

Lenart, Brett

From: Donna Pointer <dpointer@mac.com>
Sent: Saturday, September 01, 2018 1:12 PM
To: Planning
Subject: Lockwood of Ann Arbor Site Plan for City Council Approval

I live in Lakewood subdivision. I do not approve of this proposed PUD re-zoning. It is NOT appropriate to rezone this R1c parcel, between two subdivisions, that are currently 99% R1c, to PUD. It should remain R1c. I object to this re-zoning.

Donna Pointer
310 Gralake Ave.

Lenart, Brett

From: Beth Collins <rdhbeth@gmail.com>
Sent: Friday, August 31, 2018 4:54 PM
To: Planning; Kowalski, Matthew; Lenart, Brett; Smith, Chip; Warpehoski, Chuck; Ackerman, Zach; Eaton, Jack; cheeverp68@gmail.com; Philip McMillion; Lazarus, Howard; Gale, Mia; Redinger, Cynthia; Taylor, Christopher (Mayor)
Subject: Lockwood Proposed Rezone packet for Sept 5th

Hello Planning Staff and Commissioners,

Here is my ONE question for one staff for today. I plan on sending one each day, since you wouldn't meet with me this summer and have now stamped "approved" to code (as you put it, Matt) the proposed Lockwood Rezone!

Ms Cynthia Redinger

Regarding traffic for the city and regarding Lockwood,
You stated in the early 2018 reports on the eTrakit that the seniors living here will not effect our already D,E, and F rates roads because they do not drive during peak hours. However, now in light of the new information with this very busy business there would be 14 delivery trucks to their kitchen a week and trash and recycling at minimum every other day (due to the large commercial nature of this building) and all amazon, ups and other deliveries. Moving vans, their own shuttle buses (and they mentioned at a Weber's meeting having a shuttle to Bel-Mark lanes) and first responders will be coming in and out constantly due to an "independent" facility and at least 28 staff ! All during peak hours probably !!!! And Michigan turns on the D, E, and F rated road. And only one single point of entry and exit onto busy Jackson Road !
NOT to mention the lack of parking spaced allotted ! Healthy seniors DO drive!!!!!!
You stamped APPROVAL to these new plans (did you even watch the Planning Commission meeting [from May 1st??](#) I would if this was my job ?) and comments from knowledgeable residents and the Planning Commissioners. This subject was brought up numerous times.
Since you have NEVER once returned my many email's, and I didn't get a chance to meet with you, I thought maybe this will be my Question #1.

Sincerely

Beth Collins
Sister Lakes Neighborhood Representative

Sent from my iPhone

Lenart, Brett

From: beth collins <rdhbeth@gmail.com>
Sent: Sunday, September 02, 2018 9:57 AM
To: Planning; Ackerman, Zach; Eaton, Jack; Warpehoski, Chuck; Taylor, Christopher (Mayor); Smith, Chip; Anne Bannister; Ali Ramlawi; Kathy Griswold; Kailasapathy, Sumi; Lumm, Jane; Jeffrey Hayner
Cc: Philip McMillion; Priscilla Cheever; Roger Rayle; DDA; Lazarus, Howard; Vivienne Armentrout
Subject: Fwd: for the PROPOSED Lockwood packet PC Sept 5th, 2018
Attachments: Screen Shot 2018-08-26 at 6.23.45 AM.png; Concerned Citizens - June 2018.pdf; brownfield_infiltration_decision_tool.pdf

Dear Mayor Taylor, Commissioners, and Council Members,

Happy Labor Day Weekend,

I sent the below email to planning on Monday August 27th and you can see that the subject, I thought, made it very clear to be added to the public comments for the Lockwood continuance and IT IS NO WHERE ON THE AGENDA Public Correspondence posted for the Commissioners to view prior to the meeting. I also sent about 4 others this past week and none of them "made the cut" from staff. There are 2 wonderful letters from fellow neighbors that "did" get published or posted, I hope you have time to read them also.

[Agenda](#)

Please accept my letter, and read before the Wednesday Sept 5th meeting. The Brownfield EPA attachment is very important.

When I read the Lockwood Staff Report that came out Friday night and realized that the City Planning Staff departments WERE in fact reviewing the new plans and problems from the May 1st meeting, but it was not ever on the eTrakit this time and it was never relayed to me and the other neighbors, EVEN though we kept asking.....

