

ANN ARBOR

07NOV28 P3:36

City of Ann Arbor Planning Commission
and City Council
100 N. Fifth Ave.
Ann Arbor, MI

November 16, 2007

Dear Planning Commission and City Council Members,

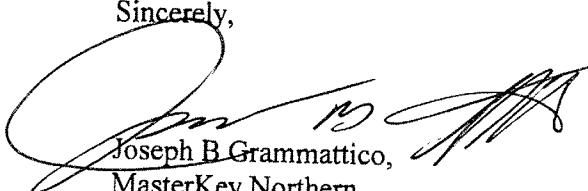
My name is Joe Grammatico and I am writing to voice my support for the proposed 42 North apartment project to be located on Maple Rd. just south of the existing Grace Bible Church.

I developed and built the Country Village and Morning Side condominiums on South Maple Road. During the site plan approval process for these projects neighbors in the area complained that; the projects were not in keeping with the development patterns in the area, that there was not enough utility capacity, that the deer and other wildlife would be displaced, that there would be traffic problems and that the developments would adversely effect their property values. The very same claims that they are now making about the proposed apartment project. None of these claims materialized as a result of my projects and in fact these developments are great assets to the city housing stock. The same will be true of 42 North.

I know first hand how hard the city departments tear apart every aspect of proposed developments to insure they comply with city codes and policies in order to protect the local citizenry. I also have read in the Planning Staff report that the developers for the proposed apartment project have met all city requirements including zoning, natural features and all aspects of systems engineering (sewer, water, etc.). These are the aspects the city should use to govern its decisions not baseless fears and hysteria hyped up by NIMBY neighbors.

In light of the current economic conditions in this state I should think the city should welcome with open arms the kind of investment proposed by these developers. This project deserves city approve and I urge you to proceed along those lines of action.

Sincerely,


Joseph B. Grammatico,
MasterKey Northern

Rec'd 11/21/07