311 General Authority, Criteria Response

BROOKSIDE VILLAGE PUD  
PUD SECTION 78-311 CLARIFICATIONS  
February 12 PC Meeting  
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## 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; [[[THE PUD PROCESS IS THE ONLY WAY THAT THE FIRST CHURCH OF CHRIST, SCIENTIST, PLYMOUTH CAN REMAIN IN EXISTANCE. THEIR PRESENT FACILITY IS TOO LARGE AND TOO EXPENSIVE TO MAINTAIN. THE OVERLAY 'RELIGIOUS INSTITUTIONS' ORDINANCE 78-296 WOULD NOT APPLY TO THIS PROPERTY. ONLY A PUD PROCESS WOULD SUPPORT THE TYPE OF FACILITY THE CHURCH REQUIRES. ALSO, THE ABILITY TO DEVELOP TOWNHOUSE UNITS, WHICH ARE IDENTIFIED IN THE MASTER PLAN AS A DESIRABLE ALTERNATE HOUSING TYPE, COULD ONLY OCCUR THROUGH THE PUD PROCESS.]]]
    - 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; [[[ THE PROJECT SCOPE INCLUDES SIGNIFICANT INVESTMENT AND IMPROVEMENTS IN SURROUNDING NATURAL RESOURCES OF THE TONGUISH CREEK AND TRAIL AREAS. IT IS HIGHLY UNLIKELY THAT THE CITY OR ANY OF THE PROPERTY OWNERS WOULD HAVE FUNDS AVAILABLE TO DO THESE IMPROVEMENTS WITHOUT THE PUD PROJECT IMPLEMENTATION. ]]]
    - c. Long-term protection of historic structures or significant architecture worthy of historic preservation; [[[ NOT APPLICABLE ]]] 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. [[[ THE PRESENT NONCONFORMING CHURCH FACILITY WILL BECOME UPDATED INTO A NEW MULTI-USE PROPERTY CONSISTENT WITH THE GOALS DEFINED IN THE MASTER PLAN FOR THIS PROPERTY. ]]]

BROOKSIDE VILLAGE PUD  
PUD SECTION 78-311 CLARIFICATIONS  
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- (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 USE AND DENSITY OF THE PROPOSED PUD DEVELOPMENT WILL ACTUALLY PRODUCE A REDUCTION IN DEMANDS ON PUBLIC SERVICES AS DEFINED IN THE TRAFFIC STUDY AS PROVIDED. THE UPDATED CLOSING OF ACCESS TO SHERIDAN STREET WILL BE A SIGNIFICANT BONUS TO THE NEIGHBORHOOD. ALSO, THE PUD PROJECT SCOPE INCLUDES PROVIDING A NEW STORMWATER DETENTION SYSTEM THAT WILL SIGNIFICANTLY REDUCE OR ELLIMINATE STORMWATER FROM THIS PROPERTY SURGING INTO THE ADJACENT CREEK OR PUBLIC SEWER SYSTEM DURING HEAVY RAIN EVENTS. THIS IS A SIGNIFICANT IMPROVEMENT ]]]
- (3) The proposed planned unit development shall be consistent with the public health, safety and welfare of the city. [[[ THE PROPOSED CHURCH AND RESIDENTIAL USES AS PROPOSED ARE FULLY CONSISTENT WITH THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE CITY. THE CHURCH AND RESIDENTIAL DENSITIES ARE CONSISTENT WITH MANY OTHER SIMILAR USE SETTING THROUGHOUT 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. [[[ THE SCOPE OF THE PROPOSED PUD DEVELOPMENT INCLUDES SIGNIFICANTLY IMPROVING ENVIRONMENTAL CONDITIONA AT THE SITE. THE EXISTING CHRUCH STRUCTURE DOES NOT HAVE A HISTORIC DESIGNATION. ]]]
- (5) The proposed planned unit development shall not result in an unreasonable negative economic impact upon surrounding properties. [[[ THE REPLACEMENT OF AN UNDER-UTILIZED AGED CHURCH BUILDING IN NEED OF SIGNIFICANT MAINTENANCE WITH A CAMPUS OF BRAND-NEW STRUCTURES DESIGNED TO BLEND INTO THE COMMUNITY WILL PROVIDE A POSITIVE ECONOMIC IMPACT TO THE SURROUNDING PROPERTIES. THIS IS A SIGNIFICANT BONUS AS COMPARED TO IF THE EXISTING CHURCH PROPERTY WERE TO BECOME ABANDONED OR FALL INTO FURTHER DISREPAIR. ]]]
- (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. [[[ CHAMPION DEVELOPMENT GROUP SHALL BE THE SINGLE MANAGEMENT ENTITY THAT WILL ASSURE THE COMPLETION OF THE PROJECT. ONCE COMPLETE, THE NEW OCCUPANTS OF THE PROPOSED PUD PROJECT WILL BE PART OF A CONDOMINIUM COMMUNITY THAT WILL HAVE A 'MASTER ASSOCIATION' THAT WILL GOVERN OPERATIONS AND MAINTAINENCE OF ALL ACTIVITIES ON THE PROPERTY IN PERPETUITY. THE MASTER ASSOCIATION WILL HAVE A BOARD OF DIRECTORS. ]]]

BROOKSIDE VILLAGE PUD  
PUD SECTION 78-311 CLARIFICATIONS  
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- (7) The proposed planned unit development shall be consistent with the goals and policies of the city master plan. [[[ THE PROPOSED PUD REPRESENTS A PERFECT FIT FOR THE PROPOSED 'MIXED USE' DEVELOPMENT FOR THIS PROPERTY AS DEFINED ON THE 'FUTURE LAND USE' MAP. THIS PARCEL IS UNIQUELY POSITIONED AS A 'TRANSITION' PROPERTY BETWEEN THE COMMERCIAL DOWNTOWN AREA, THE R-1 SINGLE FAMILY DISTRICT AND AN RM-2 MULTI-FAMILY DISTRICT (THE TONGUISH MANOR). AS A TRANSITION PARCEL, THE SCALE, USES AND DENSITY OF THE PROPOSED PUD REPRESENT AN IDEAL BALANCE FOR THIS PROPERTY. ]]]
- (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. [[[ AS DESCRIBED IN ITEM 7 ABOVE, THE PROPOSED PUD REPRESENTS AN IDEAL BALANCE OF USES, SCALE, MASSING AND DENSITY AND WILL BE COMPLIMENTARY 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. [[[ THE APPLICANT IS PRESENTLY 3 YEARS INTO REFINING THE CONTENT OF THIS PUD SUBMISSION. AT ALL PREVIOUS STEPS, WE HAVE TAKEN NOTES AND MADE POSITIVE REVISIONS TO FIT INTO THE APPLICABLE ZONING STANDARDS REQUIRED. ]]]

(Ord. of 10-6-03)

# Planner Comments / Conditions Response (Page 24 / 25)

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

Date: July 31, 2023  
Rev.: March 6, 2024  
Rev.: April 29, 2024  
Rev.: February 5, 2025

## Planned Unit Development For City of Plymouth, Michigan

**GENERAL INFORMATION**

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

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

**Plan Date:** Engineered Site Plans: January 22, 2025  
Architectural Plans: January 20, 2025  
Architectural Plans (Church): Modified but not dated

**Location:** 1100 West Ann Arbor Trail

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

**Action Requested:** Preliminary PUD Approval

**PROJECT DESCRIPTION**

The applicant is proposing a Planned Unit Development (PUD) on this site, including a small worship building for the current property owner, Christian Science of Plymouth, renovation of the existing parking for this use, and 20 condominium units on the remainder of the site. The plans have been revised several times. The original formal proposal included 30 units, then the plans were revised down to 24 units, with the current set of plans proposing 20 units.

Units along E. Ann Arbor Trail will be in the style of a single-family home, while units proposed as attached townhomes. The project is also proposing to install a parking lot along Tonquish Creek, between Tonquish Creek Manor west of the parking lot and the parking lot. The parking lot is also proposed behind Tonquish Creek Manor west of the parking lot. The parking lot is also proposed behind Tonquish Creek Manor west of the parking lot.