I am NOW DONE with correspondence to planning@a2gov.org. We asked to meet at least 8 times in the past 4 months since the May 1st meeting.

MY question a day for a city staff (which I sent before the cut off to be put in the packet), were all answered in the staff report. This seems like a strange way to pass along the information to the concerned public and residents who were asking for comments from staff for the past 4 months.

[Lockwood PUD & SP Staff Report w Attachments-Sept 5 2018.pdf](#)

Staff can decide who to publish, I guess, and when to put items on the eTrakit or to **not** use the eTrakit AT ALL. This is NOT good citizenry and does not seem ethical.

We are DONE trying to work with staff and the developer. They changed almost NOTHING in their 8th revision and site plans.

A wise fellow citizen and local YIMBY has said that we should try to get residents and developers to work together early in the planning phases to get more developments and housing approved through. I have been trying to do just that since the original backwards E shape plans (which my husband and I were not against) were changed to this HUGE X. I was talked down to, and lied to from the petitioner. City staff would not be an intermediary to help facilitate any discussions. Mostly about them moving the semi trucks and dumpsters from my fence line to another quadrant of the X. Then, I got involved and WOW am I glad I did. There are SO many other problems with this proposal.

Even in the City's PUD ordinances it states this should be done.

The city does not follow this principal of working together, and it is a shame. I think it is a disservice to the petitioner also. Staff keeps approving through petitions and then if PC and Council do not approve, they wonder why. Where is the human factor in these staff decisions?. "ONLY LOOKING AT CODE" is what I was told by staff. Well, code isn't everything and if it is ALL about the CODE, why are you trying to vier from the City of Ann Arbor MASTER PLAN and Land Use Plan. Oh, that's the only CODE which we do not have to adhere to. ?????

Yes, this is right in my backyard and will be towering over my deck and granddaughter's play structure, which makes me more emotional about it.

Sorry for all the emails and emotions, BUT THIS IS AFFECTING MY LIFE AND WILL CONTINUE TO NEGATIVELY EFFECT IT IF THIS PROPOSAL GOES THROUGH .

When we purchased our "forever" affordable (\$1300 a month mortgage, Lockwood's affordable units will be \$1000 a month plus \$500 for food, for an efficiency) home 5 years ago, I knew that this vacant parcel was R1C and was excited at the thought of neighborhood children laughing there on the other side of my fence someday. I heard that Varsity Ford tried to purchase it to park car inventory on, and was denied, so I was certain that nothing worse than that could be put there. **THIS WILL DIMINISH MY QUALITY OF LIFE IF BUILT. IT IS MUCH MUCH WORSE THAN A NEW CAR PARKING LOT. THIS IS COMMERCIAL AND IS NOT ONLY IN MY BACKYARD, BUT ON MY SIDE FENCE ALSO.**

Here's the forwarded message I wanted to get on the Agenda correspondence and it somehow was lost.

Thank you so much for your time and listening to my concerns and words,

Beth

----- Forwarded message -----

From: **beth collins** <rdhbeth@gmail.com>

Date: Mon, Aug 27, 2018 at 8:04 AM

Subject: for the PROPOSED Lockwood packet PC Sept 5th, 2018

To: Planning <planning@a2gov.org>

Dear Planning Commission,

I hope you will read our neighborhood concerns for the Proposed Re-Zone of the Single Family parcel on 3365 Jackson Rd.

I have them attached as well as a form from the EPA about **stormwater infiltration systems NOT recommended over contaminated groundwater**. Please read pg. 6-7 and the flow chart on pg 13.

We DO NOT care if City Staff and Lockwood's engineers say that their Stormwater Infiltration Bioswales are OK to place on this site. We remember when everyone said Gelman dumping the dioxane was OK. **They were wrong.** The DNR and EPA let them pollute our groundwater for years after it was discovered and a known carcinogen. Gelman was then allowed to continue to push dioxane down into a deep well for years after the clean-up of shallow groundwater was taking place.

I have more information about Stormwater Infiltrations raising the water table, which could flood our basements with dioxane and push it to the surface like it did when Pall tried to infiltrate the dioxane from Porter Rd (my street) to Evergreen and back. We had street flooding with possible contaminated water (the dioxane is in VERY HIGH concentrations under this vacant lot) coming to the surface.

This is unacceptable. We, as a city, must tread lightly over the contamination. There are too many unknowns.

There are so many other problems with this Single Family lot being rezoned to commercial / multi family residential.

