

From: Michael Sarosi
To: Planning; Chris Watson; Jon Mallek; Kimm Sarosi; Maryann
Cc: Sarosi
Subject: CLUP Draft #3
Date: Tuesday, October 7, 2025 10:04:29 PM

Good evening,

First off, I was unsuccessful in virtually participating and giving my comments in the Planning Commission meeting tonight via either my Zoom app, nor by calling in via the phone numbers given. I did watch via CTN. The fault may well be mine, but it seems odd that only 3 people were in virtual attendance and made comments.

Therefore I will share my sentiments in writing instead of verbally. Please clarify if there were any issues with virtual access this evening.

The arguments for the Plan seem to be Sustainability, Affordability (not low income housing), and Densification (SAD), and reading between the lines...increasing the tax base. I understand the Plan is a policy roadmap to direct zoning ordinances, not zoning itself, but the difference seems paper thin, and prone to wide (mis) interpretation. I would like to remind City Council and the Planning Commission of the adage: "the road to perdition is paved with good intentions".

1-Affordability: I have not seen nor heard anyone give evidence that this will definitively improve Affordability, nor shown that it has unequivocally accomplished this goal elsewhere in city after city. Please prove me wrong. I am all for affordable housing but I live in reality, not nice bromides such as SAD. There is concrete evidence that we currently see with our own eyes of unfettered, expensive, over-the-top development changing the landscape of A2, and not for the better e.g. Broadway area.

1A--What evidence do you have that this will not enrich landowners, make millions of\$ \$\$ for Developers, and lead to Gentrification? It is dangerously naive to think Developers will not take advantage of this to maximize their profits by squeezing out middle class homes and homeowners to accomplish #1B below.

1B-The Plan gives political and legal cover to rezone the city from FI&F2 to allow big boxes, McMansions, closer lot lines, decreased setbacks, deforestation, as well as incentivizing tear-downs. To say otherwise denies the reality of current economics and our market driven housing. To build using the Utopian goals of SAD, you will tear down our neighborhoods!

2-Sustainability: as it applies to commuters is a nice concept, but again not one based in economic reality. What commuter is going to give up their less expensive home in South Lyon and lower taxes to move to A2 for more expensive housing and higher taxes? Not many! And, even if they do, they will still drive to work! That doesn't even account for the demolition, construction, infrastructure work that will ensue.

3-Densification & Infrastructure: Where is the evidence that A2 has the current: Fire/Police, Sewage, Water, Stormwater, Transportation, Road, Parking, School, and Fiscal capacity to handle 25-50,000 new residents? Who will pay for all the new costs

and disruptions that Densification will bring, and how much will it cost? I work at St Joes, next to the Sewage treatment plant on Dixboro, and it is not a rare occurrence where there is sewage overflow and discharge that you can smell for miles. What happens with another 25-50,000 folks in town, let alone after heavy downpours due to climate change? What will it cost me as a taxpayer for new sewage treatment, roads, etc?

Summary: there are too many unknowns such as infrastructure and affordability, and controversies such as unfettered development/Gentrification, with too little evidence-based examples/facts to support the CLUP. "Trust us, we're from the government" and wishful/utopian thinking, are not valid strategic plans. The Plan seems to open the door to a haphazard path to (over) development that smacks more of a Donald Trump Plan (it'll be Huge) rather than a thoughtful Ann Arbor City government.

Don't just Pause the Plan. Dump the Plan and start over!

The Plan has become a hodgepodge of controversies, unanswered questions, and perceived threats to our neighborhoods. Show us you are listening and that these meetings and town halls are not just Dog & Pony shows. By my count it was at least

2:1 against the Plan tonight and much higher at the Burns Park Town Hall. Same with the yard signs across town and petitions.

Our elected officials should be very concerned about the number of non-political residents who typically do not get involved with City government, who are up in arms over this issue and have stood up and become activists. They need to listen closely and follow the wishes of their constituents. They ignore those wishes at their political peril.

Going forward:

Acknowledge unanticipated mistakes were made. Information was incomplete and not transparent. Not blaming. Humility builds trust, which is sorely lacking currently. Prove the Affordability and Sustainability pieces.

Be transparent about the facts of all the infrastructure needs and costs to taxpayers to achieve Densification

Protect and preserve the neighborhoods, the lifeblood of A2 by preserving single family zoning.

Be thoughtful of where you place mixed density housing on a more limited basis with future Plans.

Then, if all the above is answered positively, I would be open to a more scaled down version of Densification, that already seems to be occurring i.e. building density along the major transportation corridors such as Downtown, Washtenaw/Huron/Jackson, Main or State streets. Wider streets, existing mass transit, pre-existing similar structures, while protecting the voters own neighborhoods. This would seem to be a reasonable compromise.

P.S. is there any possibility of working with other University towns to limit future university land-grabs via the MI State Legislature (sends a nice message to UM)?What about charging a small user-fee for all non-A2 Resident UM students (they use our infrastructure). City of A2 income tax for those non-residents who work in A2 (who also use our infrastructure)? User fees for other UM endeavors or cost-sharing for infrastructure improvements of which UM uses?

Michael Sarosi MD

2109 Tuomy Rd

2nd Ward