

Citizen Participation Meeting Notice
for MALLETTTS WOOD 2

Peters Building Company is proposing a 19 unit single family development.
The site is bounded by Barford Home Subdivision on the south,
Cardinal Avenue on the east, Malletts Wood on the north and Mary Beth
Doyle Park on the west.

*Postcards are being sent to all property owners within 1,000 feet of the proposed site
to give notice that a development petition will be submitted to the City of Ann Arbor on
July 17, 2017.*

You are invited to meet with the owner and consultants who will discuss the
project and answer questions. The meeting will be held at the Ann Arbor
District Library Malletts Creek Branch located at 3090 E. Eisenhower Pkwy,
Ann Arbor on June 27, 2017 from 7:00 pm to 8:00 pm.

You may discuss the application and express any concerns that
you may have with Jim Haeussler of Peters Building Company
by e-mail at: jhaeussler@petersbuilding.com or phone: 734-429-4200

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Citizen Participation Meeting Summary

Project: Malletts Wood 2
Date: June 27, 2017
Location: Ann Arbor District Library – Malletts Creek Branch
3090 E. Eisenhower Parkway, Ann Arbor
Time: 7:00pm-8:00pm

264 notices were sent thru the US Postal Service on June 7, 2017

Project Attendees: Bill Kinley, Phoenix Contractors
Jim Haeussler, Peters Building Company
Joe Maynard, Washtenaw Engineering Company

KEY: Q – Question, C – Comment, R – Response

Questions:

Q - What impact will the retaining walls have? How high will the back walls be?

R - Only about 2 feet high at most. Not high. Just enough to get water to drain towards the front.

Q - Are they still keeping the skinny lots? I wish they'd just build the roundabout and not any of the other lots. It's going to look awful. The skinny lots will ruin the neighborhood.

Q - The thinner lots, none of us have seen. I emailed to see actual homes because what we saw last time didn't appear to be home in the representation. Did you bring that?

R - They're really the same plans as last time until the final plans are approved.

Q - Did you bring new pics or drawings?

R - It's the same ones.

Q - Was there any place we can drive to in the county that will show what this density will look like?

R - Not that I would think at this time. None in the immediate area. We don't have exhaustive research.

Q - There was a previous site plan & zoning approved - there were easements to the park & city land behind there. Are there public access pts on this drawing you can tell us about?

R - The sidewalk does extend down the street, and it is a public street, and there is an access on that spot. There is an existing easement as part of Malletts 1, 18 foot width that is public access.

Q - Is that the distance between Malletts 1 and Malletts 2?

R - Yes, we're not sure of the exact dimension but yes there is an easement.

Q - In that space are you cutting down the trees?

R - Brief explanation of not cutting down the trees, only part of the open space without cutting down any trees.

Q - It sounds like you're building the houses up some with the retaining walls?

R - Yes

Q - Can you tell us of the status of how this connects to the storm pond on the north end of the property? It doesn't seem like you're trying to use that, I understood you were planning to use that

per the storm water drainage. Do you have a utility plan that you can show us? There's no storm pipe on your side of the street. But there's no connection, the pond never gets water. If it's not connected and it goes straight into Mallett's creek, that's a problem?

R - The times I've looked at that pond area, it's been dry, so the water resources commission never finally approved that connection, so I'll tell you all I know, there's a letter in the 2003 approximately, that there's still things to be done before its approved, it's never been approved, we went before water resources years ago and they said there are repairs to be done, Kinley and hassler said that the repairs should be done and investigation done when this is built to figure out why this pond is not being used for whatever reason.

Q - Could you mitigate all storm water on site?

R - Yes, but we'd lose all trees. When they finished Mallets 1, pond area needed to be expanded for next phase, at time there were anticipated expansion plans, we don't have those plans now, our new plan is similar.

Q - How far away from cardinal will buildings be?

R - Curb and gutter what's there now, 3 feet, 4 feet, 18 feet -- 5 foot sidewalk, 18 feet of space before homes

Q - Are there condos?

R - There are site condos, so Single Family homes.

Q - Does this allow you smaller homes?

R - No

Q - Are they 4000sf homes?

R - No, 4000sf lots

Q - So they're pretty thin homes?

R - Yes

Q - How far does the drive go into the park and how close does it go before the Frisbee part of Mary Beth park?

R - There is lots of space in the park. Kunselman agrees, hundreds of acres.

Q - What is price point?

R - Upper 2s, lower 3s.

Q - Stick built or modular?

R - Stick built.

Q - Can you send some projects you've done in past to group?

R - Yes

Q - What happens to Sharon? Our streets have been torn up for the past 5 years. How can you say we won't be impacted?

R - We can't comment on city's work on Sharon.

Q - Water main on Sharon has had a number of breaks.

R - We are not aware of anything about this at this time.

C - Water goes under the street into storm sewer.