Attached is a screen shot from 1995 about overdevelopment harming the precious, glacier made First Sister Lake. Our tax dollars were just spent on a \$500,000 rain garden from normal street and home run off. This large clear-cutting operation MUST not be done on this parcel of land.

This is ZONED SINGLE FAMILY and COMMERCIAL TRUCKS AND DUMPSTERS SHOULD NOT BE ANYWHERE ON THE 3.5 ACRE LOT.

This is AnnArbor, with all the greatness of trees, green space and parks. We value our natural resources and do not want to ruin this lake and bird migration destination for our grandchildren's generation so that you can get your quota of affordable units in this year. We are ALL for building affordable units, but NOT this way. Not a high-rise, clear cutting operation on a small single family lot, while pushing the dioxane plume faster in unknown directions.

Please consider these concerns from the residents, and read the many, many others. Many which **you all** were concerned about on May 1st at the initial Planning Commission meeting.

Thank you so much for your time and consideration, and your service to our city,
Sincerely,

Beth Collins
Sister Lakes Neighborhood Representative

Lenart, Brett

From: Vivienne Armentrout <vnarmentrout@sbcglobal.net>
Sent: Sunday, September 02, 2018 10:48 AM
To: beth collins; Planning; Ackerman, Zach; Eaton, Jack; Warpehoski, Chuck; Taylor, Christopher (Mayor); Smith, Chip; Anne Bannister; Ali Ramlawi; Kathy Griswold; Kailasapathy, Sumi; Lumm, Jane; Jeffrey Hayner
Cc: Philip McMillion; Priscilla Cheever; Roger Rayle; DDA; Lazarus, Howard
Subject: Re: Fwd: for the PROPOSED Lockwood packet PC Sept 5th, 2018

That YIMBY solution makes no sense. This project will be approved or not based on its individual characteristics. There are no trade-offs by supporting other developments elsewhere. Your friend is not serving you well.

I received the notice of the Lockwood consideration and public hearing. I assume that you will be able to speak and pass along resource documents. I have no knowledge of how those letters are transmitted to the commissioners.

Vivienne Armentrout

On 9/2/2018 9:57 AM, beth collins wrote:

>
> Dear Mayor Taylor, Commissioners, and Council Members,
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> Happy Labor Day Weekend,
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> <<http://a2gov.legistar.com/View.ashx?M=A&ID=613346&GUID=3DB46D6E-718D-43F2-886E-6749A7B83841>> Please accept my letter, and read before the
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> Thank you so much for your time and consideration, and your service to

> our city, Sincerely,

>

> Beth Collins

> Sister Lakes Neighborhood Representative

Lenart, Brett

From: Lenart, Brett
Sent: Tuesday, September 04, 2018 8:42 AM
To: 'Ron Emaus'
Cc: Kahan, Jeffrey
Subject: RE: medical marijuana 3720 Washtenaw

Thank you for your comments, they will be shared with the Planning Commission.

Sincerely,

Brett Lenart, AICP - Planning Manager
City of Ann Arbor Planning & Development Services

Direct (734) 794-6000 #42606 | General (734) 794-6265

From: Ron Emaus <remaus@acm.org>
Sent: Sunday, September 02, 2018 3:07 PM
To: Planning <Planning@a2gov.org>
Subject: medical marijuana 3720 Washtenaw

Dear Commissioners,

There seem to be a very large number of petitioners for special exception use for medical marijuana facilities. Very few seem to locate near other medical service providers and the one at 3720 Washtenaw is at the end of strip malls just before an immediate entrance ramp onto the freeway. It's also a few car lengths from a hotel that police visit regularly due to illegal activities. I hope you view this request with the skepticism it deserves.

I live just off Platt and Huron Parkway. Over the years, there have been a number of break-ins and burglaries. People can pull in off Platt Rd, quick scan a few houses and cars with flashlights, slit a screen or smash a window and grab a purse or other items of value and be on the road out of town in a few seconds. The location at 3720 seems the kind of place where someone can pull in, buy, trade, or steal material illegally and be on the road in an instant. Walking or biking to the facility is difficult. Vehicles entering the facility premises and University Inn should be photographed and the merchandise regularly audited. It just seems like a location for illegal intent rather than medical benefit.

Thank you for your service and consideration of this matter,

Ron Emaus
2503 Hampshire Rd
Ann Arbor MI 48104
734.678.3419
Remaus@acm.org