

July 14, 2008

Jacqueline Beaudry
City Clerk
City of Ann Arbor
100 North Fifth Avenue
P.O. Box 8647
Ann Arbor, Michigan 48107

2008 JUL 21 PM 3:28
CITY OF ANN ARBOR
CITY CLERK
REC'D

Re: Rezoning of North Sky Property

Dear Ms. Beaudry:

I am writing in response to your July 2nd letter regarding the "North Sky" Property and the potential rezoning of the property proposed in Ordinance No. ORD-08-25.

MY WIFE AND I LIVE AT 2837 PONTIAC TRAIL DIRECTLY BORDERING THE NORTHEASTERN MOST PORTION OF SAID PROPERTY. AT THIS VERY MOMENT THERE IS ONE HOUSE ON 2 ACRES ON THAT SPOT AND THIS DEVELOPER WANTS TO PUT 13 HOUSES THERE, WITH THE SAME DENSITY IN THE REST OF THE PROPERTY.

I WOULD LIKE TO ASK EACH MEMBER OF THE CITY COUNCIL FOR THEIR OWN FAMILY'S FEELINGS ABOUT HAVING SUCH A SARDINE COMMUNITY RIGHT NEXT TO YOUR LAWN. THIS WHOLE IDEA IS NUTS AND WHOMEVER GAVE THIS DEVELOPER THE INITIAL AUTHORITY TO GO AHEAD MUST SURELY HAVE MORE FORESIGHT THAN THIS.

WE ARE NOT YET LIVING IN HONK KONG WHERE PEOPLE HAVE TO LIVE STACKED ON TOP OF ONE ANOTHER. DOES ANN ARBOR THINK IT IS SO "GREEN" THAT IT HAS TO ACCEPT SUCH NONSENSE? THERE IS NOWHERE IN ANN ARBOR WHERE PEOPLE WOULD ACCEPT SUCH A DEVELOPMENT. HALF THE NUMBER OF HOMES IS EVEN TOO MANY—THAT IS STILL 3 HOMES PER ACRE OF LAND.

I HAVE READ THE LETTER FROM DR. STEVE RHODE. HIS POINTS ARE ALSO ALL WELL TAKEN AND I CERTAINLY AGREE WITH THOSE AS WELL :

air, noise and light pollution

certainly safety of people and kids trying to walk , ride bikes etc from there to the north or to the south

ruination of green environment of this area—it is a disaster in that regards. Is this what Ann Arbor is really trying to promote?

AND, the oversurplus of homes and foreclosures argument

Based on these issues, we urge you to vote against this proposal and deny the zoning change.

Sincerely,

Dennis Singsank/Diane Stoffer
2837 Pontiac Trail
Ann Arbor, MI. 48105
ph 734 741 8178

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Dear Ms. Beaudry:

I am writing in response to your July 2nd letter regarding the "North Sky" Property and the potential rezoning of the property proposed in Ordinance No. ORD-08-25. My wife and I live on Bateson Court and *would like to voice our strongest opposition to this zoning change.*

The area that we live in is very rural, and the lots are typically well over an acre. We feel that this is high density housing development will negatively impact our neighborhood – not only those directly adjacent but also those living nearby. It will:

- Increase the air, noise, and light pollution in the area.
- Add greatly to the number of vehicles traversing the area, and contribute additionally to the continuing traffic problem along and near Pontiac Trail during peak hours
- Completely destroy the appearance and natural features.
- Deplete green space and habitat for native wildlife (deer, birds, etc). Has the Department of Environmental Quality given approval for a development in this area?
- Pose an additional safety risk for children due to the increased traffic and numbers of children.

Essentially, there are no sidewalks or marked bike paths on Pontiac Trail (going north to Dhu Varren or south to the city limits). If the number of people in the area grows dramatically, there will be many more children. When the children start riding their bikes or walking to either Olson Park or Northside Elementary, they'll have to walk on the street with potentially disastrous consequences.

Last but not least, there will be a negative economic impact upon the area. Given the massive availability of homes (over 1,000 for sale in Ann Arbor alone, and 3,539 foreclosures in Washtenaw County), it can only be harmful to add additional properties and thus hurt those already trying to sell. Given the oversupply and current capital market issues, it is hard to imagine that the North Sky development will succeed. If such a development is started and fails, who will cover the costs of the sewer and water installation? What are the other yet unforeseen consequences?

