

From: Terri Oif
Sent: Saturday, September 27, 2025 12:18 PM
To: Planning
Subject: Fwd: St. Paul School

Dear Planning Commission,

I'm forwarding the email thread below between myself and the project manager on the St Paul's Library Addition to document that our key issues remain unresolved.

- Light: Reliance on staff to switch lights off is not enforceable; please require automatic controls/shielding to prevent nighttime light trespass.

- Runoff: My yard is already at capacity during heavy rains; any added flow could overwhelm it and flood my basement. Please require an independent hydrology assessment and mitigation if any increases in water flow may happen even during unusual heavy rains (e.g., a swale along the north edge).

Terri Oif
Adjacent property owner
Parcel ID: 09-09-26-102-073

Begin forwarded message:

From: "Sydney A. Kanan"
Date: September 26, 2025 at 3:26:20 PM EDT
To: TBrodkey
Cc: Dennis Kuhn
Subject: St. Paul School

Terri,

The letter we provided on July 30th included the written responses to your concerns. Regarding the lighting, the letter stated that the staff has been notified that all interior and exterior lighting, not required to remain on for emergency purposes, is to be turned off by the last person to leave the building. Regarding the drainage along the shared property line, we are not proposing to change any existing drainage patterns of our site or your property. We are reducing the runoff onto your properties by collecting the proposed building in the roof drains and routing this to the underground storm sewer system. If this does not satisfy or alleviate your concerns or the neighbors, we would be happy to discuss in person so that we may come to a mutually beneficial plan moving forward.

There was a few grades that were noted incorrectly on your neighborhood properties, so I have reattached the plan with those corrected.

We look forward to hearing a day and time that works best for you and the neighbors to meet at the school.

Thank you,

Sydney Kanan, P.E.

Project Manager

51301 Schoenherr Road, Shelby Twp., MI 48315

Phone: 586-726-1234

Cell: 586-747-3270

Email: skanan@aeewinc.com



ANDERSON, ECKSTEIN & ASSOCIATES
CIVIL ENGINEERS - SURVEYORS
"Engineering Strong"

Connect With Our Team:



From: TBrodkey

Sent: Monday, September 15, 2025 8:57 AM

To: Sydney A. Kanan

Cc: Dennis Kuhn

Subject: Re: St. Paul School

Hi Sydney,

Thank you for your reply. I completely understand the value of meeting in person. At the same time, given the technical nature of these concerns, it would be very helpful to have your written clarification and any drawings first. That way, neighbors can review the information in advance, and if further questions remain, we'll be much better prepared for a focused and efficient meeting.

Could you please provide a short written summary addressing the runoff and lighting items outlined in my earlier note, along with any relevant sketches or cross-sections? Once we've had a chance to circulate and review those materials, we'll confirm if an on-site meeting is needed and work with you to set a date that works for everyone.

I really appreciate your help in getting us this baseline information.

1. What changes are expected — for example, how much more roof or paved area will drain north compared to today, and what that means for the amount of water in a typical storm and for the hundred year storms which seem to be happening with increased frequency.

2. How it will be handled — what measures (swale, berm, drain, storage, etc.) will prevent extra water from reaching the north residential lots.
3. If you can share a drawing or cross-section that shows the slope from the new addition to the north boundary, along with a simple “before vs. after” comparison for common storm sizes.
4. Could a berm or swale be created on the north border to address water issues. Note that when the old St Paul playground was installed in 2002, something was changed with the slope and permeability of the ground and our properties began getting sheeting water off the playground which - even to this day, creates an icy hazard in early spring/ late winter as storm water rolls down the hill and settles onto our cul de sac and then freezes and remains there until the spring melt off. Ideally if a swale or berm were to be created back there, all along the north border, it could correct this 20 year water problem and also stop a new one from being created with the new library ground changes which may send additional / new ground and storm water to our backyards.

Lighting

We would also like clarification about lighting on the north side of the addition. Our concern is that new fixtures might spill light into the residential properties and that lights could be left on overnight, visible from our bedroom window (as sometimes happens now with classroom lights being left on by custodial staff. Could you confirm:

(a) what type of lighting is planned and whether fixtures will be shielded or directed downward so they do not shine toward the neighboring homes,

and

(b) if controls (timers, motion sensors, etc.) are planned to avoid overnight illumination? Even now, when lights are left on by cleaning staff at St Paul, as it does happen periodically, it can really disrupt sleep and our backyard at night being lit up like a commercial district at night

Thank you for helping us understand these impacts. I really appreciate a clear summary rather than a full technical report and will forward to neighbors and if questions / concerns still exist after we receive this email, then we can set up the meeting with a bit more advanced notice.

appreciate your consideration of this added context and look forward to your response.

Terri Brodkey
3989 Waldenwood Dr.

On Jul 30, 2025, at 1:46 PM,
TBrodkey wrote:

Subject: Follow-Up on St.
Paul Lutheran School Library
Addition – Lighting &
Drainage Clarifications
Requested

To: Sydney Kanan (AEW),
Dennis Kuhn

CC: planning@a2gov.org

Dear Sydney Kanan and
Dennis Kuhn,

Thank you for your July 30th letter and for your continued openness to dialogue regarding the St. Paul Lutheran School building addition. I appreciate your responses to my earlier concerns, but after reviewing the engineering documents more closely and observing /

living next to the current site conditions, I would like to respectfully request further clarification and consideration on several outstanding issues.

1. Light Pollution

I remain seriously concerned about the impact of nighttime lighting from the new two-story library addition, which will be approximately 180 feet from my bedroom window. Currently, it is not uncommon for custodial staff to leave lights on overnight — and even the existing ground-level light intrusion already disrupts sleep and backyard comfort.

With the proposed two-story height, any interior lights inadvertently left on — even occasionally — will dramatically increase the light pollution into my home and yard. To mitigate this, I ask that you strongly consider the following:

1. Use fully shielded, full cut-off exterior fixtures that prevent upward or horizontal light spill.
2. Install warm-color LEDs (2700K–3000K) to minimize harsh glare.
3. Ensure north-facing interior windows have shades or blinds that are automatically drawn

before closing each evening.

4. Use motion sensors or timers to automatically shut off interior lights outside school hours, excluding code-required safety lighting.
5. Confirm that the vegetative buffer between the school and residential properties will remain intact or be enhanced to shield homes from both light and visibility.

2. Drainage and Water Runoff

Although your letter indicates that both roof and footing drains will be tied into an underground storm system, the site plan (Sheet C9) appears to show some regrading along the north side of the proposed addition. Arrows on the grading plan indicate that surface flow may now direct more water toward the north property line — including toward my yard.

To address this, I respectfully request:

1. A grading cross-section or overlay showing the current vs. proposed slope from the addition

to the northern property boundary.

2. Assurance that no increase in surface sheet flow will reach neighboring residential lots, even during heavy rain events.
3. Clarification on whether a swale, berm, or other mitigation feature is planned along the north edge of the property.
4. Assurance that no trees or vegetation near the north fence line will be removed, as these play a critical role in absorbing water and blocking light.
5. If available, a stormwater management calculation sheet showing how peak flow rates will be managed and prevented from impacting nearby homes.

I want to reiterate that I support thoughtful improvements to community institutions and hope we can work together to ensure this project is compatible with the surrounding neighborhood and does not result in new burdens on adjacent homeowners.

I would appreciate a written reply addressing these points,

and I remain open to a site visit or meeting to discuss the issues in more detail.

I also request to be notified when this project goes to the Planning Commission as I would like to attend and give my input if our concerns are not adequately addressed via email communication.

Thank you for your time and consideration.

Terri