Brookside Village-Christian Science PUD Development – PUD Review  
February 5, 2025

**PUD Criteria:**

**A. PUD Criteria: Additional Information Requested of Applicant**

- 1) Applicant to provide a narrative listing the PUD criteria (Sec. 78-311(c)) and describe how the project meets each. **PROVIDED**
- 2) Is Shared Parking Plan Letter of Intent still being offered? If so, recommend Planning Commission condition any Preliminary PUD Plan approval upon the applicant providing signed agreements with Tonquish Creek Manor and Covington Dental with Final PUD Plan. **CHURCH WILL MANAGE USE OF EXCESS PARKING WITH THE COMMUNITY**
- 3) City Engineer confirm water/sewer capacity adequate to accommodate project. **WILL FORMALLY CONFIRM, BUT THE RECENT WADE TRIM LETTER DID NOT IDENTIFY ANY CAPACITY CONCERNS STUDY AS NEEDED. WILL NEED FURTHER DIRECTION ON CONTENT OF STUDY**
- 4) Add raingardens, infiltration basins, or other above-ground stormwater facilities to plans. **WILL ADD THESE FEATURES WHERE POSSIBLE**
- 5) Applicant to document that project is under single ownership/control, such that there is a single person, corporation, or partnership having responsibility for completing the project in conformity with PUD Article in ordinance. **CHAMPION DEVELOPMENT WILL BE THE 'SINGLE CONTROL' DURING CONSTRUCTION – THE 'MASTER CONDO ASSOCIATION' WILL BE THE SINGLE CONTROL AFTER PROJECT IS COMPLETE AND OCCUPIED**
- 6) Planning Commission to discuss the applicant's request to allow them to finalize the design of the three single-unit buildings at a later date. **WILL DISCUSS OPTIONS FOR RESOLVING THIS DIRECTION WITH PC AND CITY ADMINISTRATION**
- 7) Planning Commission to discuss project inconsistency with Master Plan (multi-family/townhouse vs. single-family appearance). **PC TO RESOLVE**

**B. Recommended Conditions of Preliminary PUD Plan Approval, if Granted**

- 1) If Shared Parking Plan Letter of Intent is still being offered, condition approval on the applicant providing signed shared parking agreements with Tonquish Creek Manor and Covington Dental with Final PUD Plan. **CHURCH WILL MANAGE USE OF EXCESS PARKING WITH THE COMMUNITY**
- 2) Condition it upon applicant adding the following details to the Final PUD Plan:
  - a. Resolve property ownership differences shown on "Tonquish Creek Slope Stabilization Project at Brookside Village" and site plan. **WILL RESOLVE WITH THE SURVEYOR AND PROVIDE DOCUMENTATION**
  - b. Creek slope stabilization project details, as listed on Page 15 of this review (dated February 3, 2025). **WILL PROVIDE**
  - c. Pocket park details at church reading room, as listed on Page 15 of this review (dated February 3, 2025). **WILL PROVIDE ADDITIONAL DETAILS AS REQUESTED.**
- 3) If design of units facing Ann Arbor Trail are designed at a later date, condition approval on design to be consistent with applicant's pledges (as determined by the Community Development Director) and: **WILL DISCUSS WITH PC AND CITY ADMINISTRATION HOW BEST TO COMPLY**
  - Limiting these three units each to 2,400 s.f. in area,
  - That the units match the footprint shown on site plan (configuration, size and location), and
  - That each of the three units has a covered "front" porch.
- 4) Applicant providing draft Condominium Documents that align with their statements with their Final PUD plan submission. **WILL PROVIDE**

▶ **All issues raised will be successfully addressed and resolved during the FINAL SITE PLAN phase**

# City Engineer Comments Response



## Memorandum

To: Greta Bolhuis, Planning & Community Development Director  
Adam Gerlach, Assistant Director of Utilities  
Shawn Keough, PE, Wade Trim

From: February 6, 2025

Date: February 6, 2025

Subject: PUD Review for First Church of Christ, Scientist  
1100 W Ann Arbor Trail, City of Plymouth

We have reviewed the plans provided to Wade Trim on January 27, 2025, by the City of Plymouth. The PUD submittal set consists of 115 pages of written text, pictures, exhibits, draft master deed and plans. Our review focused primarily on the plans, with specific attention to the overall plan (sheet C-3), the storm water management plan (sheet C-5) and the utility plan (sheet C-6).

We offer the following comments for the Planning Commission consideration:

### Public Sanitary Sewer

1. There is a 10-inch sanitary sewer on Ann Arbor Trail that is available for connection from the site to the City's public sanitary sewer. A new manhole will need to be constructed over the existing 10-inch sanitary sewer. Since the public sanitary sewer is located down the middle of Ann Arbor Trail, the connection work will likely require a temporary shut down of this section of Ann Arbor Trail. This is a poor location for public sanitary sewer. While the applicant has indicated that they would grant a public easement over the location of the proposed sanitary sewer, this location is not a desirable location for the City to provide long term maintenance. It is simply too close to the proposed townhomes and not in an accessible location.
2. We recommend that the sanitary sewer enter the site at a location under the proposed access driveway off of Ann Arbor Trail.
3. The minimum size public sanitary sewer is 10-inch in diameter.
4. We also recommend a minimum of 12-feet for the width of the sanitary sewer easement.
5. A Part 41 permit from the State of Michigan Department of Environment, Great Lakes & Energy (EGLE) for new sanitary sewer construction will be required.
- 6.

## STONEFIELD

February 11, 2025

Greta Bolhuis, AICP  
Planning & Community Development Director  
City of Plymouth  
201 South Main Street  
Plymouth, MI 48170

RE: Engineering Review  
Proposed Planned Unit Development  
1100 West Ann Arbor Trail  
City of Plymouth, Wayne County, Michigan

Ms. Bolhuis:

The following is an itemized response to the comments contained within the Wade Trim Engineering Review Letter dated February 6, 2025. All responses are shown in 'bold' font. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the responses below.

**In summary, we fully expect to successfully address all concerns raised in the Wade Trim comments as we develop the final engineering documents. We do not see any issues that cannot be successfully addressed.**

### Public Sanitary Sewer

1. There is a 10-inch sanitary sewer on Ann Arbor Trail that is available for connection from the site to the City's public sanitary sewer. A new manhole will need to be constructed over the existing 10-inch sanitary sewer. Since the public sanitary sewer is located down the middle of Ann Arbor Trail, the connection work will likely require a temporary shut down of this section of Ann Arbor Trail.  
**Acknowledged, a new doghouse manhole will be installed for any connection to the existing sanitary main within Ann Arbor Trail. Any required traffic maintenance plan and closures for the installation will be developed and submitted as part of the final engineering approval plans.**
2. The proposed site plan proposes to install a new 8-inch sanitary sewer between two of the proposed townhomes that are adjacent to Ann Arbor Trail. This is a poor location for public sanitary sewer. While the applicant has indicated that they would grant a public easement over the location of the proposed sanitary sewer, this location is not a desirable location for the City to provide long term maintenance. It is simply too close to the proposed townhomes and not in an accessible location.  
**We will work with the Municipal Services department to coordinate the best location for the proposed public sewer system. An adequately sized (12 FT) easement will be provided around all facilities to ensure the location is accessible for any required maintenance.**

▶ **All issues raised will be successfully addressed and resolved during the FINAL SITE PLAN phase**

# CHURCH MESSAGE / MISSION

- ▶ 120 Years of Community Service in Plymouth
- ▶ Deep commitment 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



Historic rendering of original  
Church building on land where  
City Hall is presently located.

# Q & A



FIRST CHURCH OF CHRIST,  
SCIENTIST, PLYMOUTH

# Brookside Village

PLYMOUTH MICHIGAN



Emails and Letters Received between Friday, February 7 at 2:30 p.m. and Wednesday, February 12 at 4:30 p.m.

### **Support**

Barbara Kelsey  
Susan Tish  
Toni Nayback, 9225 Elmhurst, Plymouth  
Brenda Krachenberg, 655 McKinley  
Barry Nayback, 898 Arthur  
Maria Bumbut  
Leslie Evans  
Larry and Susan Anderson  
Melissa and Kevin Henderson, 795 Forest Avenue  
Angela Anderson, 1010 Sutherland

### **Opposition**

Jim Bernard, Penniman  
Patty Malcolm  
Mike Bright, 605 Simpson  
Scott Lorenz  
Beth Borys, 1396 Sheridan  
Jan and Ken Dersey, 1181 Dewey Street  
Alicia Rowe, 218 S. Harvey  
Craig Brabec, 935 Virginia  
Michelle Dillon, 1328 West Ann Arbor Trail  
Tamme Quinn Grzebyk, 825 Harding  
Linda Gobeski  
Gerald Gallagher, 784 Deer Ct  
Brenda Turner  
Emily & Cory Ryner, 1210 Sheridan St.  
Sue and Phil Szurek, 128 Hamilton Ave  
Sandra Dell  
David Pierce  
Wilfred Brunk, 523 McKinley Street  
Francis and Margaret McNamara, 1432 W Ann Arbor Trail

Friday, February 7, 2025 9:30 PM

Plymouth City Commission,

Our family has worshipped at the First Church of Christ, Scientist in Plymouth for over 40 years. We can't imagine our spiritual journey without this warm, welcoming community and its deep-rooted presence in the heart of downtown. That's why we're absolutely thrilled by the inspired Brookside Village proposal and its potential to reinvigorate our church for the next century.