We do not feel that approving such a rezoning (and development) is in the best interests of us, others on Bateson Court, those living in the area, or the City of Ann Arbor or Ann Arbor Township.

Based on these issues, we urge you to vote against this proposal and deny the zoning change.

Sincerely,



Dr. Steve M. Rohde & Deborah Cherrin
2955 Bateson Ct., Ann Arbor, MI 48105
734-717-5444, steve@quantumsignal.com

18 July 2008

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Dear Ms. Beaudry:

I am writing in response to your letter dated 2 July 2008 regarding the "North Sky Property" and the potential rezoning of the property proposed in Ordinance No. ORD-08-25. I live on Pontiac Trail, just north of the proposed development, and I strongly oppose the proposed change in zoning.

The area just north of the proposed development has a decidedly rural character, with lots well over an acre, with our own property being 2.5 acres. The close proximity of a high-density housing development will exert a negative impact on the neighborhood. In addition to the obvious effect on adjacent property, this development will produce a number of adverse effects. For example, in a city concerned about conserving green space, this development will convert a large area of undeveloped land into yet another tract of housing. In light of the current economic conditions, creating additional housing at the expense of natural habitat for wildlife, both flora and fauna, is unconscionable. There already are over 1000 homes for sale in Ann Arbor, and the number of foreclosures in Washtenaw County is an astoundingly high number, >3500! Does the city truly need this housing development? Does the North Sky Property development have a realistic chance of succeeding?

In addition, development of this property will further tax the road system, which is barely adequate now. Have improvements to Pontiac Trail, including the creation of bike paths, been included in the analysis of the financial impact of this development on the city? Due to the increased number of children, sidewalks would need to be provided for travel to and from Northside Elementary School, as currently there are no sidewalks in the area of the proposed development.

In summary, I feel that approval of the rezoning issue is not in the best interests of the City of Ann Arbor or of the people living nearby. I urge the City Council to deny the zoning change by voting "No" on the proposal.

Sincerely yours,



Roseann L. Vorce, PhD
2853 Pontiac Trail
Ann Arbor, MI 48105
734-996-2659
rlvorce@ameritech.net

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Re: Rezoning of North Sky Property

Dear Ms. Beaudry:

I am writing in response to your letter dated 2 July 2008 regarding the "North Sky Property" and the potential rezoning of the property proposed in Ordinance No. ORD-08-25. I live at 2853 Pontiac Trail, within view of the structures to be built, and I strongly oppose the proposed change in zoning.

I would like to present the following points for consideration:

- The neighborhood as it exist has no house in close proximity to the next house.
- North Sky is designed to have maximal negative impact on the neighborhood.
 - North Sky will abutt 47 houses to 4 existing properties on the northern boundary with essentially no space between new structures and existing homeowners.
 - The southern edge of North Sky has exactly Zero houses abutting the adjacent property.
 - The lot added after original design is located where it will place additional pressure on the remaining neighbors.
- North Sky is designed to change the character of the neighborhood so much that current residents will not want to remain in their homes.
- This has already happened. Twenty five acres of urban forest were clear cut and the land denuded so that it boked like a strip mine. Ungraded and unplanted, the land directly adjacent to a single family home was left as an eyesore. No one seeing that next to their land could have any hope of maintaining their lifestyle or of selling to a single occupant.
- The dramatic change in the character of our neighborhood embodied by North Sky is effectively a taking of my property.
- Building North Sky reduces my quality of life and the value of my property.

The decision reached regarding North Sky is really a decision about the entire neighborhood. When North Sky is built the entire neighborhood is sent on a path of inevitable development for additional high density housing. The decision is about the City of Ann Arbor reducing the value of my property, making the property unsuitable for the lifestyle it currently supports and shortening the time until adjacent properties will be sold for future development.

I urge you to deny the zoning change by voting "No" on the proposal.

Sincerely yours,



Paul M. Stemmer, PhD
 2853 Pontiac Trail
 Ann Arbor, MI 48105
 734-996-2659
 pmstemmer@wayne.edu