

## Lenart, Brett

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**From:** David Bahr <dcbcb@yahoo.com>  
**Sent:** Tuesday, August 21, 2018 2:48 PM  
**To:** Planning  
**Subject:** 2019 W. Stadium

Good Afternoon,

I am writing this in support of 2019 W. Stadium Blvd. being approved for use as a medical marijuana dispensary. It would be a convenient location for us on the west side to pick up our prescriptions.

Regards,

David Bahr  
NMLS #770998  
Senior Sales Manager  
Flagstar Bank  
Office: (734) 887-8551  
Cell: (734) 368-7503  
Fax: (888) 843-6394  
Email: [David.Bahr@flagstar.com](mailto:David.Bahr@flagstar.com)  
Website: [www.flagstarloans.com/dbahr](http://www.flagstarloans.com/dbahr)

**Lenart, Brett**

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**From:** Matthew Konkle <konklej@gmail.com>  
**Sent:** Monday, August 20, 2018 9:11 PM  
**To:** Planning  
**Subject:** Provisioning Center

I live in the water hill neighborhood and frequent the West Stadium commercial corridor multiple times per week. A provisioning center at 2019 W. Stadium would be a welcome addition to the area and would add to my commercial selections. I am for this project moving forward.

Thank you,  
Matthew J. Konkle  
734-649-4243

**Lenart, Brett**

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**From:** William McMahon <william.mcmahon34@gmail.com>  
**Sent:** Monday, August 20, 2018 3:49 PM  
**To:** Planning  
**Subject:** 2019 Stadium Blvd.

To whom it may concern,

I am writing in support of this location becoming a facility for the dispensing of Medical Marihuana. Patients need a place that they can rely on for knowledgable and safe access to medicine. This location would provide me access to my medicine without having to worry about the traffic and parking problems that seem to come along with a trip to the downtown corridor.

Thank you for your time and consideration in this matter.

William McMahon

**Lenart, Brett**

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**From:** Chris Hatcher <hugeoffthetee@hotmail.com>  
**Sent:** Monday, August 20, 2018 3:27 PM  
**To:** Planning  
**Subject:** 2019 Stadium Facility

To Whom It May Concern-

I am writing this memo to express my being in favor of the proposed marijuana dispensary facility. This location would afford greater convenience for me as a patient/customer when travelling for work to the Ann Arbor area.

Thank you for your time,

Chris Hatcher

## Lenart, Brett

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**From:** Margaret Baker <margaret@bakerstrategy.com>  
**Sent:** Monday, August 20, 2018 8:54 AM  
**To:** Planning  
**Subject:** RE: Rainbow proposal. Please copy and distribute at the August 21st Planning Commission Meeting. Thank you!

August 21, 2018

To the **Planning** Commission:

As a northeast Ann Arbor area parent and president of the Clague PTSO, I am writing to express alarm, disappointment, and incredulity about the return to the table of the proposed Rainbow Childcare Center adjacent to Clague property. It is the wrong business for the wrong place at the wrong time. Here are my concerns:

1. Once again, you--together with the Rainbow Childcare Center-- have deviously chosen to push this ill-advised proposal forward when the least number of affected constituents are available to process and respond to the information. Previously, you brought it up just before the winter holidays, and now, in late summer, when many take vacations. Please remember that in this space, approx 1700 AAPS students (roughly 10% of the total) reside. This is clearly designed to make a more democratic process difficult. Do you really want to deal with a "Childcare Center" that shows so little concern for the children and families already living in the neighborhood? Are these sly dealings in the spirit of Ann Arbor?
2. Once again, you have not pursued due diligence in fully informing AAPS of these new developments. Mr. Che Carter, current principal at Clague was not contacted directly. Dr. Swift tried repeatedly to contact Rainbow since the matter was tabled back in February, and was not successful. Is this the kind of business you think will be good for this residential corner of Ann Arbor? According to the trip rate estimates from the *ITE (Institute of Transportation Engineers) Trip Generation Manual*, 90 additional cars will go in and out during weekday morning peak hours (7 am to 9 am), and 95 per afternoon peak hour (4 pm - 6 pm). Ninety cars, in addition to the already overwhelming traffic volume generated by the other three schools in close proximity! How can you claim that, as is stated in criterion #3 of the petitioner's "Special Exception Use" requirement, the proposed center "will be consistent with the general character of the neighborhood considering population, density, design, scale and bulk; and the intensity and character of activity"? This claim is patently false, and you all, as civil servants in this wonderful city, surely recognize that. Why do you continue to proceed as if this were true?
3. Moreover, this center is not a place "of similar activity" as the church that formerly operated on the property, as the petitioner claimed on the Special Exception Use permit. Really? You consider that a

10,000 square foot childcare center licensed for up to 130 children, full-time, five days a week can be construed as "similar" to the small church it replaces? This is another patently false statement. The church operated only on Sunday mornings. Even in the past, when there was a small preschool on the site--and some of us in the neighborhood happily sent our children there--the drop-off hours were well after Clague's drop-off had cleared. This hastily put together "Special Exception Use" permit must be denied