For too long, First Church's expansive property has remained an underutilized blight along Ann Arbor Trail despite its prime location. This plan thoughtfully activates the entire site with a brilliant integration of new housing opportunities and a modernized church facility scaled appropriately for our congregation's current membership.

From an urban development perspective, the proposed residences embrace context-sensitive density while staying true to Plymouth's trademark architectural aesthetic. With reduced asphalt and thoughtful land usage, it's the ideal symbiotic relationship between human and environmental needs.

Yet just as importantly, First Church of Christ, Scientist, Plymouth, will finally have an efficient worship space and operations footprint befitting our size and future growth trajectories. The prominent Reading Room placed along Ann Arbor Trail welcomes spiritual engagement while the church's courtyard setting provides a lovely community anchor.

Our congregation explored so many redevelopment options over the last 20 years, yet this public-private partnership firmly achieves the balance we hoped for. We uplift our surrounding neighborhood through housing availability and placemaking. We embrace Plymouth's deep environmental ethic through sustainable building practices and sprawl reduction. And most importantly, we solidify our presence as a spiritual core within the downtown fabric for the next 120 years.

After exhaustive searches for our ideal path forward, Brookside Village PUD represents a divinely inspired solution that our congregation wholeheartedly endorses. We enthusiastically encourage the city to approve this landmark proposal and pave the way for Plymouth's bright future.

*Warmly,*

Barbara Kelsey

Saturday, February 8, 2025 10:21 AM

Dear City Commission,

I have been a member of the First Church of Christ, Scientist, Plymouth for 29 years. I am writing today to voice my strong support for the proposed Brookside Village development and our churches ability to sell the property we have owned and been good stewards of for over 60 years.

Ecologically, the plans clearly beautify this property by adding high quality townhomes and landscaping as well as a new and beautiful church property making Plymouth an even more attractive place to live.

Furthermore, the proposed new church facilities will serve as a lovely community anchor along Ann Arbor Trail. The Reading Room's street presence invites increased civic engagement and is a peaceful Christian bookstore for all the community to enjoy as a place to study or purchase Bible based books for children and adults.

On several occasions I have heard the opposing neighborhood group claim that our church offers no public benefit to the community. I am incredulous that anyone would make such a false and offensive claim about a long standing community church that has offered a free and uplifting place to come and worship and enjoy Christian fellowship and support to countless Plymouth residents over the last 120 years and continues to do so! I do hope we can set the record straight on this and whether the members of the commission or select neighbors personally believe it is of no benefit to them, it is undeniable the benefit we have offered and will continue to offer to the community!

As both a spiritual community and prominent landowner, First Church has worked tirelessly with developers over the years to find a proposal to purchase our land that is befitting Plymouth's unique character and would meet the Commissions requirements. This plan fosters responsible growth, greener living, financial resourcefulness, and continuous community involvement. It epitomizes the kind of forward-thinking development that will keep our city vibrant for the next 120 years.

The careful work that has gone into this plan and the years now of trying to meet the cities demands deserves a fair response for a long time Plymouth landowner and community gathering space.

Respectfully, I urge you to approve this plan to reinvigorate a key parcel of land in ways that elevate our entire city's trajectory.

Susan Tish

Sunday, February 9, 2025 1:12 PM

Dear Commission Members,

I grew up in Plymouth and then two decades ago came back to raise my own family here. Plymouth offers a vibrant downtown and a church community close by for me and my family. I have been an active member of the First Church of Christ, Scientist, Plymouth congregation for over 25 years.

Our aging church properties and expansive land holdings have become outmoded liabilities financially and from a sustainability perspective, the proposed Brookside Village represents a brilliant plan to modernize our facilities in an eco-conscious manner while simultaneously uplifting Ann Arbor Trail's and Plymouth's aesthetics and livability. It offers a much improved visual presentation from what is currently there.

By clustering thoughtfully-designed housing stock alongside our new church home and Reading Room, we modestly increase residential density yet remain in character with the surrounding neighborhood. At the same time we reduce surface parking lots reflecting admirable environmental stewardship. Our new plan also reflects some added, managed public parking provided by the church.

This proposal allows my beloved spiritual community to remain rooted in downtown Plymouth with upgraded, efficient facilities tailored to our current size. Yet it accomplishes so much more by reactivating an underutilized property through inspired mixed-use development aligned with our township's recent master plans. Improved land use, housing availability, and pedestrian networks will only enhance Plymouth's vibrancy.

After many years of uncertainty surrounding our church's future home, I feel tremendously optimistic about this proposal. It encapsulates the delicate balance of celebrating our heritage while progressing towards an even brighter future of sustainability and civic engagement.

I humbly request the city's approval of this inspired plan.

Warm Regards,

Toni Nayback

9225 Elmhurst Ave. Plymouth

Sunday, February 9, 2025 1:20 PM

Dear Commission Members,

From the moment I moved to Plymouth six decades ago to raise my family, I felt blessed to reside in a warm, welcoming community that embodied small-town charm alongside a vibrant business district. I have been an active member of the First Church of Christ, Scientist, Plymouth congregation for over 25 years.

Our aging church properties and expansive land holdings have become outmoded liabilities financially and from a sustainability perspective, the proposed Brookside Village represents a brilliant plan to modernize our facilities in an eco-conscious manner while simultaneously uplifting Ann Arbor Trail's and Plymouth's aesthetics and livability.

By clustering thoughtfully-designed housing stock alongside our new church home and Reading Room, we modestly increase residential density yet remain in character with the surrounding neighborhood. At the same time we reduce surface parking lots reflecting admirable environmental stewardship. Our new plan also reflects some added, managed public parking provided by the church.

This proposal allows my beloved spiritual community to remain rooted in downtown Plymouth with upgraded, efficient facilities tailored to our current size. Yet it accomplishes so much more by reactivating an underutilized property through inspired mixed-use development aligned with our township's recent master plans. Improved land use, housing availability, and pedestrian networks will only enhance Plymouth's vibrancy.

After many years of uncertainty surrounding our church's future home, I feel tremendously optimistic about this proposal. It encapsulates the delicate balance of celebrating our heritage while progressing towards an even brighter future of sustainability and civic engagement.

I humbly request the city's approval of this inspired plan.

Warm Regards,  
Brenda Krachenberg  
655 McKinley, Plymouth

Sunday, February 9, 2025 3:04 PM

I wanted to send a note stating that I am against the proposed condo development on Ann Arbor Trail on the site that is referred to as the Christian Science Church property.

Some background - I lived in Northville for 20+ years and raised our family there. In 2017 we moved into our house on Penniman that underwent a big renovation/restoration. We love Plymouth!

Every time that I drive through Northville or talk to friends there they are so upset about all of the development that is going on. Condos popping up everywhere, the huge development on the racetrack, condos along Center street, everywhere you look there is dense housing going in. I can almost guarantee you that in 10 years someone will do a "lessons learned" on what went wrong in Northville and the culprit will be over-development. It really hurts to see my old town transformed. PLEASE don't fall into this trap in Plymouth!

I have been very impressed with the decisions that have been made in Plymouth. Of course I don't agree with every single item, but I feel really good about the fact that the people entrusted with keeping Plymouth a viable, homey, front-porch sitting, entertaining city have done a great job! These types of dense developments are exactly the kind of thing that starts to set us going in the wrong direction, Approval brings similar proposals, with the possibility of lawsuits based on the precedent that has been set by this project.

Please preserve what we have and don't allow denser housing in a critical location that is a beautiful mix of single family homes.

Thanks for your attention, I plan to attend the 2/12 meeting at City Hall.

Jim Bernard

Sunday, February 9, 2025 4:06 PM

Dear City of Plymouth Planning Commission,

I am a city resident, a concerned resident of this area. I have known many people in this church over the years and fully support what they are trying to accomplish. I think it will be a huge blessing to the City.

