

## Kowalski, Matthew

---

**From:** Steve Kennel [steve@veng.com]  
**Sent:** Friday, September 04, 2015 11:39 AM  
**To:** Planning  
**Cc:** Ken Timmer  
**Subject:** 2250 Ann Arbor-Saline Road Condominium Project

Dear Ann Arbor Planning Commission and Staff:

My name is Stephen Kennel and my wife and I live at 2091 Ascot. I would like to again voice my disapproval of the condominium project being planned for 2250 Ann Arbor-Saline Road. I do not approve of this project for two reasons:

- The proposed connection to Lambeth Road
- The already substandard storm sewer performance that we have in our neighborhood

### Connection to Lambeth Road

We have a nice and quiet neighborhood which currently is only connected through roads to Scio Church Road. These connections have been there since the beginning of the development so everyone who bought their house in our neighborhood, bought with the understanding of that traffic pattern. Now with the proposed connection to the condo development, this will not only change our traffic flow but it will also add vehicular traffic to our area. One of the selling features for buying on Ascot Road is that the road has very low traffic levels. We looked at houses on Seventh and Chaucer and recognized that both of those street had much higher vehicle traffic due to their connection to Scio Church. Connecting Lambeth to the condo development will likewise increase the traffic on Ascot and detract from the value of my property.

We are told that this would be a restricted, emergency access only but we all know that this will change over time. We also know that the connection is not needed.

### Storm Sewer Performance

I already have major storm sewer issues in my basement as a result of the City's flawed handling of storm sewer run-off. By putting a new development in our backyard, we will take away from the seepage into the ground and we will put an even bigger load into our storm sewers that are already not handling the load. For the city to even contemplate a new development, the storm sewer performance needs to be improved. And that needs to be done before the new development is constructed. I have heard many so called experts talk about our storm sewers over the 25 years I have lived in my house but I have yet to see an improvement in its performance. It is irresponsible for the city to even consider new construction until they remedy the system performance for the existing developments.

Regards,



*Stephen W. Kennel*

President  
**Virtual Engineering, Inc.**  
734-416-3350 x 301