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Sent: Tuesday, May 06, 2014 12:03 AM

To: Planning

Cc: jack wallace; Janice Milhem; boydmcckenna@gmail.com; Michael Pender; Pender, Karen; gferrell@umich.edu; Rick Plewa

Subject: Comment on Planning Commission agenda item 10-c-(5) (805-807 W. Washington) for 5/6/14 meeting

Members of the Planning Commission and Planning Staff,

I am writing on behalf of the residents of the Pumping Station Condominium with residents at 241, 243, 245, 247, 249, and 251 Mulholland Street. Our property is located south of 805-807 W. Washington. We question the appropriateness of rezoning the property and the zoning proposed. An underlying concern is the absence of any substantive water detention on the property and the storm water that is shifted to our property and to neighbors down stream. As explained below, we request that action on rezoning this property be deferred until the appropriateness of the rezoning and its consequences are understood.

In regard to zoning, the staff report does not reflect fully the current use of the property. For many years the Housing Commission has also used the property as a maintenance facility and for outdoor vehicle storage. To accommodate that function the Housing Commission removed a permeable gravel lot and installed an impermeable asphalt lot. (See the arial photo of the property in the staff report, including the extent to which the dwelling and the asphalt lot cover most of the property and the trucks on the lot demonstrating the use as as a maintenance facility.) Paving the lot appreciably exacerbated the shifting of storm water onto our property. We question whether this NON-CONFORMING parcel should be zoned for a two family dwelling district because the modifications to the grounds made for a maintenance facility remain and can be utilized at any time. Given legal requirements for storm water detention, even the appropriateness of a two family dwelling on the NON-CONFORMING property can be questioned.

A further concern is the lack of information about the implications of the proposed rezoning. The staff report was only available late Friday. The change in zoning is stated to facilitate either the renovation of the property or its sale. If the property cannot meet requirements for storm water detention, it is not appropriate for either. As owners of an adjacent property directly (and illegally) affected by the 805-807 W. Washington property, we would like to meet with staff of the Planning Commission to understand the implications of any rezoning action on our concerns.

I have attached:

- additional explanation of our concerns prepared by one of our Association members (Richard Plewa, 251 Mulholland)
- pictures of the impact of the shifted storm water on our property during two different rainstorms in 2013 taken by another Association member (Jack Wallace, 241 Mulholland)

I will speak on behalf of the Pumping Station Condominium Association at the hearing on 5/6/14. We appreciate your taking into consideration our concerns as you review the proposed action.

Van Harrison
245 Mulholland Street