I applaud the plans to redevelop the existing First Church of Christ, Scientist, Plymouth property located at [1100 W. Ann Arbor Trail](#) into a new mixed-use development containing a new, smaller church and Reading Room building for the Plymouth community. The 21 new Townhome residences and 3 stand-alone single family homes along Ann Arbor Trail set in a nicely landscaped courtyard/village style setting sound like a great new solution for the site.

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

Allowing a 120+ year old church community who have been good citizens to stay in Plymouth.

The proposed 3 homes along Ann Arbor Trail will blend in perfectly with the neighborhood. We know some surrounding neighbors feel that only some big foot homes should go onto this land and have been quite vocal and organized about protesting this development. Where were they for the past 17 years we have been trying to sell the property? They are too late and come out only because they want to advocate for their limited view.

Providing this improved connection will help Plymouth City businesses and lessen driving around town.

An ECOLOGICAL REVITALIZATION and clean-up of the Tonquish Creek bank along the property will really improve the appearance of this area. This is right to do for the environment and Creek.

The concern about traffic from 24 (total) 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. Residents from this development will walk downtown rather than drive.

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

As we see this property on a daily basis, we feel that replacement of the existing church structure with a new, smaller Church structure would be a very positive upgrade. The complimentary quaint townhomes + 3 streetside homes set in a village/courtyard setting is a perfect companion to the new Church and Reading Room community. The proposed designs fit in well with the neighborhood and we would welcome new residents in this area so close to Downtown Plymouth. The traffic coming from this property will be less than what a fully-functioning larger church operation would produce (like the current church could sell to).

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

Regards,

Barry Nayback  
898 Arthur, Plymouth

Sunday, February 9, 2025 8:13 PM

>> Dear Commissioners,

>> I am writing to express my opposition to the Champion Development PUD.

>> Ann Arbor Trail is an important street as it is one of the main ways into our downtown. We have already lost some significant properties on this historic tree lined route and overbuilding on this lot will further diminish the charm.

>> Can you imagine Plymouth if we began allowing condo developments onto every teardown! It is bad enough that we are allowing builders to tear down the small houses (which there are a shortage of already), and putting up huge homes on lots, and oftentimes TWO homes on a lot.

>> The landscape is quickly changing in the City of Plymouth, and not for the good. Jamming all of these condos onto the lot, AND a church, will be a huge mistake.

>> The Tonquish Creek rehab property is important, but I highly doubt what they are proposing and paying for will even put a dent in what is needed, and we certainly don't need to lose anymore trees.

>> We need to control what is happening to our precious downtown and not let developers decide. Can you imagine the PARC property and building as a condo development if it had gotten into the wrong hands?

>> Thank you,

>> Patty Malcolm

Monday, February 10, 2025 8:00 AM

Please do not destroy our city by putting WAY TOO MUCH development/people on the Christian Science Church property on Ann Arbor Trail.

Please reconsider this.

Mike Bright  
605 Simpson

Monday, February 10, 2025 10:48 AM

Please find attached my support letter regarding the Christian Science church regarding the proposed PUD project

Respectfully,

Maria Bumbut,

Plymouth resident since 2009

Feb. 6, 2025

Dear Planning Commissioners,

I would like to advocate for you to approve the Brookside PUD put before you by the Champion developers and the First Church of Christ, Scientist, Plymouth.

I am a member of the First Church of Christ, Scientist, Plymouth and have attended the church since 1995, when we moved to Plymouth Township. My kids went to the Sunday School at the church and it has been our family's home base for church. After living in Plymouth for several years we now live in Northville. We used Plymouth city doctors, dentists, and shopped here. We continue to use some of the same professionals we always have, shop, eat out at Plymouth restaurants, come to community events, work out at one of the fitness places in town, and utilize the library –the same places we have supported since 1995.

The Church has been for sale for over 20 years and has had a "For Sale" sign out front for the last 15 plus years. During that time, we have entertained projects from various companies and builders wanting to buy the property but they were unable to make a satisfactory business case because of the complexities of developing the property.

Approximately 10 years ago our understanding is the City of Plymouth approved 50+ housing units be built with a high-rise on our current Church property that would have kept our church on the first floor. This project was abandoned because the builder ultimately couldn't make a viable business case to move forward.

The Church realizes that some neighbors would like you to vote down the project primarily because they would like everything to stay the same and/or they would prefer just a few houses with very large square footage. Neither of these are viable alternatives. The Church cannot financially maintain the current structure and builders cannot make a viable development plan with just a few large houses.

It's important to note that the Church will not be making any profits with this potential sale. The proceeds from the sale will be used entirely to build our new smaller church on the property so we can continue our presence in the community. We have loved and contributed to this community and want to keep doing so.

We trust the current buyer for this property based on their work with us, their building track record and experience. We have consultants, teachers, finance people, a lawyer, etc. who are part of our church community effort that have assisted us on this project. We endorse the buyer's PUD proposal because we have confidence in its viability and because of the thoughtful planning utilized.

Here are some of the benefits of this project: It will:

- improve the walking trail on our side of the creek with better lighting, benches and an upgraded walking surface for the community using it.
- provide managed parking for the public (first come, first serve).
- bring opportunity for new residents to live closer to downtown and use the City's amenities and services.
- provide our church with a smaller, modern, and energy efficient building.
- provide a clean, fresh look along Ann Arbor Trail.
- improve the environment by having less asphalt and a better sewer system.
- bring more people into Plymouth and widen the tax base.

The Church recommends the approval of this PUD so we can move forward with this beneficial project. We look forward to your thoughtful support of this PUD.

Thank you for your kind consideration of this project.

Leslie Evans (electronic signature)

Church Member and Chair of the Ad Hoc Building Committee, First Church of Christ, Scientist, Plymouth

Dear Plymouth City Commission,

Our names are Larry and Susan Anderson.

We urge you to approve the Brookside PUD.

Attending the First Church of Christ, Scientist, Plymouth since 1996 with our son in the Sunday school until turning 20 and leaving to live in Chicago.

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

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

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

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

- ☑ More aesthetic look to the entire property facing and just north of Ann Arbor Trail to the creek.
- ☑ A more energy and cost efficient, aesthetic church structure with a Reading Room facing and on Ann Arbor Trail.
- ☑ Less asphalt on the site and better environmentally friendly water management (drainage, sewers).
- ☑ Addition of affordable selection of housing options (i.e. single family townhomes of different sizes, 3 larger single family homes) that blend proposed homes along Ann Arbor Trail perfectly with the neighborhood.
- o A revitalization of the area near Tonquish and Joel Streets, the Brookside Village site will include enhancements like a small public patio 'pocket park' in front of the Reading Room and Church (similar to the building just East of the church)—providing a nice amenity to the sidewalk/street.
- ☑ Conversion of a largely tax-exempt property to a more tax-producing property will help us all.

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

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

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

Warm Regards,

Larry and Susan Anderson

Monday, February 10, 2025 12:52 PM



# STOP THE MADNESS

Dear Planning Commission:

The following CITY of Plymouth Taxpayers

are against the Champion PUD!!!

Please VOTE NO!!

**Win & Susan Schrader**

1345 Park Place

**Jake & Sabrina Livermore**

1113 W Ann Arbor Trail  
(directly across from church)

**Chris & Melissa Hutchinson**

1299 W Ann Arbor Trail

**Elizabeth Maurer Volaric**

216 N Holbrook

**Bill & Stephanie Fraser**

451 Jener

**David & Jan Brandon**

615 McKinley

**Steve & Renee Alexandrowski**

1470 Woodland Place

**Steve & Lori Vlahakis**

1227 W Ann Arbor Trail

**Oliver Boata**

1437 Maple St

**Elizabeth McKenna/Ronald Longhofer**

974 Penniman Ave

**Samuel Barresi**

533 Herald St

**Chris & Amy Georvassilis**

1217 W Ann Arbor Trail

**Cindy Watts**

1395 Elm St

**David Pierce/Courtney Mangus**

1147 W Ann Arbor Trail  
(directly across from church)

**Barry E Simescu**

1375 William

**Jeff & Nicole Wassell**

1302 Maple St

**Ron & Julie Shmyr**

1312 Maple St

**Scott & Yvonne Lorenz**

1310 Maple St

**Hank & Karen Jallos**

505 McKinley St

**David & Kathryn Szary**

1107 W Ann Arbor Trail  
(directly across from church)

**Bob Bake**

1303 Park Place

**Dave & Sharon Rucinski**

1392 Maple St

**Joe Tebben**

1471 Linden St

**Lanette & Tom Robinson**

1260 Dewey St

**Susan Heimbaugh/Jeff Brown**

548 Kellogg

**Ron & Sheryl Picard**

1373 Sheridan St

**Lee Jasinski**

1380 Maple St

**Lisa Grutza**

959 Penniman Ave

(owns vacant lot on Penniman)