4. The AAPS did not previously support access to and from this site via Clague Street, which is essentially a school driveway. Clague is growing, and will continue to grow, as will the other nearby excellent schools, Thurston and Logan. You show little concern for what AAPS thinks with regard to shared use of the driveway and their opposition to sharing the easement. Clearly, Rainbow does not care, and again, is this the kind of business that will benefit the northeast area AAPS "campus"? Why are you choosing them over AAPS?
5. The petitioner also intends that Clague Street "should act as a stacking area for traffic entering onto Nixon Road minimizing traffic back-up." This is ludicrous. It already is a hazardous "stacking area." Adding 90 more cars is adding danger. And no one yet knows the effects of the three new housing developments currently under construction to our north. This is simply the wrong time for constructing a commercial business in the heart of a growing residential district. Rainbow has thrived in its other locations on thoroughfares in business zones. This little corner is not the place for this type of childcare center.

Should this proposed center go through, and shame on all of you if it does, may this letter serve as Exhibit A in the lawsuit that will certainly ensue when a child is hit or worse as a result of this ill-advised, proposed Center. You were duly warned. Do we really need another traffic-related death of a student near an AAPS facility to show you that this proposal is wrong?

With all due respect, and thanks to you for your tireless work on behalf of the city, I hope you will send Rainbow off to find a better location.

Thank you very much!

yours sincerely,

Margaret Baker, Ph.D.

Clague PTSO President (in perpetuity, it seems)

**Lenart, Brett**

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**From:** K Griswold <griswoldkj@gmail.com>  
**Sent:** Sunday, August 19, 2018 9:56 PM  
**To:** Brad Pritts  
**Cc:** Planning; Lumm, Jane  
**Subject:** Re: `Special Use Exception proposal - Rainbow Child Care - public comment for Planning Commission

Thank you! I plan to attend and will oppose the project from a student safety perspective. I am told that Dr. Swift will be there to speak against the project.

Kathy Griswold

On Sun, Aug 19, 2018 at 5:05 PM Brad Pritts <[bpritts@pritts.com](mailto:bpritts@pritts.com)> wrote:  
Please forward this to the Planning Commission for consideration.

I am writing to express my opinion as a neighbor to the property involved in the proposed Rainbow Child Care center.

I oppose this project as proposed.

As many in the city are aware, we are experiencing new residential development in our area that is affecting traffic volumes on Nixon Road. Efforts are underway to address this via improvements to Nixon Road, but it is likely that traffic congestion will increase in the meantime as new residential units are added just to our north.

In principle, I would not object to a considerably smaller child care facility (say 25 - 50 maximum children) but the current scope allowing up to 130 kids (plus staff) would be inappropriate given our current level of congestion.

Thank you for your consideration

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Brad Pritts  
[bpritts@pritts.com](mailto:bpritts@pritts.com)

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*Katherine J. Griswold*  
*Michigan MBA & MSW*  
734.657.7900

## Lenart, Brett

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**From:** Brad Pritts <bpritts@pritts.com>  
**Sent:** Sunday, August 19, 2018 5:05 PM  
**To:** Planning  
**Cc:** Lumm, Jane  
**Subject:** `Special Use Exception proposal - Rainbow Child Care - public comment for Planning Commission

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I oppose this project as proposed.

As many in the city are aware, we are experiencing new residential development in our area that is affecting traffic volumes on Nixon Road. Efforts are underway to address this via improvements to Nixon Road, but it is likely that traffic congestion will increase in the meantime as new residential units are added just to our north.

In principle, I would not object to a considerably smaller child care facility (say 25 - 50 maximum children) but the current scope allowing up to 130 kids (plus staff) would be inappropriate given our current level of congestion.

Thank you for your consideration

--

Brad Pritts  
bpritts@pritts.com



**Lenart, Brett**

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**From:** Tony Legs <legghioa@gmail.com>  
**Sent:** Sunday, August 19, 2018 1:16 PM  
**To:** Planning  
**Subject:** 2019 W Stadium SEU

Hello,

I'm writing today to voice my support for a special exemption usage hearing for 2019 W stadium. I live within Ann Arbor, but still need to use my car to get around. Unfortunately, most if not all the medical provisioning centers in the area have little to no parking on site, and those that do are so limited I'm often forced to find other parking far away. Having an option that is near downtown, but still has ample parking would be a tremendous relief and would make it much easier for patients such as myself to procure the medicine that we need.

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Anthony Legghio  
Southpaw Events  
Owner

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**Lenart, Brett**

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**From:** Sandra Breck <sbreck@umich.edu>  
**Sent:** Sunday, August 19, 2018 7:23 AM  
**To:** Planning  
**Subject:** Nixon Road child care center proposal

I believe the zoning change to allow a child care center on Nixon Road is not a good idea. I have read the concerns of neighbors who live closer than I do to Nixon Rd, and the concerns seem valid. Please carefully consider the resulting changes in traffic and children's safety if such a center were located there.

Thank you  
Sandra Breck  
2187 Georgetown Blvd  
48105