Q - I'm accustomed to walking over to sharon and forest bathing. Will this be private and gated now?

R - Yes you will be able to continue to access this area.

Q - What will you do about increased traffic? This seems like a high amount of density. If there is little space between homes, where is the overflow parking going to be?

R - Parking on the street is regulated by the city.

Q - Can you speak to the r-1c versus r1-e, how many lots can you get with r1-c?

R - We do not know with the r1-c lot.

Q - Why not build the old plan?

R - It was 35 units -- some disagreement between what was allowed and what is being approved.

Q - R1-c zoning would have bigger lots but also bigger homes.

R - Also, bigger amounts of parking. it's a give and take.

C - This will not be an improvement for the neighborhood for us.

Q - Bill Kinley said he would build as the market would bear. Let's say you have interest at onset for first homes - what's prospected timeline for construction?

R - All you can do is figure 9 months from time a person signs agreement.

Q - If need is not that strong - will construction be kept there in proximity?

R - No, only there when it is used and then is gone.

Q - Will lots be prepared before the builds? Or will they remain forested until they're sold?

R - I don't know at this time. It all depends.

C - There is a worry that the project will be cleared and the bubble burst and left a mess. I'm surprised the city allowed that, we would not do that.

Q - So where are we at in the process? How far away is this?

R - We are tabled with the city. We've taken plan to wash county resource commission, it is under review. We're going through the city review process and trying to save as many trees as possible.

Q - How will infiltration work with frost?

R - It will work year round. There are storm pipes connected underground, everything will be piped in.

Q - Is there parking in the cul de sac?

R - You could park on the street potentially. There'd be some room for guests.

Q - The driveways are 2 cars wide?

R - Yes.

Q - Is there a projected start date?

It depends on time of year, it would take use after approval about 60-90 days to actually break ground. Approval process with the city, spring at earliest.

Q - In spring we have water in our backyards a lot. So, you've got same soil? How are you going to get around that?

*R - We will work when we can, but if it's too wet to work, we will wait.
We can find out if there's a schedule for it -*

Q - If you are expanding the detention pond and we're going to share cost of maintaining, will this be laid out clearly who bears the costs of maintenance?

R - Yes, this will be laid out clearly.

Q - Who builds storm water drainage system?

R - We will work with city in normal construction sequence.

Q - What's the speculation about why there's no water accumulation in pond?

R - We think water is being diverted to some other location before going, but this is only speculation.

Q - I was told some basements in Malletts flooded, you should check that out first - and a bulldozer sank when it was built. It's very wet and it seems it needs to be handled -- what's likelihood of Malletts 1 having water issues with drainage.

R - There were several test pits dug to explore the drainage and sand to be used.

C - I am worried about test pits, because there was a spring found a couple blocks away, and I am worried about this.

C - I looked at the soil, and I know soil, and I would put heavy money that you couldn't find springs in these heavy clay soils. Also vegetation shows that there could be no spring in the soil.

Q - My backyard has a French drain because of heavy water drainage, so I am worried about this.

R - The site can change rapidly block by block, but on this site, there was nothing found to indicate springs.

Q - Does size of tree alone determine landmark status?

R - Yes

Q - How does the mitigation work?

R - Per the city ordinance, 50% of quality trees must be mitigated.

Q - How do you plan for when you remove soil, to prevent a tree from falling over onto a house?

R - It's a case by case basis.

Q - Will you be grinding stumps or pulling stumps out?

R - It is whatever the condition is at the time.

Q - How much more of the land in this stretch do your companies own?

R - This is all we have.

Q - Who are you?

R - I'm Jerry Sosnowski, hired last July 2016, registered landscape architect, arms length, done lots of natural features, did some of first restorations in state, started wildflower association 28 years ago to educate public to natural systems.

Q - Where is the natural corridor?

R - Marybeth Doyle Park.

Q - Where are the animals supposed to go?

R - I've been here way longer than expected. Only thing I've seen is squirrels and rabbits. (much rabble about many animals back there).

C - The deer come in a lot - I see them all the time. -- I see possums and gophers and whatnot. skunks, etc.

C - I think you should only build on the street and not the cul de sac.

Q - So the retaining walls are supposed to be built to define the edge of the public and private? Are there planned fences? What is the line for the lots?

R - The lot line is 15 feet behind the retaining walls, there's no defined edge by any physical feature.

C - Springwater neighbors, Ann Arbor, Facebook group, resource for people to use if need be.

Meeting concludes. Some interpersonal discussion afterwards, unrecorded.

MALLETTS WOOD 2 CITIZEN PARTICIPATION MEETING
 SIGN IN SHEET
 Tuesday, June 27, 2017

NAME	COMPANY/ADDRESS	PHONE	EMAIL
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MALLETTS WOOD 2 CITIZEN PARTICIPATION MEETING

SIGN IN SHEET

Tuesday, June 27, 2017

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