**Carrie Bake**

808 Penniman Ave

**Nick Haratsaris**

656 S Evergreen

**Rich Godfrey**

999 Penniman Ave

**Breanna Long**

796 Ann St

**Beth Borys**

1396 Sheridan St

**Cathy Timmers**

1429 Sheridan St

**Denise Varner**

1428 Sheridan St

**Elaine Attridge/Paul Schantz**

1192 W Ann Arbor Trl

**Jane Libbing**

979 Penniman Ave

**Jeff & Mary Singer**

1246 W Ann Arbor Trail

**Joann Samuels**

1372 Sheridan St

**Julie Nelson**

1464 W Ann Arbor Trail

**Karen & Susan Patrosso**

1456 W Ann Arbor Trail

**Matt Krawczak**

1320 W Ann Arbor Trail

**Nick Jallos**

1227 Maple St

**Nick Pagan**

1156 W Ann Arbor Trail

**Patricia Gatto**

1316 Sheridan St

**Rachel Rutter**

1348 Sheridan St

**Joe Valenti**  
1350 Woodland Place  
**Mike Mountain**  
1211 Sheridan St  
**Alan Ardanowski**  
1120 Maple St

**Cindy McLaren Hartsig**  
2829 Golf Club Rd, Howell  
(former resident)  
**Karen Sisolak**  
939 Penniman Ave  
**Dave & Janet Sibbold**  
1351 Woodland Place

**Sue Bailey**  
1160 Sheridan St  
**Tom & Sherry Doran**  
1191 Sheridan St  
**Dominic Maltese**  
412 North Main Street  
And many more.....

The above list was compiled by Kathrn Szary, David Pierce, Hank and Karen Jallo, Scott Lorenz and many others.

CHAMPION DEVELOPMENT (NON-PLYMOUTH RESIDENT)  
WANTS A SPECIAL ZONING DEAL (PUD) TO AVOID SINGLE FAMILY  
ZONING ON THE CHRISTIAN SCIENCE CHURCH PROPERTY



THE PROPOSAL:

- **Build 20 Condos on single-family zoned land** (The most dense in Plymouth)
- **Condos will be 30 feet tall and 150 feet long** (50 yards). HALF a football field!! *The 2nd big block of units is 40 yards long!*
- **Build new Church** 3,400 sq feet in addition to the 20 Condos.
- **Cut down all trees along the Tonquish Creek**, including a 200 year old Heritage Oak
- **Force all traffic on and off Ann Arbor Trail**
- **Possibly eliminate** the currently cared for by humane society feral cat community along the creek who live on the current church's back wooded property

Attend the PUBLIC Hearing  
on the PUD planning commission meeting on  
**February 12, 2025 at 7pm** to voice your concerns directly.  
Location: City Hall | 201 S Main St, Plymouth, MI 48170

TAKE ACTION.

Email the entire Planning Commission at: [planning@plymouthmi.gov](mailto:planning@plymouthmi.gov)  
Email the City Commission at: [commission@plymouthmi.gov](mailto:commission@plymouthmi.gov)  
Attend the Feb. 12 meeting @ 7pm

[Click HERE](#) for the digital version of the proposal

Monday, February 10, 2025 2:09 PM

To Whom It May Concern:

I am currently a resident on Sheridan Street. I disagree with rezoning of the land on Ann Arbor Trail as well as the proposed project as it stands. I am not opposed to developing that land, but it does not seem that the current proposal is the best solution. Please vote against this project and demand a low-density alternative.

Thank you,

Beth Borys

1396 Sheridan St.

Monday, February 10, 2025 2:30 PM

As a longtime resident of Plymouth, I strongly oppose the development of 20 Condos and a new church on Ann Arbor Trail. Although this would generate taxes, it is too dense for the area and presents many potential problems. This project is not compatible with the small town character of Plymouth that is so appealing to residents. It would offer traffic congestion and a strain on infrastructure.

Please consider the feelings of Plymouth residents. We do not want this development and once you approve it, there is no going back.

Sincerely,

Jan and Ken Dersey  
1181 Dewey Street  
Plymouth, MI 48170

Monday, February 10, 2025 3:51 PM

Dear Planning Commission,

As a taxpayer in the City of Plymouth, I am writing to express opposition to the proposed development at the site of the Christian Science Church on Ann Arbor Trail.

The proposed plan for 20 condos in addition to a new church would significantly impact this section of town, and would set an unfortunate precedent for future development. The removal of trees, loss of creek side habitat, increase in traffic, and density of the proposed development would alter and detract from the beauty, character, and small town charm of historic Plymouth.

Thank you for considering the voices of Plymouth taxpayers and residents who are speaking out against this development. Please seek alternative development plans that strike a better balance between economic growth, preservation of natural spaces, and reflection of the values of current residents and businesses who proudly call Plymouth home.

Sincerely,

Alicia Rowe

property owner at 218 S. Harvey Street in Plymouth

Monday, February 10, 2025 4:16 PM

**Craig Brabec on Behalf of St Therese LLC and St Francis LLC (owner)**

935 Virginia St  
Plymouth, MI 48170

February 10, 2025

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

**Subject: Concerns Regarding Proposed Development at the Christian Science Church Property**

Dear Members of the Plymouth Planning Commission,

I am writing as a concerned homeowner in Plymouth regarding the proposed development at the Christian Science Church property on Ann Arbor Trail, which includes plans for 20 condominiums and a new 3,400-square-foot church. While I appreciate the need for thoughtful development and progress within our city, I urge the Planning Commission to carefully evaluate the impact of this project on our community's infrastructure, traffic conditions, and overall character.

One of my primary concerns is the increased traffic congestion along Ann Arbor Trail and the surrounding residential streets. This area already experiences significant traffic flow, and the addition of 20 new residential units, along with a newly constructed church, will further strain an already busy corridor. Increased vehicle volume could lead to safety concerns for pedestrians, cyclists, and local families who rely on these roads daily. I encourage the Commission to conduct a thorough traffic impact study to ensure that the surrounding streets and intersections can safely accommodate this level of development.

Additionally, the strain on existing infrastructure—such as water, sewer, and emergency services—should be carefully assessed. Plymouth is a historic community with an infrastructure system that was not necessarily designed for rapid densification. The introduction of additional residential units and a larger public facility could lead to increased demand on these resources, potentially affecting service quality and maintenance costs for existing residents.

Furthermore, this development raises concerns about preserving the unique character and charm of our community. Plymouth is known for its historic homes, small-town atmosphere, and careful urban planning. A high-density condominium development in this location risks disrupting the balance between modern growth and the preservation of our city's identity. I encourage the Commission to consider whether this project aligns with the long-term vision for Plymouth and whether alternative approaches could better integrate with the existing neighborhood.

I respectfully request that the Planning Commission thoroughly review these concerns and seek input from residents before making a final decision. Responsible development should enhance the community without compromising the aspects that make Plymouth a desirable place to live. I appreciate your time and commitment to serving our city, and I look forward to your thoughtful consideration of these concerns.

Sincerely,

Craig Brabec

Monday, February 10, 2025 6:21 PM

Hello City of Plymouth Planning Commission folks-

I have been a resident of the City of Plymouth for 23 years now. I hear that the Christian Science Church Property on Ann Arbor Trail is up for rezoning for a possible 20-unit condo complex. I want to express my tentative SUPPORT for this proposal. The Christian Science Church property is a bit of an eyesore in my opinion, and I do not feel that it contributes in any way to the character of our city as it stands today.

I do have a few thoughts and concerns:

I would hope that the proposed condo complex would have a classic rather than trendy/contemporary look to it, one that contributes to our community's historic character. I would hope you would encourage the use of brick or natural stone, rather than the all-too-common trendy cultured stones.

Another concern is that the condo complex should have not only plenty of parking for the condo residents, but also for their VISITORS. Surely the folks who will live there will from time to time have parties and visitors, and I would hope that they will have plenty of parking for that- especially since none is available along Ann Arbor Trail in that area. If there is any question whatsoever of there being enough parking, please consider reducing the number of units.

In terms of safety of pedestrians on Ann Arbor Trail, might you consider adding to the requirements for the developer that they add highly visible signage as vehicles exit that complex, impelling them to watch for and/or yield to pedestrians? That would seem like a good idea.

To reiterate, I support redevelopment of this site- in a safe way that contributes to our community's historic character and that requires that the complex to have ample parking for not only the condo residents, but also their visitors.

Thank you for listening! Feel free to read this at the upcoming rezoning meeting. Could one individual please "reply all" to confirm receipt of this message, so that I know that it was indeed received?

With best regards,  
Melissa Henderson  
795 Forest Avenue

Monday, February 10, 2025 6:25 PM

Hello,

I am a new downtown Plymouth resident, 1328 West Ann Arbor Trail. I chose to live here and support the community because of its Bedford Falls feel. I looked at Northville, Birmingham and Ann Arbor as a downtown place to live. These cities have lost their hometown feel. Plymouth is special. So special that I hope you will vote against the Champion development request for rezoning.

Ann Arbor Trail is a corridor for many visitors. A larger church with condos, parking and traffic associated will change the ambiance and charm of our city's entry way.

Thank you for your deep consideration.

Kind regards,  
Michelle Dillon

Tuesday, February 11, 2025 10:22 AM

Good morning,

I would like to second the comments made by Melissa. Continued smart development of the city is important to the businesses, visitors, and residents of Plymouth.

Kevin Henderson

Tuesday, February 11, 2025 11:08 AM

Hello Planning Commission,

I am writing to express my strong opposition to the proposed project on and near Ann Arbor Trail (Christian Science Church Property) due to its significant negative impact on our community and the natural environment, particularly the fragile ecosystem surrounding Tonquish Creek. While I understand the need for development, I urge you to reconsider the scope and density of this project to better align with the character and sustainability of our community.

Tonquish Creek is an essential natural resource, supporting local wildlife, contributing to flood control, and enhancing the beauty of our community. The proposed construction threatens to disrupt this delicate ecosystem, leading to habitat destruction, increased pollution, and erosion due to deforestation. Any alteration to the creek's surrounding green spaces could have irreversible environmental consequences. As importantly, we have such limited green space in our community, and this approach, at this time, in this world, is truly shocking.

In addition to environmental concerns, the density of the planned condo development is excessive for this area. A high-density project will exacerbate traffic congestion, strain public infrastructure, and significantly alter the character of the neighborhood. Residents have chosen to live in this community because of its balance between residential development and natural spaces, and an overbuilt, high-density project would disrupt this balance.

I strongly urge you to reconsider the scale of this development and work toward a solution that prioritizes environmental preservation, responsible growth, and community well-being. A lower-density project that is more in line with the surrounding neighborhood would allow for thoughtful growth while mitigating the negative impacts. Additionally, I request the entire city community be given meaningful opportunities to provide input on this project.

I respectfully ask that you modify the scope of this development to limit density and prevent harm to Tonquish Creek and the surrounding area. Thoughtful planning and responsible decision-making are essential to ensuring that development enhances, rather than degrades, the places we call home. I look forward to your response and hope you will take these concerns into serious consideration.

Sincerely,

Tamme Quinn Grzebyk, Ph.D.

Resident: 825 Harding.

Tuesday, February 11, 2025 11:41 AM

I have been made aware of a possible condo development at the site of the Christian Science Church. Reading the information I received in the mail I had concerns about the following:

- Moving excess traffic onto Ann Arbor Trail
- The plan to "restore" Tonquish Creek area- it looks as though the plan is to remove dead trees and invasive species. I just wonder how well the city is poised to enforce this plan. I live behind the apartments on Burroughs and the owners are supposed to provide a barrier- but they don't. They had trees fall on their building a few years back from a storm and have not replaced those either. They are an eyesore and we see the lights from cars from the parking lot.
- Are all the multi-family dwellings in the city filled already? What happened to the plan for affordable housing? Green space on the property? What is the entire proposed improvement of the trail along the creek? Will the lighting ordinance be enforced? Will natural bogs/swamps be maintained?

I am unable to attend tomorrow evening as I have a meeting of my own to run.

Thank you for your attention.

Linda Gobeski

Tuesday, February 11, 2025 11:59 AM

My name is Gerald Gallagher, and I reside at 784 Deer Ct. I wish to go on record as opposing the request to rezone the Christian Science property.

Sent: Monday, February 10, 2025 1:19 PM

To: Group- Planning Commission <planning@plymouthmi.gov>

Subject: Champion development.

Dear Plymouth Planning Commission members,

I agree with many other Plymouth residents to oppose rezoning the area around the Christian Science Church. It should remain single-family zoned.

Please vote no on this proposal.

Sincerely,

Brenda Turner

Sent: Tuesday, February 11, 2025 2:07 PM

To: Group- Planning Commission <planning@plymouthmi.gov>

Cc: commission@plymouth.gov

Subject: Champion Development

Hi,

We are writing in regards to the Champion Development that wants a special zoning deal. First off, building more homes and condos is something this small town doesn't need. The amount of cars and traffic will be horrendous on Ann Arbor Trail. The parking spots that Tonquish Creek uses will be eliminated, leading to those cars being parked all over Sheridan. If Tonquish Creek does not have enough parking spots for their residents, they need to figure something out and get adequate parking, not on the streets. How will snow removal go? What about tripping or falling on the sidewalks? And all of the natural beauty of Tonquish Creek that is along the ravine...what will happen with that? It's a shame that so much construction has taken place in this quaint town of Plymouth. While some of it is warranted, this is not. There is no need for 20 CONDOS, SINGLE FAMILY HOMES AND A 3400 SQ CHURCH, to be built so close to downtown. We hope you rethink what this will do to our small town.

Emily & Cory Ryner  
1210 Sheridan St.  
Plymouth, MI 48170

Sent: Tuesday, February 11, 2025 3:34 PM

To: Group- Planning Commission <planning@plymouthmi.gov>

Subject: Proposed Zoning Change for Christain Science Church Property

Dear Commissioners:

We are totally against the proposed condo and church development on the Christian Science Church property. The large and tall buildings and tree removal will ruin Plymouth's charm and character. The residents of the area will not realize any benefit from the development. It will only add more traffic and congestion on Ann Arbor Road and for the residents that live on Sheridan and the surrounding area. The development would be especially detrimental for the senior citizens that live in the facility that is located behind the proposed new structures.

Sue and Phil Szurek

128 Hamilton Ave

Plymouth

**Sent:** Tuesday, February 11, 2025 7:10 PM

**To:** Group- Planning Commission <planning@plymouthmi.gov>; Group- Commission <commission@plymouthmi.gov>

**Subject:** Wade Trim, Plymouth City Engineers DO NOT RECOMMEND APPROVAL OF The Champion PUD Project on the Christian Science Church Property

Dear Planning Commission and City Commission members,

We know you've had a lot of reading to do... but we want to bring this item to your attention:

Wade Trim, the city engineers **DO NOT RECOMMEND** APPROVAL OF The Champion PUD Project on the Christian Science Church Property

Read the full report below which was buried on page 169 in the 302 page agenda.

<https://www.plymouthmi.gov/common/pages/GetFile.ashx?key=eLg7AbxG>

See their conclusion in the last paragraph below >>>

**General Comments**

1. The public sidewalk on Ann Arbor Trail should continue through the proposed drive approach.
2. It appears that there will be a significant amount of dirt removed from the site. The proposed finished floor elevations of the townhomes are approximately 2 to 3 feet lower than existing ground elevations.

We trust that these comments are helpful to the city and the Planning Commission as you review this development. At this time, we do not recommend approval of this plan due to the poor location of the proposed public utilities and the poor site circulation/limited access that is provided. Please feel free to contact us at any time with questions. We appreciate the opportunity to assist the City of Plymouth on this plan review.

Cc: John Buzuvis, Economic Development Manager  
Chris Porman, Director of Municipal Services



**Memorandum**

To: Greta Bolhuis, Planning & Community Development Director  
Adam Gerlach, Assistant Director of Utilities

From: Shawn Keough, PE, Wade Trim

Date: February 6, 2025

Subject: PUD Review for First Church of Christ, Scientist  
1100 W Ann Arbor Trail, City of Plymouth

We have reviewed the plans provided to Wade Trim on January 27, 2025, by the City of Plymouth. The PUD submittal set consists of 115 pages of written text, pictures, exhibits, draft master deed and plans. Our review focused primarily on the plans, with specific attention to the overall plan (sheet C-3), the storm water management plan (sheet C-5) and the utility plan (sheet C-6). We offer the following comments for the Planning Commission consideration:

## **Public Sanitary Sewer**

1. There is a 10-inch sanitary sewer on Ann Arbor Trail that is available for connection from the site to the City's public sanitary sewer. A new manhole will need to be constructed over the existing 10-inch sanitary sewer. Since the public sanitary sewer is located down the middle of Ann Arbor Trail, the connection work will likely require a temporary shut down of this section of Ann Arbor Trail.
2. The proposed site plan proposes to install a new 8-inch sanitary sewer between two of the proposed townhomes that are adjacent to Ann Arbor Trail. This is a poor location for public sanitary sewer. While the applicant has indicated that they would grant a public easement over the location of the proposed sanitary sewer, this location is not a desirable location for the City to provide long term maintenance. It is simply too close to the proposed townhomes and not in an accessible location.
3. We recommend that the sanitary sewer enter the site at a location under the proposed access driveway off of Ann Arbor Trail.
4. The minimum size public sanitary sewer is 10-inch in diameter.
5. We also recommend a minimum of 12-feet for the width of the sanitary sewer easement.
6. A Part 41 permit from the State of Michigan Department of Environment, Great Lakes & Energy (EGLE) for new sanitary sewer construction will be required.

## **Public Water Supply**

1. There is a 12-inch water main along Ann Arbor Trail that is available for the site to connect to for public water. There is also public water main available at the corner of Joel and Sheridan, where the city recently installed a new gate valve & well for this property to connect.
2. Similar to the proposed sanitary sewer, the current site plan proposes an 8-inch water main entering the site from Ann Arbor Trail between two of the proposed townhomes. This is a poor location for the proposed water main.
3. We agree that the project should loop the water main and have two connections- one at Ann Arbor Trail and the other at Joel and Sheridan.
4. We recommend that the plan be revised so that the proposed 8-inch water main connects to the new gate, valve and well at Joel and Sheridan. We further recommend that the new water main follows along the north edge of the property (adjacent to Tonquish Creek Manor) in such a manner that the water main easement runs along the north property line. This will allow the city the opportunity to access this public main in the future with minimal disruption.
5. For the connection to/from Ann Arbor Trail, we recommend that the water main runs along the east property line until just north of the first set of townhomes. We agree that the water main needs to run between the two garage areas of the town homes as part of connecting through the project site.
6. It is our understanding that the City's Department of Municipal Services prefers one larger (2-inch perhaps) water service into each multi-unit building rather than multiple individual water services to each townhome.
7. A permit from EGLE for new water system construction will be required for the new water main.

## **Storm Water Management Comments**

1. The plans propose an underground storm water detention area in the southwest corner of the property.
2. The current storm water management plan has the storm water discharging to the city's storm sewer on Ann Arbor Trail.
3. The Tonquish Creek passes by/through the northern edge of this property. As part of the project, easements should be granted to provide adequate access for future maintenance of Tonquish Creek.
4. We reserve the right to provide further review of the proposed storm water management system once the location of the other public utilities has been finalized.

## **Site Access and Circulation Concerns**

1. We are aware that the general public has indicated that they do not want an access driveway off of Joel Street at the Sheridan intersection. We would like to offer some additional thoughts on this topic from the

perspective of public safety and general traffic mobility. From our perspective, we believe that there should be two access driveways into this future site.

2. First, from a public safety perspective, the additional driveway would be very beneficial if there was ever a fire on the proposed property. We believe that the fire department would want to connect their hose to multiple hydrants to draw water to fight the fire. Access to the hydrant at Joel and Sheridan would prove difficult without an access driveway on that part of the project.
3. From a general traffic mobility perspective, if the project only has one entrance, it will mean more left turns from east bound Ann Arbor Trail into the proposed development. Ann Arbor Trail is not wide enough in this area for a car to go around a vehicle turning left into the proposed site, which may cause unnecessary delays along this major city street. Having a second access to the site means there will be a better disbursement of traffic to and from the site.
4. Within the site, there is a proposed drop off zone in front of the future church building. With only one entrance off of Ann Arbor Trail, all cars that plan to use the drop off zone will be required to enter the site and drive all the way through the site in order to position their vehicle at the drop off point. And then depending on how far south they pull up to drop someone off, the vehicle may have to leave the site in order to re-enter the site to park.

### General Comments

1. The public sidewalk on Ann Arbor Trail should continue through the proposed drive approach.
2. It appears that there will be a significant amount of dirt removed from the site. The proposed finished floor elevations of the townhomes are approximately 2 to 3 feet lower than existing ground elevations.

We trust that these comments are helpful to the city and the Planning Commission as you review this development. At this time, we do not recommend approval of this plan due to the poor location of the proposed public utilities and the poor site circulation/limited access that is provided.

Please feel free to contact us at any time with questions. We appreciate the opportunity to assist the City of Plymouth on this plan review.

Cc: John Buzuvis, Economic Development Manager  
Chris Porman, Director of Municipal Services

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The following CITY of Plymouth Taxpayers URGE you  
to VOTE NO to the Champion PUD!!

**Win & Susan Schrader**  
1345 Park Place

**Jake & Sabrina Livermore**  
1113 W Ann Arbor Trail  
(directly across from church)

**Chris & Melissa Hutchinson**  
1299 W Ann Arbor Trail

**Elizabeth Maurer Volaric**  
216 N Holbrook

**Bill & Stephanie Fraser**  
451 Jener

**David & Jan Brandon**  
615 McKinley

**Jeff & Nicole Wassell**  
1302 Maple St

**Ron & Julie Shmyr**  
1312 Maple St

**Scott & Yvonne Lorenz**  
1310 Maple St

**Hank & Karen Jallos**  
505 McKinley St

**David & Kathryn Szary**  
1107 W Ann Arbor Trail  
(directly across from church)

**Bob Bake**  
1303 Park Place

**Rich Godfrey**  
999 Penniman Ave

**Breanna Long**  
796 Ann St

**Beth Borys**  
1396 Sheridan St

**Cathy Timmers**  
1429 Sheridan St

**Denise Varner**

1428 Sheridan St

**Elaine Attridge/Paul Schantz**  
1192 W Ann Arbor Trl

**Jane Libbing**

**Steve & Renee Alexandrowski**

1470 Woodland Place

**Steve & Lori Vlahakis**

1227 W Ann Arbor Trail

**Oliver Boata**

1437 Maple St

**Elizabeth McKenna/Ronald Longhofer**

974 Penniman Ave

**Samuel Barresi**

533 Herald St

**Chris & Amy Georvassilis**

1217 W Ann Arbor Trail

**Cindy Watts**

1395 Elm St

**David Pierce/Courtney Mangus**

1147 W Ann Arbor Trail

(directly across from church)

**Barry E Simescu**

1375 William

**Joe Valenti**

1350 Woodland Place

**Mike Mountain**

1211 Sheridan St

**Alan Ardanowski**

1120 Maple St

**Dave & Sharon Rucinski**

1392 Maple St

**Joe Tebben**

1471 Linden St

**Lanette & Tom Robinson**

1260 Dewey St

**Susan Heimbaugh/Jeff Brown**

548 Kellogg

**Ron & Sheryl Picard**

1373 Sheridan St

**Lee Jasinski**

1380 Maple St

**Lisa Grutza**

959 Penniman Ave

(owns vacant lot on Penniman)

**Carrie Bake**

808 Penniman Ave

**Nick Haratsaris**

656 S Evergreen

**Cindy McLaren Hartsig**

2829 Golf Club Rd, Howell

(former resident)

**Karen Sisolak**

939 Penniman Ave

**Dave & Janet Sibbold**

1351 Woodland Place

979 Penniman Ave

**Jeff & Mary Singer**

1246 W Ann Arbor Trail

**Joann Samuels**

1372 Sheridan St

**Julie Nelson**

1464 W Ann Arbor Trail

**Karen & Susan Patrosso**

1456 W Ann Arbor Trail

**Matt Krawczak**

1320 W Ann Arbor Trail

**Nick Jallo**

1227 Maple St

**Nick Pagan**

1156 W Ann Arbor Trail

**Patricia Gatto**

1316 Sheridan St

**Rachel Rutter**

1348 Sheridan St

**Sue Bailey**

1160 Sheridan St

**Tom & Sherry Doran**

1191 Sheridan St

**Dominic Maltese**

412 North Main Street

And many more.....

The above list was compiled by Kathrn Szary, David Pierce, Hank and Karen Jallo, Amy Georvassilis, Scott Lorenz and many others.

Sent: Tuesday, February 11, 2025 7:46 PM

To: Group- Planning Commission <planning@plymouthmi.gov>

Subject: Christian Science church

Please do not consider developing condos on the land at Ann Arbor Trail. Traffic would be awful busy. We don't need more condos in Plymouth.

Sandra Dell

40 years Plymouth resident

Sent: Wednesday, February 12, 2025 11:17 AM

To: Group- Planning Commission <planning@plymouthmi.gov>; Group- Commission <commission@plymouthmi.gov>

Subject: Champion development

Dear Planning Commission Members,

The Champion proposal fails to meet the requirements of the PUD process and therefore you must vote against the proposal.

My house is immediately across the street from the proposed development. I have been engaged in this process for three years. I have met with members of the church, met with the developer, met with the mayor. For three years now the developer has brought proposals to our community which fail to meet the requirements of our statute.

A PUD project is REQUIRED to meet multiple criteria. Failing to meet any one of them requires rejecting the proposal. It is not a matter of judgment. You are not allowed to fudge on a couple.

This project fails to meet MANY of the requirements. Rather than provide a litany, I will highlight a couple.

A project like this is supposed to provide a recognizable and material public benefit. They propose that private parking spots are a public benefit. They claim that the church porch is a public benefit. They claim that restoration of their land (the creek bed), is a public benefit. They propose their private utilities are a public benefit while at the same time the city engineer has suggested that they are not adequate. These are NOT PUBLIC benefits. Passing off private benefits as public makes a mockery of your judgement.

A PUD requires that this development be THE ONLY reasonable way to achieve the public benefits. That is simply not true for this project. The remaining public benefits (trail improvements, benches/lights) are things that cities do all the time and are not particularly expensive.

Given the failure to meet two of the core criteria of a PUD, you really have no choice but to vote against this proposal. This proposal fails to meet other criteria as well so rejecting it is overdetermined.

I appreciate your mission to help grow Plymouth. I too want Plymouth to continue to grow. I am pro-building. I would support many proposals to redevelop the lot. However, this proposal is not right for Plymouth and approving a PUD which does not meet the basic requirements of the law is the definition of overreach.

Sincerely,

David Pierce

February 10, 2025

Plymouth Planning Commission  
Plymouth City Commission

To Whom It May Concern:

Subject: Brookside Village-Christian Science PUD review

This a discussion of the impact of this PUD to the residential property on the west side of proposed development.  
i.e. 1156 W Ann Arbor Trl

1 North property line of the residence

Proposed blueprint shows a parking lot right next to the residential fence. Prior blueprints showed a 10' easement.

Issues: The present parking lot (grandfathered in) is 3' from the property line. This area is not maintained. Over time there is weeds, trash, grocery carts, etc. Also, there is noise from cars parking, smoking, etc.

Request a 10' easement and some kind of landscaping similar to the city Saxon parking lot.

2 East side property line of the residence

Issues: Proposed blueprint shows the Church building 10' from the property line. Ordinance Section 78-313 schedule of regulations requires 30'. Is the City going to approve this variance?

Impact on existing residence: Assuming the 2' overhang on the Church building, that leaves a 8' easement. Where is the water/snow runoff going to go? I already have driveway flooding from water runoff from the Church driveway.

Existing trees are on the property line. In order to build the Church, the tree branches would have to be trimmed back to their trunk. Also, the excavation to put in a foundation would destroy the tree roots, which would kill the trees.

3 Parking lot lighting. i.e. Light pollution. Already have issues with Tonquish Manor pointing lights at the residence

Thank for your consideration on these issues.

Nick Pagan  
1156 W Ann Arbor Trl  
Plymouth

**Sent:** Wednesday, February 12, 2025 12:17 PM

**To:** Group- Planning Commission <planning@plymouthmi.gov>

**Subject:** 2/12 Public Hearing: Christian Science Church Proposal

As a resident of the city of Plymouth, I would like to voice my concern over the proposal to allow for multiple condo buildings to be built on the current church property. This is clearly an attempt by a builder to maximize their profit by building and selling as many units as possible with no care about the impact to the community.

I live on Sheridan St. and would be directly impacted by this population density. Not only would my home value be negatively impacted, I believe the additional traffic in this area poses a safety issue to my child who enjoys playing outside and riding their bike in front of my house. There is already an existing problem with people driving well over the speed limit using Sheridan Street as a short cut to bypass Ann Arbor Trail coming from Sheldon or Evergreen. I believe adding this density would only amplify this issue greatly on this small section of road.

The church property should be classified as either as a single-family home or a single business operation based on the current footprint of the building and not redeveloped into multiple living units.

The current traffic on Sheridan St. and vehicle parking on the street is already problematic and already greatly influenced by the large number of residents in the Plymouth Manor at the end of the street. I don't believe adding an additional 20-40 vehicles on this small space of road is acceptable. It will create issues with parking on the street and create constant traffic at the corner of Sheridan and Joel St.

I recommend the city purchase the property at the price the builder paid and look to develop the property into a community center or approach local businesses for leasing opportunities. We have great restaurants and shops in town that draw people to the city. That building has amazing potential to be renovated under the existing walls into something that would benefit the community.

Adding condo units to a historic street of the city that is full of single-family residential homes would be an eyesore to our beautiful downtown. You must do everything in your power to stop this from happening.

Thank you in advance for your support.

~Thompson Family

**Sent:** Wednesday, February 12, 2025 1:32 PM

**To:** Group- Planning Commission <planning@plymouthmi.gov>; Group- Commission <commission@plymouthmi.gov>

**Subject:** Proposal for the Christian Science Church Property

Good Afternoon –

I am writing in response to the flyer that was recently sent to our home regarding the proposed development on the Christian Science Church property. As a taxpayer in the City, I am in favor of the proposed development and strongly encourage the Planning Commission and City Commission to move forward with the development. The additional tax revenue (from the condominiums) collected would actually reduce the taxes I pay (due to Headlee and Proposal A), while still being able to provide the same level of funding for the services beneficial and vital to our community.

I want the Planning Commission and the City Commission to be aware that, while I am not sure who the sender(s) ["Taxpayer of the CITY of Plymouth"] are intending to speak on behalf of, they do not speak for me.

I appreciate the opportunity to provide feedback. Let me know if you have any questions.

Angela Anderson

Address: 1010 Sutherland Street, Plymouth MI 48170

To: Group- Planning Commission <planning@plymouthmi.gov>

Cc: Debbie Brunk

Subject: Christian Science Church Development

Hello:

My name is Wilfred N. Brunk.

I live at 523 McKinley Street, Plymouth, MI 48170.

I have attended several Planning Commission meetings and voiced my opposition with regard to this proposed development.

I am unable to attend today's meeting but will follow it on Zoom.

I am opposed to the PUD as proposed. I think the density is too high and is certainly not in character with the surrounding neighborhoods. I view the PUD proposal as simply an artifice to avoid complying with the existing zoning of the property. It is a large parcel and could easily be developed as a single family home project. That is what the current zoning calls for.

I don't see a hardship to require the property to be developed in accordance with the present zoning. Additionally, the "public benefit" as proposed is minimal. I would characterize it as de minimis. There is room to maintain a church presence as well as to construct some single family homes.

Please do not approve this PUD.

Very Truly Yours,

Wilfred N. Brunk

Sent: Wednesday, February 12, 2025 2:48 PM

To: Group- Planning Commission <planning@plymouthmi.gov>; Group- Commission <commission@plymouthmi.gov>

Subject: Plymouth Taxpayers Against Champion Development PUD Proposal (Revised)

The following revised email regarding this subject is being corrected to change the term family-owned land to family-zoned land.

The revision is as follows:

The Champion Development PUD Proposal is an unwanted money driven effort aimed at benefiting a small number of thoughtless people and, as such, is detrimental to the city and the majority of its residents. Importantly, the proposal will cause serious traffic issues on Ann Arbor Trail as well as many of the nearby surrounding areas which have already experienced a number of traffic flow problems. Moreover, this proposals is more than likely to also create many other unneeded problems directly resulting from the building of 20 condos on single family-zoned land. Accordingly, this proposal is simply just not right for the City of Plymouth and many of its residents.

The above response concerns the Champion Development PUD proposal that is scheduled to be heard at the public hearing of the PUD planning commission meeting on February 12, 2025 at 7:00 pm at the City Hall of Plymouth, Michigan.

My wife and I have lived in the City of Plymouth for over 40 years and we are emphatically opposed to this proposal and request that it be rejected by both the City of Plymouth Planning Commission as well as the City Commission without any further appeals or meetings.

Thank you.

Francis and Margaret McNamara  
1432 W AnnArbor Trail